Planning Commission
Regular Meeting
Agenda Item 4.a.

Agenda Item: **Development Plan – DP #24-01, 575 Herndon Parkway, to consider a development plan in the, PD-TOC, Planned Development-Transit Oriented Core Zoning District with proffered conditions to allow the redevelopment of the site with commercial and multi-family residential uses**

Meeting Date: March 23, 2026

Category: Public Hearings

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:
This is a development plan application that, if approved, would permit the redevelopment of the property located at 575 Herndon Parkway with a mixed-use building comprised of residential multi-family and ground floor commercial land uses.

Background/Timing Impact:
The application has undergone staff review and reviews at two Planning Commission work sessions. After final Planning Commission review, the application will be scheduled for review by the Town Council. For more information, see the provided staff report.

Timing Impact:
There is no timing impact at this time.

Fiscal Impact:
There are anticipated fiscal impacts from the project. The staff report includes some details on how those impacts are being analyzed.

Legal Impact:
There is no legal impact at this time.

Staff Recommendation/Next Steps:
The staff is recommending approval of this application. A draft resolution has been provided for consideration by the Planning Commission. This resolution includes a recommendation for approval of the project with noted findings.

Attachments:
1. DP24-01 Staff Report

2. DP24-01 PC Draft Resolution
3. Legal Ad