Town of Herndon, Virginia
Notice of Public Hearing

Notice is hereby given that the Planning Commission of the Town of Herndon, Virginia, will hold a public hearing on Monday, April 27, 2026, at 7:00 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon, on the following items:

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 multi-family residential uses. The parcel area 410,221 square feet (SF) is currently improved with five one-story office buildings and a surface parking lot. The proposed redevelopment requires demolition of all existing improvements. New uses proposed include 400 multi-family residential units in a seven-story residential building located in the PD-TRG1 zoning district and 62 stacked townhouse units within the PD-TRG2 zoning district. The project proposes a density of 1.49 floor area ratio (FAR). Parking for the development would be provided on-site in a parking garage for the multi-family building as well as garage, driveway, and surface parking for the townhouse units. The site would also be improved with two public streets, publicly-accessible private streets, sidewalks and streetscapes, and would construct two publicly accessible open spaces. The property is designated as Regional Corridor Mixed Use in the Comprehensive Plan and is located in the Transit Related Growth small area plan. The application includes requests for the following zoning modifications: landscape requirements for parking structures (Section 78-51.2(l)(1)); non-standard private amenity space width (Section 78-51.2(f)(4)); non-standard building setback (Section 78-51.3(f)(5)); non-standard landscaped area (Section 78-51.3(j)(1). The property is located on the northeast corner of Herndon Parkway and Exchange Place. Fairfax County Tax Map Reference Number: 0164-10-0001B. Applicant: Rooney Properties LLC. Agent: Ken Wire, Wire Gill LLP. Property Owner: Herndon Van Buren, LLC.

ZONING ORDINANCE TEXT AMENDMENT – ZOTA #26-01 to amend Chapter 78 (ZONING), Article XIV (Signs), by amending Section 78-140.4. (Prohibited signs), Section 78-140.6. (General standards for all signs), Section 78-141.8 (Sign Standards for Planned Development—Transit Related Growth Districts), and amending Article XVIII (Definitions), Section 78-180 (Definitions) to update sections to include standards for signage in the Herndon Transit-Oriented Core (HTOC), provide a nit limit for signage, and include definitions pertinent to signage in the HTOC.

ZONING ORDINANCE TEXT AMENDMENT – ZOTA #26-02 to amend Chapter 78 (ZONING), Article VIII (Accessory Uses), by amending Section 78-80.4 (Standards for Specific Accessory Uses and Structures by Use Type), and amending Article XVIII (Definitions) to update the provisions regarding caretaker and security guard residences and to add a definition of caretaker and security residence.

APPLICATION FOR A SPECIAL EXCEPTION – SE #26-02, 1001 Jeff Ryan Drive, to consider a special exception to permit a home-based child daycare use within the R-10, Residential single-family district. The proposed use will increase the maximum number of children enrolled per day from 7 to 12. The property is zoned R-10, Residential single-family district. The property is designated in the Herndon 2030 Comprehensive Plan as "Neighborhood Conservation." The 21,625 square-foot lot is located on the northwest corner of Herndon Parkway and Sterling Road. Fairfax County Tax Map Reference Number: 0103 14 0073. Applicant and owner: Sarita Del Pilar Abad Moretti.

The public is encouraged to participate in the town's public hearing process. Individuals having an interest in the above items are invited to attend the public hearing and state their opinions. Individuals may also submit comments to planning.commission@herndon-va.gov.

The proposed items are available for examination by the public at the 2nd floor counter of the Herndon Municipal Center, 777 Lynn Street, Herndon, during normal business hours (Monday – Friday) and also available for review on the town's website www.herndon-va.gov.

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities so that they may participate in services, programs, or activities, offered by the town. Please call (703) 435-6804 to arrange for any accommodation that may be necessary to allow for participation.

Amanda Morrow Kertz, Town Clerk

Note to Publisher:
Publish on April 10, 2026/April 17, 2026