



PLANNING COMMISSION MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170
Monday, November 27, 2023 | 7:00 p.m.

1. Call to Order

2. Approval of Minutes

- a. September 11, 2023, Planning Commission Work Session Minutes
- b. September 25, 2023, Planning Commission Regular Meeting Minutes

3. Comments

- a. Comments from the Staff Members
- b. Comments from the Commissioners
- c. Comments from Citizens

Members of the public may, for one 3-minute period, provide public comments, requests, consent or general item comments, and comments on matters not included on the agenda.

4. Public Hearings

- a. **APPLICATION FOR A SPECIAL EXCEPTION – SE #23-01, 630 Dranesville Road, Herndon Elementary School Renovation & Addition**, to consider a special exception with conditions to allow an addition to the existing public school building. The property is zoned R-10, Residential Single-family District. The site is 13.89 acres and currently consists of an 85,165 gross square foot elementary school building and 15,264 gross square foot modular trailer classrooms as well as a parking lot and recreational facilities. The proposed site improvements would remove the temporary modular classrooms, provide building additions, increase the building to 129,204 gross square feet, expand the parking lot, improve vehicular movements, improve the public streetscape, and update the recreational facilities. The property is designated in the Herndon 2030 Comprehensive Plan as "Community Facilities". The property is located at 630 Dranesville Road, on the eastern side of Dranesville Road and north of the Fillmore Street and Dranesville Road intersection. Fairfax County Tax Map Reference Number: 0104 02 0066A. Applicant: Fairfax County Public Schools. Property Owner: School Board of Fairfax County.

5. Adjournment



MEMORANDUM

To: Chair Michael Romeo and Members of the Planning Commission

From: Ben Schitter, Development Program Planner

Date: November 27, 2023

Subject: SE #23-01 Herndon Elementary School Renovation & Addition –
Memorandum

This memorandum serves as an addendum to the staff report dated November 13, 2023, and includes responses to questions raised by the Planning Commission at the work session and comments received by the public.

The draft conditions have been updated.

Condition #8 now specifies that outdoor events and activities are limited to the hours of 8:00 AM to 9:00 PM for all users.

Condition #9 now specifies that all modular trailers must be removed from the site prior to release of public facilities surety related to the site plan.

Condition #11 now specifies that the streetscape improvements must be secured with a public facilities surety.

Public Comment was received 11/14/2023

Regarding concerns to changes to the bee crossing (the path in the wooded portion of the site), the applicant is proposing no changes to the area of concern. The trees shown on the plan are existing trees to remain.

Regarding concerns of Worcester Street traffic, this application does not affect the traffic on this street as no changes are to be made to this street.

Regarding the concerns raised of the pick-up/drop-off area, the expanded queueing and site improvements will make arrival and dismissal safer for the neighborhood by creating more efficiency and better circulation on site, reducing the number of vehicles backing up onto Dranesville Road, and removing the overlap of buses, cars, and pedestrians. The site improvements also make it safer for pedestrians by providing a dedicated sidewalk from Dranesville Road to the main entrance.

Regarding concerns over the existing fencing to remain, chain link fencing is allowed on public school property per the Zoning Ordinance.

Items Raised at the 11.13.2023 Planning Commission Work Session

The applicant has provided information on the community outreach meeting. Per the applicant, “Two Design Feedback and Engagement Committee meetings were held at Herndon ES. The Design Feedback and Engagement Committee consists of school leadership, faculty, PTA representatives, and community members. The meetings were held on March 31, 2022 and October 4, 2022. There were 13 and 12 attendees at these meetings, respectively. Additionally, there was a community meeting held on March 20, 2023, from 6:30 – 7:30 pm at Herndon ES. The meeting was advertised on FCPS’ website. The community meeting was attended by roughly 20 people. FCPS hosted an on-line feedback form available for comments for two weeks following the March 20 community meeting.”

The applicant provided a construction timeline scheduled for Spring of 2024 – Summer 2026.

The applicant confirmed that no lights are proposed for the athletic fields.

Regarding questions about the addition placement the applicant has provided more information. Per the applicant, “The large classroom building addition to the north of the existing building was strategically placed to maximize open space within the site constraints and to allow the outdoor program to be collocated. Direct relationship between outdoor program spaces is important to maintain visibility and provide efficiency. The large classroom addition is also located to provide key connections to the existing structure and internal circulation. The smaller additions were located to address internal program space requirements and adjacencies.”

The applicant provided a diagram of the additions which shows the number of stories. See the attached diagram. The main building addition is 2 stories as proposed.

Regarding the request for the 6-year projection of the school, the applicant provided the following.

