Special Exception (SE) #26-05
757 Elden Street
Indoor Entertainment

Planning Commission Work Session
October 5, 2026

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LIVE DIFFERENTLY. TOWN OF Herndon VIRGINIA

Site Description

- 4,565 square foot lot
- 3,000 square feet of gross floor area
- Central Commercial (CC)
- Commercial and Mixed-Use – Sector 2 Downtown Master Plan, CPA #10-01



Current Operation

- The property is currently occupied by The Upholstery Shop
- Personal services and retail sales use
- According to ITE, the current use generates:
  - 17 daily trips
  - 3 trips during the weekend peak
- The applicant purchased 10 parking spaces from the Town's Public Shared Parking program



Proposed Operations

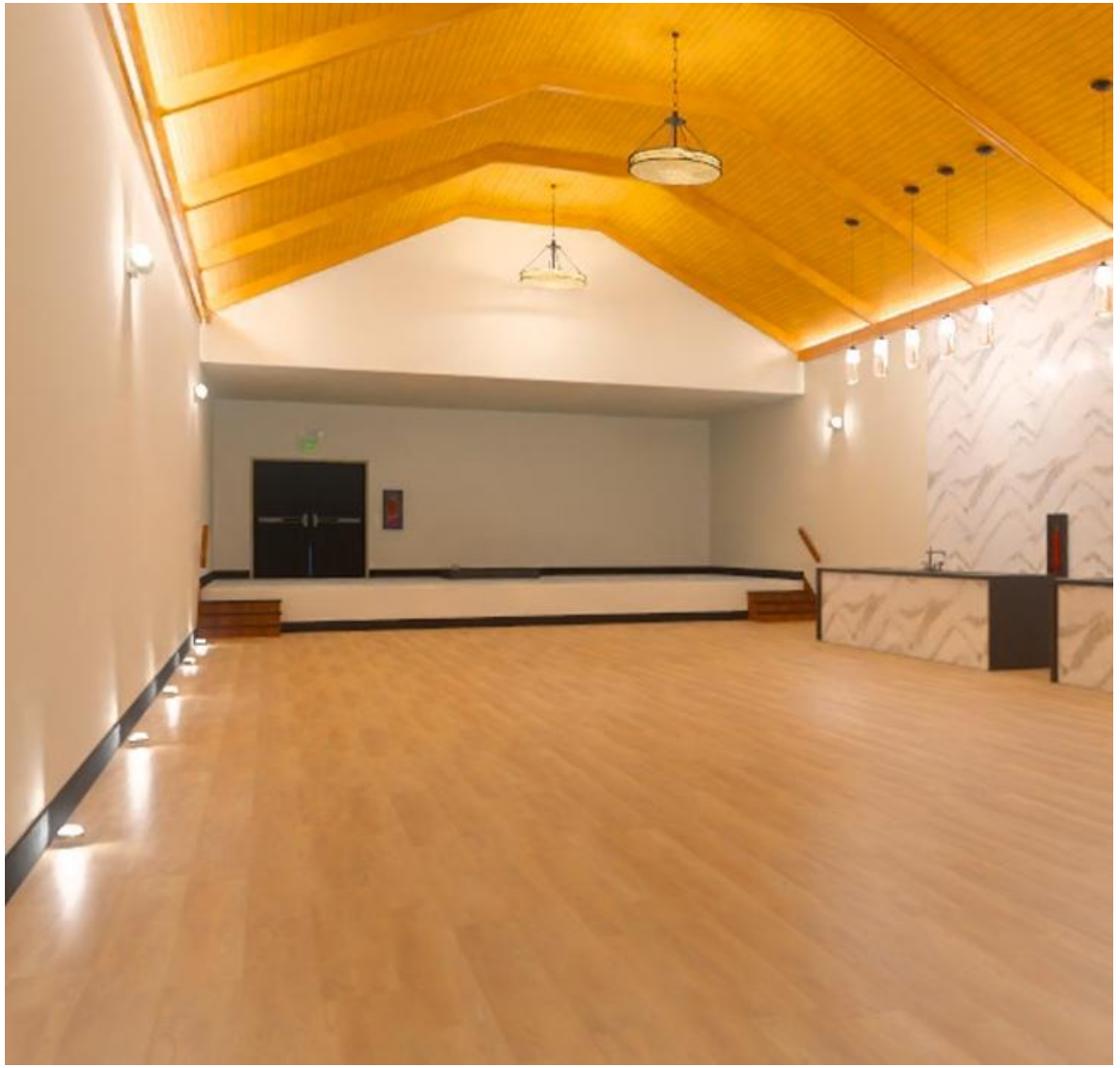
First Floor:

