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

Planning Commission Regular Meeting
October 19, 2026

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Zoning Services Specialist

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

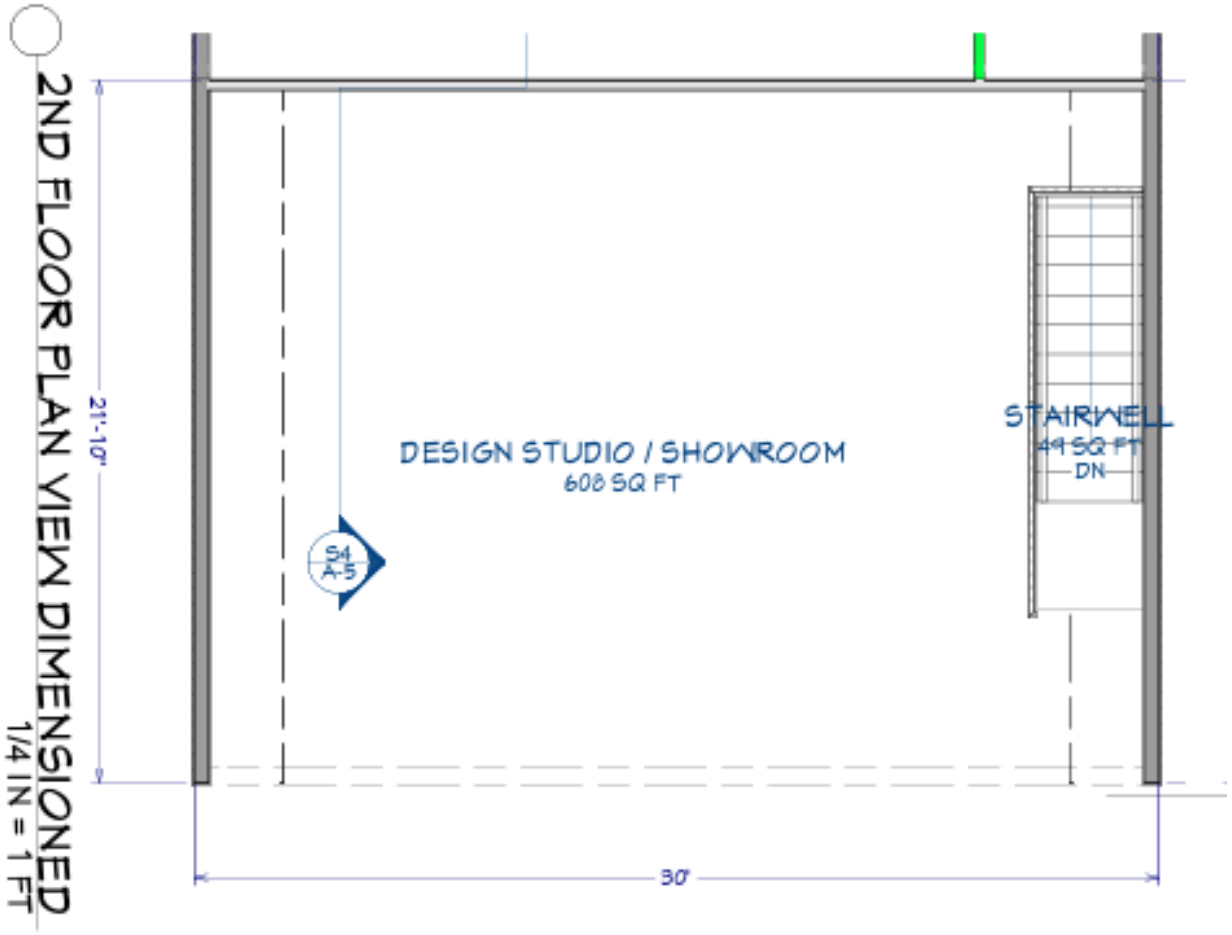
Second Floor:

<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

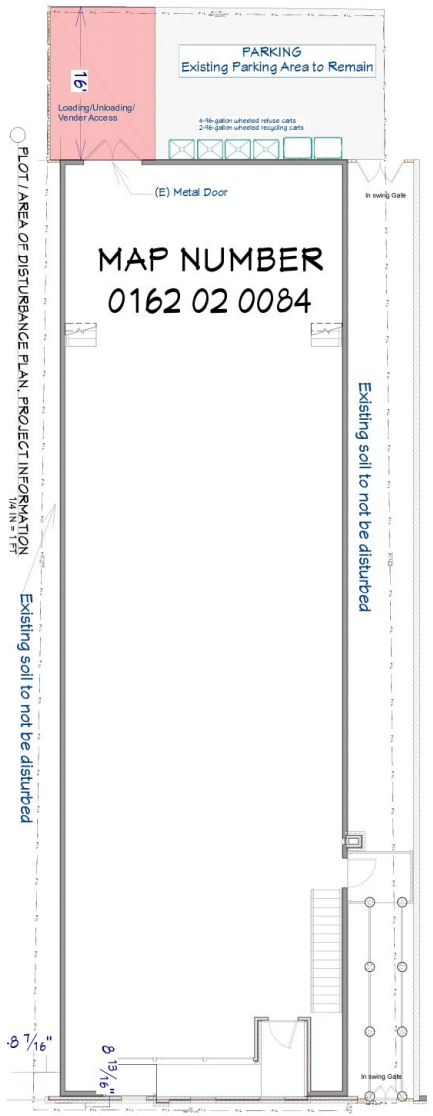
The commercial recreation/entertainment, indoor entertainment use is permitted in the Central Commercial zoning district by special exception.

