TOWN OF Herndon VIRGINIA

Town Council Work Session
Agenda Item 2.c.

Agenda Item: **Introduction to Zoning Text Amendment (ZOTA) #25-01**

Meeting Date: August 6, 2025

Category: Discussion

Prepared by: David Stromberg, Zoning Administrator

Description:
This briefing is meant to familiarize the Town Council with the next steps in implementing the Transit Related Growth (TRG) Area Plan, in particular ZOTA #25-01, which will be a public hearing item at the August 12, 2025 regular meeting.

ZOTA #25-01 is the next step to implementing the Transit Related Growth (TRG) Area Plan that was approved on April 23, 2024. The approved TRG Area Plan promotes the establishment of a mixed-use multimodal neighborhood that is walkable to mass transit, and encourages sustainable development and lifestyles. Apartments, condos and townhouses provide a variety of living options. New development and renovation of some older properties provide new and updated options for small businesses.

Background:
The TRG Small Area Plan was formally adopted by the town council on April 23, 2024. The parcels comprising the TRG are located within 3/4 of a mile of the Herndon Metro Station, but do include the nine parcels comprising the Herndon Transit-Oriented Core or the Fairbrook property. The complete 93-page TRG Small Area Plan, and the addendums, are available on the town's website.

To permit redevelopment in conformity with the TRG Area Plan, zoning districts must be established to codify the intent and purpose of the plan. None of the town's existing zoning districts achieve the intent of the TRG, thus necessitating the writing and adoption of new zoning districts. Due to the proposed development pattern of the TRG Area Plan, at least two new zoning districts are necessary. On January 28, 2025, the town council approved ZOTA #24-02, PD-TRG1, the first of the new TRG zoning districts.

On August 12, the council will consider ZOTA #25-01, PD-TRG2. While PD-TRG1 provides zoning regulatory language for the future development of apartments, offices, commercial buildings, and amenities bordering the Herndon Parkway, PD-TRG2 provides zoning for the area within the TRG that lies between the future higher density development along the Herndon Parkway and the existing residential neighborhoods to the north and west of the TRG. Thus, PD-TRG2 is written to permit townhouses and

two-over-two condo development, and some minor commercial options. The TRG Area Plan envisions this lower-density development as a logical transition and the opportunity to provide additional housing choices.

Timing Impact:
A property owner in the TRG has submitted a rezoning application. The staff and applicant have been working together to bring the proposal into general conformity with the adopted TRG Small Area Plan. Until ZOTA #25-01 is adopted, the application cannot move forward due to the absence of a zoning district that would permit the proposed uses. Beyond the current pending application, ZOTA #25-01 is a necessary mechanism for moving forward the implementation of the TRG Area Plan.

Strategic Focus Area:
Environmental and Economic Sustainability
Secure and Interconnected Community

Fiscal Impact:
The TRG Area Plan fiscal impact analysis estimates an increase in assessed value from $215 million (current conditions in FY 2023) to $1.77 billion at full plan build-out (FY 2023 dollars). Due to the land ownership patterns in the TRG and variations in the market, full build-out is not anticipated for at least 20 years.

Legal Impact:
ZOTA #25-01, if adopted, will become part of the Town of Herndon Zoning Code, which is a legal regulatory document. The ZOTA #25-01 will govern the type of use, setbacks, and other factors that shape development and, in conjunction with other sections of the Zoning Ordinance and Town Code, will have a lasting legal impact on development moving forward.

Staff Recommendation/Next Steps:
As this is a discussion item, staff has no formal recommendation. At the August 12, 2025 regular meeting, Town Council will hold a public hearing and staff will provide a recommendation on ZOTA #25-01.

Attachments:
1. Presentation