Use

- Private event space (weddings, corporate meetings, etc.)

Hours of Operation

- No more than one event per day
  - 30-45 events first year of operation
  - 60-80 events as business grows
- Events will conclude by:
  - 10:00 pm Sunday – Thursday
  - 10:30 pm Friday – Saturday
- Vendors will begin setting no earlier than 9:00 am and expected to conclude cleanup by 11:00 pm



Proposed Operations

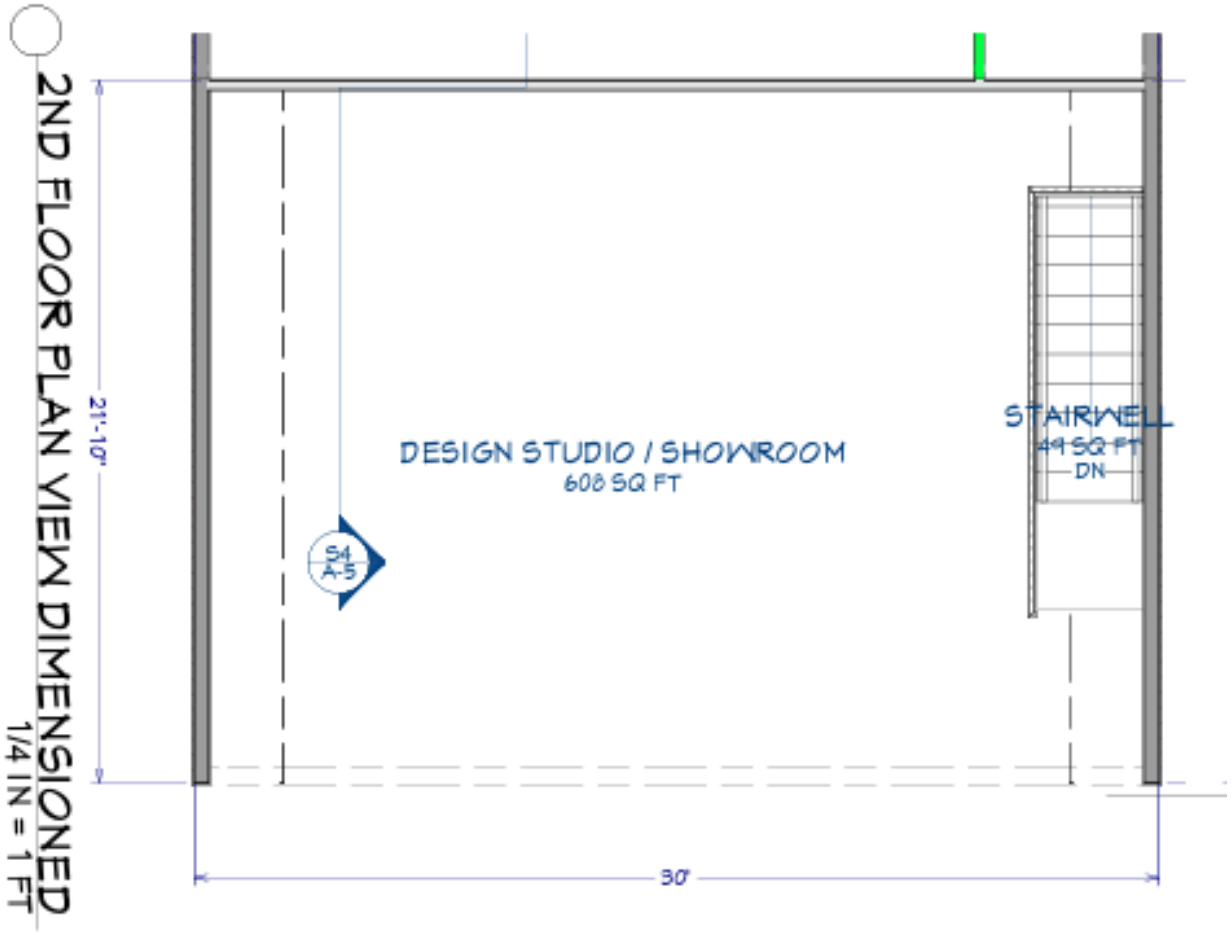
Second Floor:

