TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION

RESOLUTION

MARCH 23, 2026

Resolution- to recommend approval of 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.

The applicant, Bristol Herndon Parkway LLC, has submitted an application, Development Plan DP #24-01 to amend the zoning on land identified as Fairfax County Tax Map Number 0164 10 0006A, consisting of 4.6 acres, to allow construction of a mixed-use residential and ground floor commercial building with a maximum proposed FAR of 2.85 and total building square footage of 575,130 square feet.

The Planning Commission has reviewed this application, the applicant's proposed proffers, proffered generalized plan dated February 13, 2026, associated modifications to include: non-standard streetscape for Herndon Parkway frontage (Section 78-50.8(h)(2)); non-standard streetscape for Dulles Toll Road frontage (Section 78-50.8(h)(1)); non-standard streetscape for private road frontage (Section 78-50.8); reduction in required loading spaces (Section 78-100.2(d)); non-standard screening of utility cabinets (Section 78-50.8(j)(2)); reduction in vehicular use area planting (Section 78-110.5(b)(2)(d)), and has held a public hearing on March 23, 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 DP #24-01 in accordance with the GDP dated February 13, 2026, the Proffer Statement dated February 13, 2026, and the zoning modifications requests dated February 13, 2026.

2. The Planning Commission has determined that DP #24-01 generally adheres to the applicable guidance provided under the 2030 Comprehensive Plan and the Herndon Transit-Oriented Core 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 action.

4. The Planning Commission acknowledges that further minor refinement of the Generalized Development Plan may occur to address the few 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.