TOWN OF HERNDON, VIRGINIA
TOWN COUNCIL

RESOLUTION

DECEMBER 9, 2025

Resolution- to Not Initiate CPA#25-01, a Comprehensive Plan Amendment for changes to the Transit-related Growth Area Small Area Plan.

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.

Additionally, staff does not recommend the initiation of this Comprehensive Plan Amendment (CPA).

THEREFORE, BE IT RESOLVED by the Town Council of the Town of Herndon, Virginia that:

> The request to initiate CPA#25-01, a Comprehensive Plan Amendment for changes to the Transit-related Growth Area Small Area Plan is DENIED.