<u>Use</u>

- Design studio, sample library, showroom, sales and consultation service

<u>Hours of Operation</u>

- Appointment based
- Will not conflict with scheduled events



Proposed Operations

Exterior:

- The façade of the building will remain unaltered
- The applicant is proposing a gate at both ends of the space between 757 and 761 Elden Street.
  - This space is private property shared between the two buildings
- An accessibility ramp is proposed along the west elevation from the public right-of-way to the side entrance



Proposed Special Exception

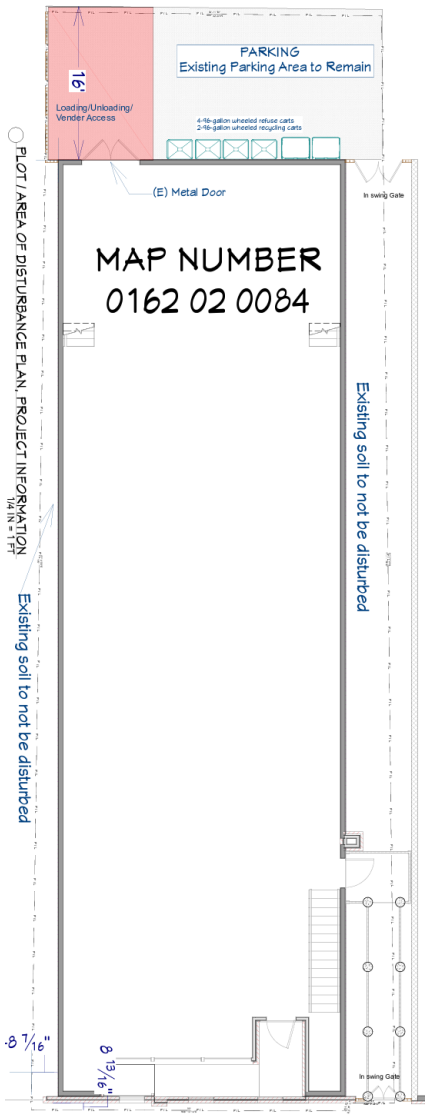
The commercial recreation/entertainment, indoor entertainment use is permitted in the Central Commercial zoning district by special exception.

<u>Sec. 78-155.3</u>

- Establishes general standards for all special exceptions
- 9 of the 13 criteria are applicable
- 4 of the 9 remaining criteria are met