- FCPS only projects for the next five school years so a six-year projection is not available. Page 122 (attached) of the Fairfax County Public Schools (FCPS) Capital Improvement Program (CIP) for Fiscal Years (FY) 2024-28 provides the five-year projection for Herndon Elementary School (ES) from School Year (SY) 2022-23 to SY 2027-28.
- FCPS creates a five-year projection annually to adjust to shifts in membership trends as they occur. The five-year projection uses certified September student membership data and considers dynamic variables including economic, demographic, and urban development trends. Only development under

construction that are expected to yield students in the next five school years are considered for projections. Any development that shows no construction activity would not be considered for projection.

The design team has confirmed that the outfall pipe from SWM Facility #2 extends into the wooded area to daylight the system.

Regarding the request for more information of existing trees, the plan proposes the removal of 42 trees and preservation of 234 trees onsite. About 111 canopy trees and 42 evergreen trees are proposed.

Regarding the concern of the additional parking spaces beyond what is required by the zoning ordinance, additional parking is proposed to provide adequate on-site parking for school faculty, staff, and visitors during school hours to reduce impact to the public streets and to provide additional capacity for school and community after-hours events.

Attachments:

- 1) Draft Resolution
- 2) Revised Draft Conditions dated 11/27/2023
- 3) Building Diagram
- 4) Capacity Projection

TOWN OF HERNDON, VIRGINIA

PLANNING COMMISSION

DRAFT RESOLUTION

November 27, 2023

Resolution- to consider SPECIAL EXCEPTION – SE #23-01, 630 Dranesville Road, Herndon Elementary School Renovation & Addition, a special exception with conditions to allow an addition to the existing public school building.

The applicant, Fairfax County Public Schools, has submitted a Special Exception, SE #23-01, on land identified as Fairfax County Tax Map Number 0104 02 0066A, to permit an addition to the existing public school building located at 630 Dranesville Road.

On November 27, 2023, the Planning Commission reviewed this application and has held a public hearing in accordance with the provisions of §15.2-2204 of the State Code. The Planning Commission has found that the application, SE #23-01 with conditions meets the purpose and intent of the Zoning Ordinance, in particular Section 78-155.3.

THEREFORE, BE IT RESOLVED by the Planning Commission for the Town of Herndon, Virginia that:

The Planning Commission recommends approval of the Special Exception SE #23-01 in accordance with the special exception plan dated October 18, 2023 that shall run with the land and not be voided or extinguished from a change in ownership of the property in accordance with the conditions set forth below to achieve compliance with the standards found in Section 78-155.3;

[INSERT CONDITIONS]

DRAFT CONDITIONS

SPECIAL EXCEPTION SE #23-01

Herndon Elementary School Renovation & Addition

November 27, 2023

1. Substantial Conformity. The development and maintenance of the special exception use described in Condition 2 below, shall be in substantial conformance with the plan set entitled “Herndon Elementary School Renovation & Addition”, prepared by Rinker Design Associates, P.C. and dated October 18, 2023 (the Plan”) incorporated by reference, and the Town of Herndon Zoning Ordinance (the “Zoning Ordinance”). Approval of this application on the parcel identified as Fairfax County Tax Map Number 0104-020066A, known as the Herndon Elementary School (the “Property”), shall not relieve the applicant or the owners of the Property, or their successors or parties developing, establishing, or operating the approved special exception, from the obligation to comply with and conform to any other Zoning Ordinance, codified ordinance, or regulatory requirement.
2. Use Permitted: This special exception grants approval of an expansion and renovation of an existing public school use in the location shown on Sheet C.04 of the Plan in accordance with Table 78-30.2(c)(3), Section 78-30.2 for the R-10, Residential single-family zoning district, as set forth in the Zoning Ordinance (“Special Exception Use”).
3. Student Capacity. After the construction of the Special Exception Use the capacity of the school is limited to 1,050 students, unless amended by the approval of a subsequent special exception.
4. Invasive Vegetation Mitigation. An invasive vegetation mitigation plan is required at the time of site plan that implements effective onsite mitigation measures to address the presence of invasive plant material that poses a threat to the natural environment. Invasive trees may not count toward meeting landscape requirements. As part of this effort, all non-native invasive vines must be promptly cut and treated to prevent further spread. Additionally, the applicant must undertake the eradication of poison ivy present onsite to ensure the safety and well-being of users.
5. Landscape Plan. The landscape plan included in the site plan must be in substantial conformance with the landscape plan on sheet C.06 of the Plan and shall adhere to the applicable Zoning Ordinance requirements. The landscape plan shall provide a vegetated buffer of the school property to the neighboring properties through the use of a mix of deciduous understory, deciduous canopy and evergreen trees, as determined by the Town Arborist. Landscaping must be maintained in accordance with the approved plan and any dead or diseased trees replaced. Landscaping shall be subject to inspection, upon reasonable notice, by the Town Arborist.

