Town Council Regular Meeting
Agenda Item 5.a.

Agenda Item: **Ordinance 25-O-01 to approve Zoning Ordinance Text Amendment ZOTA #24-02 to amend Chapter 78 (ZONING), Article III (Residential Districts), Article V (Planned Development Districts), by adding Section 78-51.2, entitled PD-TRG1 (Planned Development – Transit Related Growth Mixed Use, Medium Density Residential, and Office), by amending Article VII (Use Regulations), Article VIII (Accessory Uses), Article X (Parking, Loading, and Circulation), Article XIV (Signs), adding a new Section 78-141.8 (Sign Standards for Planned Development – Transit Related Growth), and other articles as deemed necessary and appropriate to create a new zoning districts to implement the recommendations and standards of the Transit Related Growth Small Area Plan**

Meeting Date: January 28, 2025

Category: Public Hearings

Prepared by: David Stromberg, Zoning Administrator

Description:
The proposed text amendment will establish the first 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 mixed use, medium density residential, and office.

Adoption of this zoning text amendment will add a new zoning district to the town's zoning ordinance. Adoption of this zoning text amendment ***does not*** change the existing zoning designation for any property owner. Applications to rezone to PD-TRG1 (Planned Development - Transit Related Growth 1) will be reviewed by town staff and required to have a public hearing before the Planning Commission and Town Council.

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 Ownings & Merrill consulting group and the formation of the TRG Advisory Committee. Town Council initiated the TRG Small Area Plan Comprehensive Plan Amendment (CPA #23-01) on December 12, 2023 and adopted the plan on April 23, 2024 (Resolution 24-G-23).

The TRG 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 to establish a vibrant urban district with a diverse mix of residential, retail, office, and recreational amenities.

The notices for public hearing were duly advertised in the *Fairfax County Times Newspapers* in the Friday, January 10, and January 17, 2025, editions.

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 full plan build-out (FY 2023 dollars).

Legal Impact:
Adoption of this ordinance will amend and adopt zoning law.

Staff Recommendation/Next Steps:
Adopt the ordinance.

Attachments:
1. Ordinance (Proposed - Redline)
2. PowerPoint
3. Legal Ad