Planning Commission
Regular Meeting
Agenda Item 4.b.

Agenda Item: **Application for a Special Exception – SE #26-01, 1020 Elden Street, Suite 205, to consider a special exception to permit a personal services use consisting of hair services, within the Commercial Office (CO) Zoning District**

Meeting Date: March 23, 2026

Category: Public Hearings

Prepared by: Fadrique Iglesias, Community Planner, David Stromberg, Zoning Administrator

Description:
This application is to consider a special exception to allow a personal service use (hair salon), within the Commercial Office (CO) Zoning District. The property is situated within the Crossroads of Dulles Office Condominium development and is located at the northwest corner of Elden Street and Sterling Road. Unit 205 consists of approximately 1,081 square feet and is in a multi-unit building fronting on Elden Street.

Background/Timing Impact:
The property is located within the Crossroads of Dulles Office Condominium development at the northwest corner of Elden Street and Sterling Road. Unit 205 consists of approximately 1,081 square feet on the second floor of a multi-unit building fronting Elden Street. The development includes a cluster of eight buildings and a freestanding restaurant. The portion of the freestanding restaurant is zoned CS, Commercial Services. These buildings, parking areas, and surrounding site features comprise what is also known as the Crossroads of Dulles Office Park, whose site plan was approved in 1986.

The property is designated in the Herndon 2030 Comprehensive Plan as a “Business Corridor” and is located in Tier 1 of the South Elden Area Plan. The CO zoning district is intended to function as a transitional area between higher-intensity commercial uses and neighborhood residential uses. On March 13, 2018, the Town Council approved Special Exception Application SE #17-08, permitting the operation of a personal service use in the same office building at the Crossroads of Dulles Office Condominium, at 1020 Elden Street, Suite 206, without any reported complaints.

In addition to SE #17-08, four other Special Exceptions have been approved at the property over the past 10 years.

Updates:
Following the Planning Commission work session, staff requested additional clarification from the applicant regarding the specific services proposed beyond standard hair cutting and how those services relate to the layout shown in the submitted floor plan. The applicant indicated that the business will operate as a small hair salon and cosmetology service establishment with three stylist stations. Each station will include a mirror, salon chair, and standard salon equipment such as blow dryers, styling irons, and other hair treatment tools. The three stations are proposed within the rooms labeled Office #1, Office #2, and the room identified as “Sloped Ceiling.” Hair cutting and hair coloring services will be conducted at these stations. The 1,081-square-foot suite will also include a waiting area (Office #3) and a dedicated color/wash station (Office #4), allowing for an organized flow of appointments and client movement within the space.

The Town’s Zoning Ordinance does not provide a separate definition specifically for “hair salons” or “cosmetology services.” Instead, these activities are included within the broader Personal Services and Retail Sales use category defined in Section 78-71.10 of the Zoning Ordinance. This category encompasses businesses that provide personal services directly to the public, including hair, tanning, and personal care services. Such establishments may also include accessory functions such as offices, waiting areas, storage of goods, or similar operational spaces that support the primary service activity.

Fiscal Impact:
N/A

Legal Impact:
Approval of this item would allow the business to operate a personal service use in the CO, Commercial Office district.

Staff Recommendation/Next Steps:
Staff recommends that the Planning Commission recommends approval of SE #26-01 with conditions. Several personal service uses have been operating nearby since 2017 without negative impacts on the surrounding neighborhood.

Attachments:
1. SE26-01 Staff Report
2. SE 26-01 Plan Layout
3. SE26-01 Resolution (Proposed)
4. Legal Ad
5. SE 26-01 Presentation