<u>Sec. 78-71.8(d)(1)</u>

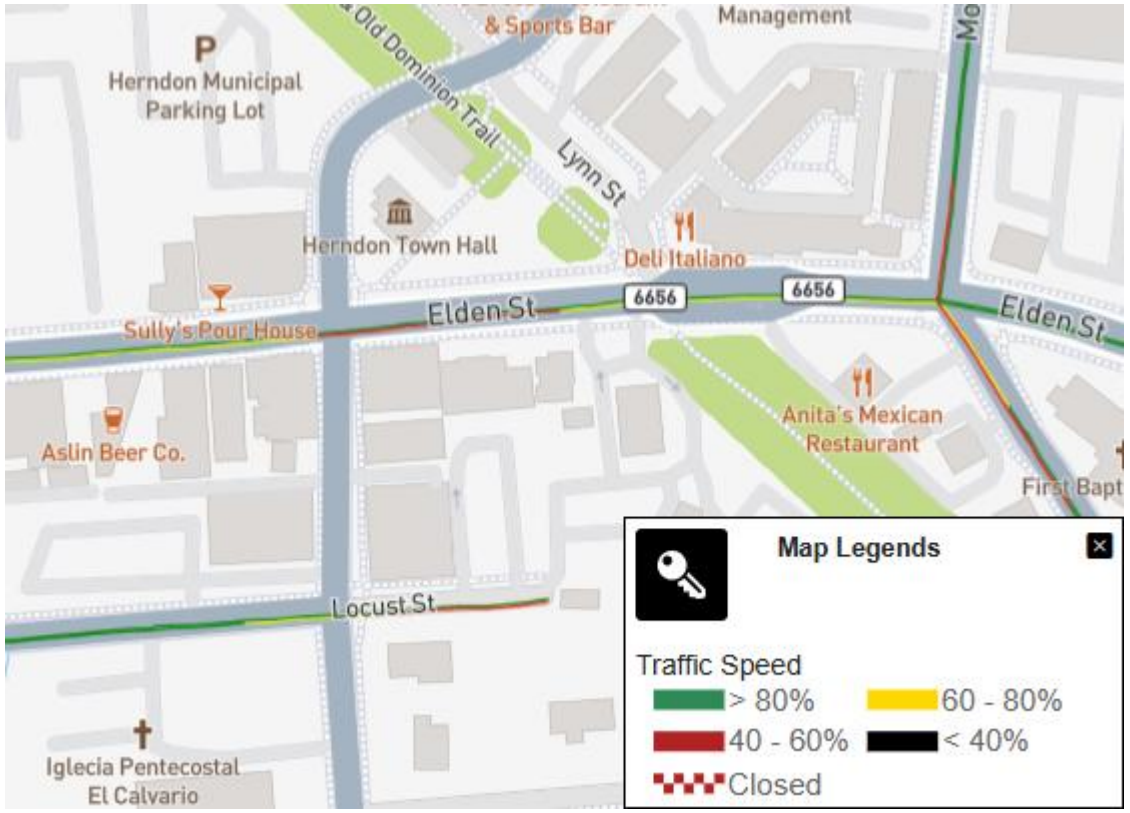
- Traffic impact
- Parking availability
- Pedestrian access
- Peak period visitation
- Positive economic multipliers for existing downtown businesses



Traffic

- The zoning ordinance does not require a traffic impact study for a proposed change of use
- The applicant expects typical attendance to range from 80-120 guests
- Preliminary estimates of permissible occupant loads range from 145 with tables and chairs to 352 standing room only
- Town staff estimates that the proposed use could generate 226 daily trips
  - 28 trips during the weekend peak

What conditions may the Planning Commission want to see to mitigate traffic concerns?



VA 511 Realtime Traffic Map

Parking

- In compliance with zoning ordinance requirements
- ITE data suggests that 24 parking spaces would be needed to accommodate trip generation from a fine dining use
- Proposed use vs fine dining use



As a Special Exception, the adequacy of parking may be considered by the Planning Commission.

Loading

- The property has an approximately 500 square foot loading area accessible by a public alley
- There is limited space in the front of the property for drop-off/pick-up of guests



What conditions may the Planning Commission want to address loading concerns?

Proposed Conditions

1. Occupancy is limited to 171 people, including staff and vendor.

2. No more than one event shall be scheduled at the property per day.

3. The applicant shall schedule all event-related deliveries in advance. Pre-event delivery and post-event pick-up of vendor materials, supplies, and equipment shall be staggered so that multiple vendor vehicles are not simultaneously queued on the public alley or rights-of-way.

4. All vendor loading and unloading associated with events shall occur from the designated loading area at the property's south elevation.

5. The applicant and any event vendor shall not use public streets, sidewalks, or the public alley for staging or storage.

6. Event operations, including guest arrival/departure, vendor loading/unloading, deliveries, and temporary equipment, shall not obstruct or impede vehicular or pedestrian circulation on Elden Street, Spring Street, the public alley, or other public rights-of-way.

7. [Noise]

Staff Recommendation

- Continuance of SE #26-05 to the November 16, 2026, Planning Commission regular meeting