Planning Commission
Regular Meeting
Agenda Item 4.a.

Agenda Item: **Zoning Map Amendment - ZMA #24-01, 250 Exchange Place, a zoning map amendment from O&LI, Office & Light Industrial district, to PD-TRG1 & PD-TRG2, Planned Development—Transit Related Growth mixed use, medium density residential, and office, and Planned Development—low density residential and low impact commercial zoning districts with proffered conditions, to allow the redevelopment of the site with single family attached and multifamily residential uses**

Meeting Date: April 27, 2026

Category: Public Hearings

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:
The application proposes to rezone the property at 250 Exchange Place to allow redevelopment of the site with multifamily, stacked, and single-family attached residential uses. The slightly less than nine and a half acre property is currently improved with five single-story office buildings, totaling 108,402 gross square feet of office space, and surface parking lots. The project proposes to demolish all current improvements and redevelop the site in three distinct phases. The first phase would construct major utility infrastructure and new public streets. The next two phases, which could be built in either order, would include a seven-story 400-unit multifamily building in one phase and 62 stacked two- over-two residential units in the other phase. The project would construct two public roads and two private roads. Private parking is accommodated in an interior structured parking garage for the multifamily building, and the stacked units are served by individual garages and driveways. Private outdoor amenity space for the multifamily is contained within an internal courtyard, and two publicly-accessible parks are provided along Herndon Parkway.

Background/Timing Impact:
This application was discussed at the Planning Commission's work sessions in March and April. Since the Planning Commission work session, the review team has met with the applicant team to discuss the staff comments issued for the current submission under review by the Planning Commission. Based on that discussion, it appears likely that many of the comments may be addressed with the next submission, which is expected to occur prior to the Planning Commission regular meeting in April. Staff has provided a staff report with this dispatch to the commission.

Timing Impact:

As stated, the applicant's next submission and responses to staff's few remaining comments are still being finalized and are expected to be submitted to staff prior to the Planning Commission regular April session.

Fiscal Impact:
There are fiscal impacts to the town related to this project. The staff report introduces those impacts though the analysis remains on-going.

Legal Impact:
Town of Herndon Zoning Ordinance, § 78-155.1 - Zoning map amendment (ZMA), provides the means by which the Town Council may amend the Town's official zoning map. Specifically, § 78-155.1(i)(2) states the review criteria to be applied by the planning commission and town council in the review of a proposed zoning map amendment.
A zoning map amendment approved with proffers is considered "conditional zoning" by the Code of Virginia (§ 15.2-2296). Following approval, proffers become part of the zoning for the property and are enforceable by the Zoning Administrator.

Staff Recommendation/Next Steps:
At this time, with a resubmission pending, staff is recommending a continuance of this application to the May Planning Commission regular meeting.

Attachments:
1. Statement of Justification
2. Staff Report
3. ARB Report
4. Modification Requests
5. Proffer Statement
6. Generalized Development Plan
7. Design Standards
8. Traffic Impact Analysis
9. Legal Ad