In order to promote biodiversity, a maximum of 10% of each species shall be specified for each category of deciduous canopy trees, understory trees, and shrubs. A maximum 25% of each species shall be specified for each category of evergreen trees and shrubs.

The species selection shall be native plants unless otherwise approved by the Town Arborist.

6. Screening. Roof mounted screening must be provided to ensure that no roof mounted mechanical equipment is visible from any property line and that any noise generated by the equipment is compliant with the maximum limits established in the Zoning Ordinance. An acoustical study shall be provided following installation of mechanical equipment and prior to final occupancy to verify noise levels are compliant with the zoning ordinance.
7. Utility Poles. No additional utility poles or overhead utility lines beyond the existing utility poles and overhead lines shown on sheet C.03 of the Plan, are permitted on-site. Additional utilities must be located underground if the existing poles cannot accommodate required or future improvements.
8. Athletic fields. The athletic field hours for outdoor events and activities shall be limited to 8:00 AM to 9:00 PM daily.
9. Modular trailers. All modular or temporary trailers must be removed from the Property prior to release of the public facilities surety related to the site plan for the Property. Any proposed modular trailers must obtain a Temporary Use Permit through the Town of Herndon.
10. Traffic Attendant. When site operations cause vehicular queues to extend into the public right-of-way, the applicant must provide a certified individual to control vehicular operations within the right-of-way.
11. Streetscape. The streetscape improvements as conceptually shown on sheet C.04 of the Plan shall be secured with a public facilities surety and shown on the site plan for the Property. Applicant will provide a minimum 11-foot streetscape easement to incorporate a minimum 5-foot sidewalk, 5-foot verge, landscaping, utilities, and streetlights. Exact locations of the aforementioned components will be determined prior to approval of the site plan and streetscape improvements shall comply with PROWAG (Pedestrian Right of Way Accessibility Guidelines) to the maximum extent practicable.
12. PD-R zone fencing. The fencing required by Sec. 78-110.4(e)(3) of the Zoning Ordinance between the PD-R zoning district properties and the subject property must be installed if the existing trees in the buffer area shown on Sheet C.06 of the Plan, fail or are removed.

Site Plan Proposed

LEGEND

- EXISTING BUILDING
- ADDITION
- PLAY AREA/FIELD
- PAVED PLAY AREA
- MAIN ENTRY
- PROPERTY LINE

SITE AMENITIES

PLAYGROUND
PREK PLAYGROUND
KINDERGARTEN PAVED PLAY AREA
OUTDOOR CLASSROOM
PAVED PLAY AREA
2 - SOFTBALL FIELDS
SOCCER FIELD

