TOWN OF Herndon VIRGINIA

Town Council Regular Meeting
Agenda Item 5.a.

Agenda Item: **Ordinance 25-O-13 to adopt Zoning Ordinance Text Amendment – ZOTA #25-01, to amend Chapter 78 (ZONING), Article II (Zoning Districts), as deemed necessary and appropriate to create a new zoning district to implement the recommendations and standards of the Transit Related Growth Small Area Plan**

Meeting Date: August 12, 2025

Category: Public Hearings

Prepared by: David Stromberg, Zoning Administrator

Description:
The proposed text amendment will establish the second zoning district to allow for redevelopment of properties as envisioned by the Transit Related Growth (TRG) Small Area Plan. This zoning district will be an option for properties where the TRG designates the future land use as Low Density Residential/Low Impact Commercial. The primary development patterns for this future land use are townhomes and two-over-two residential units and limited retail and personal service uses along Spring Street.

Adoption of this zoning text amendment will add a new zoning district to the town's zoning ordinance. Adoption of this text amendment does not change the existing zoning designation for any property owner. Applications to rezone to the PD-TRG2 (Planned Development - Transit Related Growth 2) will be reviewed by town staff for consistency with the TRG Small Area Plan and brought forward to required public hearings of the Herndon Planning Commission and Herndon Town Council.

With the adoption of PD-TRG2, and the previous adoption of PD-TRG1 (Planned Development - Transit Related Growth Mixed Use, Medium Density Residential, and Office, adopted by the town council on January 28, 2025), approximately 78% of the land area (~73 of 94 acres) in the TRG will be eligible for a rezoning to establish the uses proscribed in the Small Area Plan.

Background:
The Transit Related Growth Small Area Plan is an amendment to the Town of Herndon 2030 Comprehensive Plan. Planning for the TRG began in 2022 with the hiring of Skidmore Owings & Merrill consulting group and the formation of the TRG Advisory Committee. Town Council adopted the plan on April 23, 2024 (Resolution 24-G-23).

The TRG Small Area Plan studied 94 acres in the southwest corner of town, north of Herndon Parkway up to Spring Street and west of Fairfax County Parkway. The goal of

the plan is to provide opportunities to redevelop underutilized properties near the Herndon Metro Station and to establish a vibrant urban district with a diverse mix of residential, retail, office, and recreational amenities.

Timing Impact:
This ordinance will be effective on and after its adoption.

Strategic Focus Area:
Environmental and Economic Sustainability
Thriving Community

Fiscal Impact:
The TRG fiscal impact analysis estimates an increase in assessed value from $215 million to $1.77 billion at ull plan build-out (FY 2023 dollars).

Legal Impact:
Adoption of this ordinance will amend and adopt zoning law. The new zoning law will allow private property owners to apply for a rezoning to redevelop their properties in a way that is consistent with the Transit Related Growth Small Area Plan.

Staff Recommendation/Next Steps:
Adopt the ordinance.

Attachments:
1. Ordinance (Proposed)
2. Legal Advertisement
3. Presentation