PLANNING COMMISSION
WORK SESSION AGENDA

Herndon Police Department — Community Room
397 Herndon Parkway, Herndon, VA 20170

Monday, October 5, 2026 | 7:00 PM

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1. **Call to Order**

2. **Public Hearings**

   a. SPECIAL EXCEPTION – SE #26-05, 757 Elden Street, to consider a special exception to permit a commercial recreation/entertainment, indoor use consisting of a private event/meeting venue within the CC, Central Commercial, District

   b. ZONING ORDINANCE TEXT AMENDMENT – ZOTA #26-05 to amend Chapter 78 (ZONING), Article VI (Overlay Districts), as deemed necessary and appropriate to clarify existing language providing the Historic District Review Board's (HDRB) ability to grant setback reductions to certain properties within the HDO, allowing the HDRB to grant greater setback reductions than what is currently permitted when appropriate with certain standards within the HDO, and clarifying that the setback reduction process is separate and exempt from the Certificate of Appropriateness requirement

   c. ZONING ORDINANCE TEXT AMENDMENT – ZOTA #26-07 to amend Chapter 78 (ZONING), Article VII (Use Regulations), as deemed necessary and appropriate to update conformance with the Code of Virginia to permit mixed-use or residential projects by-right on land owned by a property tax-exempt religious organization or a 501 (c)(3) property tax-exempt nonprofit organization

   d. ZONING ORDINANCE TEXT AMENDMENT - ZOTA #26-08 to amend Chapter 78 (ZONING), Article X (Parking, Loading and Circulation), as deemed necessary and appropriate to update conformance with the Code of Virginia to cap minimum off-street parking requirements for residential, multifamily, and mixed-use development within a designated area, defined as any parcel located within one-half mile of the entrance to a mass transit or public transportation station or facility

3. **Comments**

a. Comments from the Staff Members

b. Comments from the Commissioners

4. Adjournment