TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION

RESOLUTION

APRIL 27, 2026

Resolution- to consider a recommendation for Zoning Map Amendment ZMA #24-01, a proposal to rezone the property located at 250 Exchange Place from O&LI, Office & Light Industrial district, to PD-TRG1 & PDTRG2, 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 stacked townhouse and multi-family residential uses.

The applicant, Rooney Properties, has submitted a Zoning Map Amendment, ZMA #24-01, on land identified as Fairfax County Tax Map Number 0164 10 0001B, to amend the zoning to allow demolition of the existing office buildings and construction of single family attached and multi-family residential uses. The application includes a proffer statement, a generalized development plan, and the request for four zoning modifications. The zoning modifications include: reduction of the landscape buffer width when abutting land zoned for single family uses (Section 78-51.3(j)(1)); reduction of the minimum 60' building setback from any property zoned for single family residential (Section 78-51.3(5)(5)); increased depth of the maximum permitted private amenity zone between sidewalk and building (Section 78-51.2(f)(4)); remove provision for required landscaping for the top deck of the garage (Section 78-51.2(l)(1)).

The Planning Commission reviewed this application and held a public hearing on April 27, 2026, with due notice as required under Section 15.2-2225 of the Code of Virginia.

THEREFORE, BE IT RESOLVED by the Planning Commission for the Town of Herndon, Virginia that:

1. The Planning Commission recommends approval of the Development Plan ZMA #24-01 in accordance with the GDP dated April 20, 2026, the Proffer Statement dated April 21, 2026, and the zoning modification requests dated June 27, 2025 and December 31, 2025.

2. The Planning Commission has determined that ZMA#24-01 generally adheres to the applicable guidance provided under the 2030 Comprehensive Plan and the Herndon Transit-related Growth Small Area Plan.

3. The Planning Commission acknowledges that further refinement of the proffer language for clarity, consistency, and enforceability may be

necessary prior to Town Council review and staff should coordinate with the applicant to ensure that work is diligently completed.

4. The Planning Commission acknowledges that further minor refinement of the GDP may occur to address the remaining staff comments and in coordination with staff, with an understanding that those refinements will not change the substance of the project as evaluated by the Planning Commission in regards to density, layout, and general design.

5. The Planning Commission acknowledges that the zoning modification to waive the requirement for landscaping on the top deck of the garage may no longer be necessary and supports the applicants commitment to provide canopy trees on the garage.

6. The Planning Commission supports the need to provide for an ultimate or interim park condition for Park Area #2 with the stacked townhouse phase and urges the applicant to work with staff to resolve concerns for the timing of this provision.

A Copy – Teste:

Margie C. Tacci
Deputy Town Clerk

TOWN OF HERNDON, VIRGINIA 1879

MOTION: **Mundt**
SECOND: **Richardson**
RE: **Resolution 26-PC-008**
ACTION: **Adopted**

Votes

Ayes: Beatty, Mundt, Richardson, Wichman, Yohannes
Nays: None
Abstain from Vote: Kim
Absent from Vote: Chair Romeo
Absent from Meeting: Chair Romeo