Town Council Regular Meeting
Agenda Item 7.a.

Agenda Item: **Resolution 25-G-09 to initiate consideration of a Zoning Ordinance Text Amendment ZOTA #25-01 to amend Chapter 78 (ZONING), Article V (Planned Development Districts), by adding Section 78-51.3, entitled PD-TRG2 (Planned Development – Transit Related Growth 2 – Low Density Residential), and amending Article VII (Use Regulations), Article VIII (Accessory Uses), Article X (Parking, Loading, and Circulation), and other articles as deemed necessary and appropriate to implement the recommendations and standards of the Transit Related Growth Small Area Plan**

Meeting Date: January 28, 2025

Category: Consent

Prepared by: David Stromberg, Zoning Administrator

Description:
The proposed text amendment will establish the second zoning district to allow 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 units with garages along rear alleys and frontage along streets and mews.

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 PD-TRG2 (Planned Development - Transit Related Growth 2) 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 TRHG 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.

Timing Impact:
With the approval of this initiating resolution, staff is able to bring the item to the Planning Commission's March meetings for discussion and action, with the hope of bringing a final version of this Zoning Ordinance Text Amendment to the Town Council in April or May for discussion, consideration and final action.

Strategic Focus Area:



Environmental and Economic Sustainability

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:
The Code of Virginia Section 15.2-2286(A)(7) requires the Planning Commission or governing body to pass an initiating resolution before staff can bring a proposed zoning ordinance amendment to a public hearing. Passing the resolution will allow staff to bring the draft language to a public hearing of the Planning Commission.

Staff Recommendation/Next Steps:
Recommend approval.

Attachments:
1. Resolution (Proposed)