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

- Establishes general standards for all special exceptions
- 9 of the 14 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



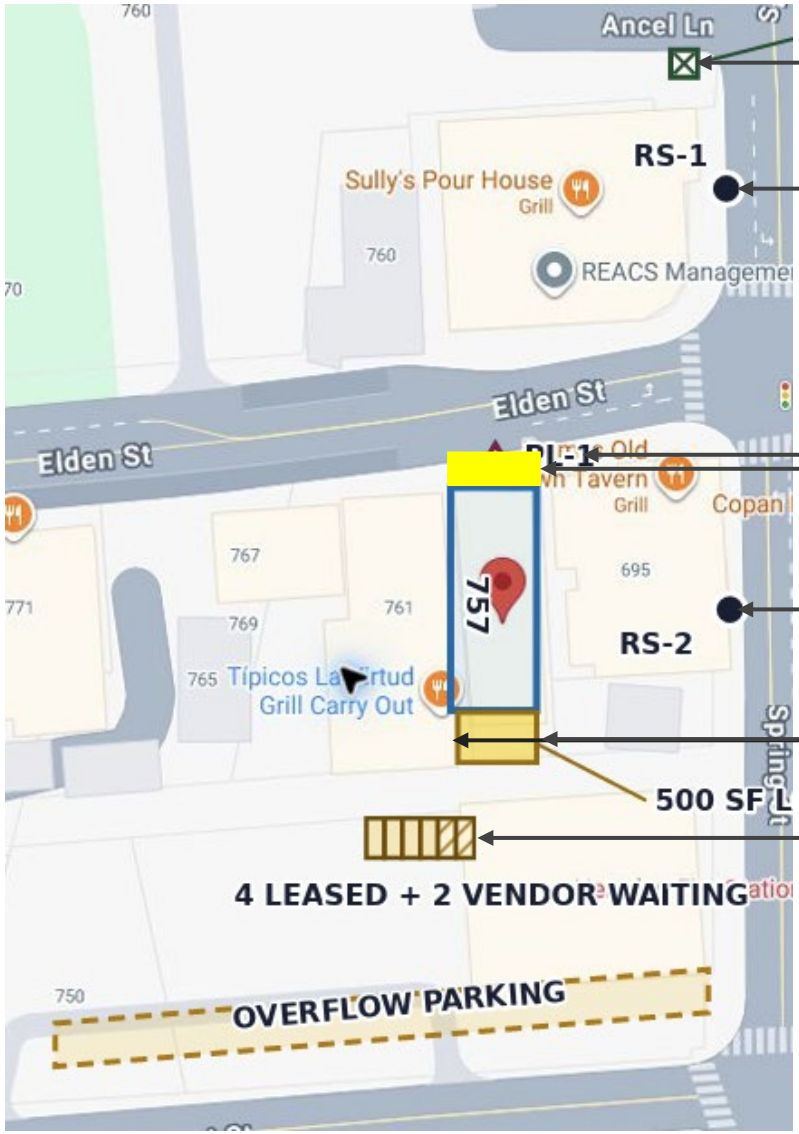
October 5 Work Session

- Traffic
- Parking
- Loading
- Storefront Pedestrian Experience



Updates

- Parking
- Guest Pick-Up and Drop-Off
- Vendor Loading and Unloading
- Storefront Pedestrian Experience



Proposed Conditions

1. Occupancy is limited to 150 people.

2. No more than one event shall be scheduled at the property per day. Appointments taking place on the second floor are not considered events for the purposes of this special exception.

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 vendors are not simultaneously queued on the public alley or rights-of-way.

4. All vendor loading and unloading shall occur in the loading zone located at the rear of the building.

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. A valet reception point, podium, station, booth, or kiosk shall not be located on any public property without a license agreement approved by Town Council.

Staff Recommendation

- Recommend approval to the Town Council.

- If recommended, SE #26-05 will be presented to Town Council at the November 17, 2026, regular meeting