TOWN OF Herndon VIRGINIA

Town Council Regular Meeting
Agenda Item 5.a.

Agenda Item: **Resolution 25-G-65 to Not Initiate CPA#25-01, a Comprehensive Plan Amendment for changes to the Transit-related Growth Area Small Area Plan**

Meeting Date: December 9, 2025

Category: General

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:
This comprehensive plan amendment, requested by the property owner, proposes to make changes to the recently adopted Transit-related Growth Small Area Plan (TRG SAP) in a manner that would allow the conversion of an existing hotel (Hyatt House) located at 467 Herndon Parkway to multi-family for-rent housing. The existing 87,100SF hotel was built in 1999. The retrofit would convert its 104 rooms to 104 dwelling units. The Town's current Comprehensive Plan and, by reference, the TRG SAP, does not support that proposal. This property is within an area indicated on the TRG SAP Land Use Plan as hospitality and retail mixed use. Such a conversion would also run counter to TRG SAP principles and policies regarding urban design and surface parking lots. In addressing those areas of nonadherence, the applicant was provided a marked copy of the Urban Design Framework portion of the TRG SAP showing suggested changes that would better align their specific project with the Comprehensive Plan. The applicant also provided a statement of justification and technical memo with a summary of a vehicle trip generation comparison.

Background:
Comprehensive Plan Amendments (CPAs) are typically initiated by staff often under the guidance of Planning Commission state-required 5-year plan reviews, the Town Council Strategic Plan, and other identified priority projects such as the adoption of a small area plan. The Zoning Ordinance; however, also gives property owners the ability to request a CPA, as is the case with this item. The process in either case involves a required initiation by the Town Council followed by staff analysis, advisory review by the Planning Commission, then a final action by the Town Council. The Code of Virginia nor the Herndon Zoning Ordinance obligates the Council to initiate any proposed CPA.

The Transit-related Growth Small Area Plan (TRG SAP) was adopted by the Council in April 2024. It provides a vision for redevelopment and updating of the area with viable and vibrant mixed land uses, higher densities, new transportation connections and open spaces, and thoughtful urban design. The plan is meant to complement the Herndon Transit-oriented Core development and intended to guide public and private investment.

To date, one rezoning application has been submitted under the allowances of this plan.

The Herndon 2050 Comprehensive Plan and accompanying Herndon Market Study & Economic Development Strategy (CP2050 + MSEDS) are major efforts that, once completed, will guide land use decisions for the town for the next 20 years. These projects are underway and, combined with the other planning initiatives specific to housing, roadway safety, and urban forestry, will have significant impacts to the principles and policies directing growth and change in the town and ensuring environmental, social, and economic resiliency for the community.

Timing Impact:
State Code establishes specific deadlines for Planning Commission review and Town Council review following Planning Commission recommendation. If initiated, the Town Council would have either 90 days or 150 days to act following a Planning Commission recommendation depending on the number of parcels impacted by the CPA. Staff resources dedicated to this effort may require timing adjustments to the 2050 Comprehensive Plan schedule.

Strategic Focus Area:
Environmental and Economic Sustainability

Fiscal Impact:
If initiated, town assessment of the CPA may necessitate contracted technical analysis.

Legal Impact:
The Code of Virginia does not impose an obligation on a locality to consider comprehensive plan amendments (CPAs) outside the required 5-year reviews of the comprehensive plan by the Planning Commission. The Town Code however, provides property owners the ability to request a CPA. If the Town Council chooses to not initiate the CPA, there is no statutory appeals of right and the application would not move forward.

Staff Recommendation/Next Steps:
Staff does not recommend the initiation of this Comprehensive Plan Amendment (CPA). The development of Herndon 2050, the town's new comprehensive plan, has kicked off and is well underway. As part of that effort, in-depth and holistic analysis will be conducted for the entire town to include the sections of town covered by small area plans. An individual CPA intended to allow a project at a specific property cannot appropriately be evaluated in isolation without a comprehensive view and assessment of the housing and market conditions, fiscal inputs, and general land use guidance that will be generated by Herndon 2050 and the other ongoing studies and strategies in development. There is potential to have the types of changes proposed in this CPA considered as part of that broader initiative and interconnected conversation regarding land use policy for the town in the future.

Attachments:

1. Resolution (Proposed)
2. CPA #25-01 - Applicant Narrative
3. CPA #25-01 - TRG SAP Markup
4. CPA #25-01 - Traffic Memo