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, March 23, 2026, at 7:00 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon, on the following items:

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 CO, Commercial Office Zoning District. The property is situated within the Crossroads of Dulles Office Condominium development and is located at the southwest corner of Elden Street and Sterling Road. Suite 205 consists of approximately 1,081 square feet and is in a multi-unit building fronting on Elden Street. Fairfax County Tax Map Reference Number: 0161 22 0005S. Applicant: Carol Martinez-Lanza. Owner: Agios Georgios LLC / Spiro Souliotis.

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 parcel area is 202,114 SF and is currently improved with a 139,200 GFA office building and a surface parking lot. The proposed redevelopment requires demolition of all existing improvements. New uses proposed include 525 multi-family residential units in a seven-story building and 13,788 SF of commercial uses. The project proposes a density of 2.85 FAR. The parking for the development would be provided on-site in a parking garage. The site would also be improved with publicly-accessible private streets, sidewalks and streetscapes, would construct most of the Herndon Promenade open space connecting the Herndon Metrorail Station to Herndon Parkway, and would reconstruct the eastbound bus bays along Herndon Parkway. The property is designated as Regional Corridor Mixed Use in the Comprehensive Plan and governed by the policies of the Herndon Transit-Oriented Core. The application includes requests for the following zoning modifications: 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)). The property is located approximately 850’ west of the Herndon Parkway Exchange Place intersection. Fairfax County Tax Map Reference Number: 0164-10-0006A. Applicant: Woodfield Development Company, LLC. Agent: Lori Greenlief, McGuireWoods LLP. Property Owner: Bristol Herndon Parkway, LLC.

ZONING ORDINANCE TEXT AMENDMENT – ZOTA #25-06, to amend Chapter 78 (ZONING), Article VI (Overlay Districts), by amending Section 78-60.4 (Chesapeake Bay Preservation Area Overlay (CBPAO)); and amending Article XVIII (Definitions), by amending Section 78-180 (Definitions), to update sections for conformance with the Virginia Administrative Code regarding changes to the Chesapeake Bay Preservation Act.

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 town.clerk@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 March 6/March 13, 2026