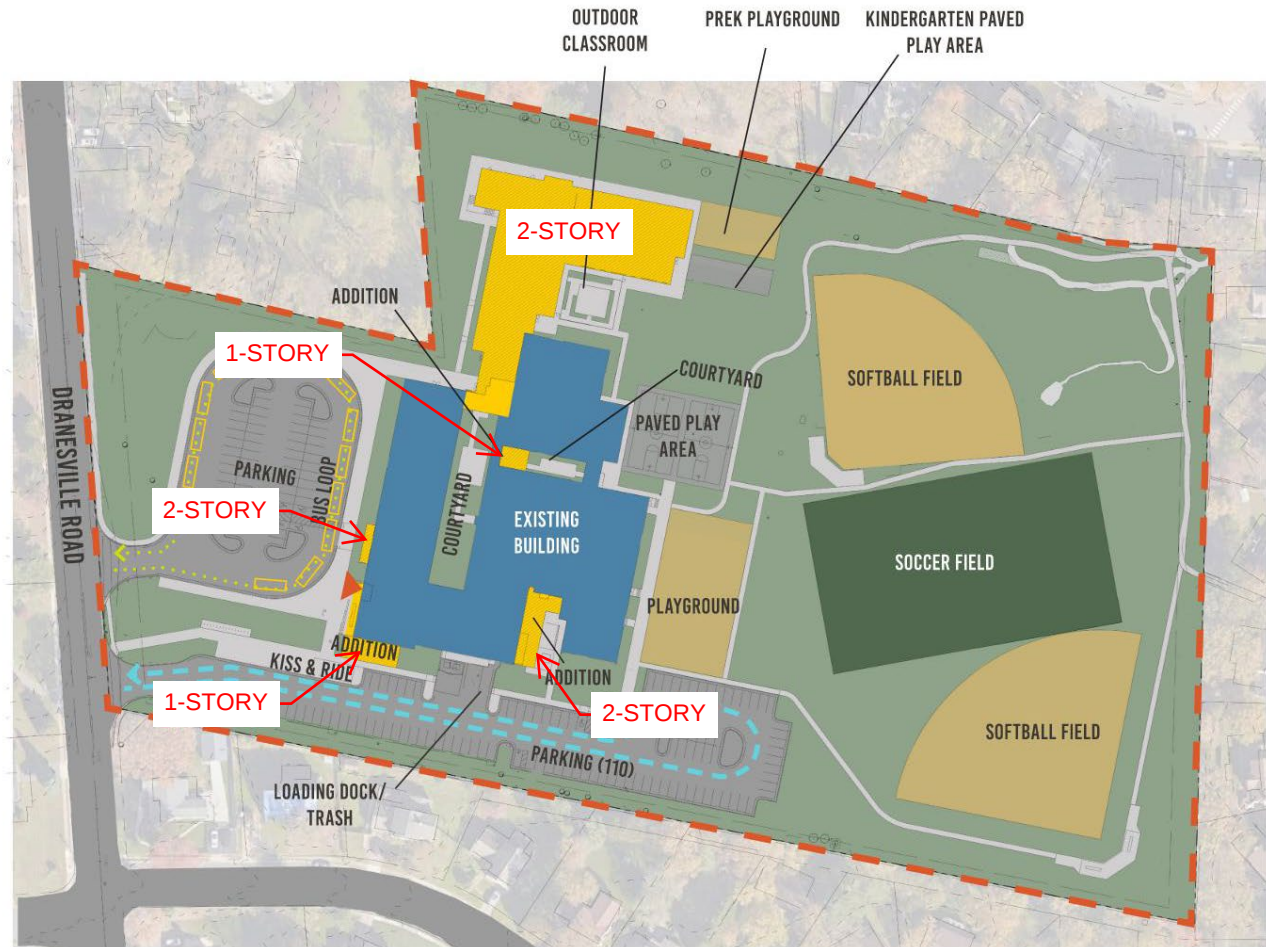
PARKING

168 PROPOSED PARKING SPACES
(97 EXISTING)

**14 PROPOSED BUSES FOR
ARRIVAL AND DISMISSAL**

CIRCULATION

- KISS & RIDE
- BUS



SY 2022-23 CAPACITY, MEMBERSHIP, AND PROJECTIONS | REGION 1 by Pyramid

	FACILITY		SY 2022-23					PROJECTED MEMBERSHIP					PROJECTED PROGRAM CAPACITY UTILIZATION %				
	SCHOOL	DESIGN CAPACITY	PROGRAM CAPACITY	MEMBERSHIP	PROGRAM CAPACITY UTILIZATION %	TEMPORARY CLASSROOMS	MODULAR CLASSROOMS	SY23-24	SY24-25	SY25-26	SY26-27	SY27-28	SY23-24	SY24-25	SY25-26	SY26-27	SY27-28
HERNDON HS	Herndon HS ³	2,779	2,744	2,341	85%	-	-	2,334	2,374	2,317	2,324	2,329	85%	87%	84%	85%	85%
	Herndon MS	1,176	1,176	957	81%	6	-	924	958	968	937	908	79%	81%	82%	80%	77%
	Aldrin ES	896	631	463	73%	-	-	427	411	394	390	389	68%	65%	62%	62%	62%
	Armstrong ES	784 / 800	446	360	81%	-	-	348	349	345	356	355	78%	78%	77%	45%	44%
	Clearview ES ^{3,4}	914	780	609	78%	-	-	623	610	588	590	596	80%	78%	75%	76%	76%
	Dranesville ES	1,008 / 1,000	756	607	80%	-	-	600	591	588	590	574	79%	78%	78%	59%	57%
	Herndon ES ²	1232 / 1,050	992	797	80%	4	10	825	865	855	863	870	83%	87%	86%	82%	83%
	Herndon ES w/o Modular ²	952	740	797	108%	4	-	825	865	855	863	870	111%	117%	116%	82%	83%
LANGLEY HS	Hutchison ES	1,220	1,002	1,056	105%	12	-	1,032	1,020	999	986	939	103%	102%	100%	98%	94%
	Langley HS ¹	2,370	2,326	2,115	91%	-	-	2,154	2,168	2,159	2,154	2,154	93%	93%	93%	93%	93%
	Cooper MS ^{1,4}	1,080/1,120	1,075	1,053	98%	-	-	1,084	1,071	1,045	1,032	1,030	97%	96%	93%	92%	92%
	Churchill Road ES ⁴	924	701	605	86%	2	10	589	575	572	586	582	84%	82%	82%	84%	83%
	Churchill Road ES w/o Modular ⁴	644	505	605	120%	2	-	589	575	572	586	582	117%	114%	113%	116%	115%
	Colvin Run ES ⁴	1,008	890	784	88%	-	-	784	792	789	804	800	88%	89%	89%	90%	90%
	Forestville ES ²	764	689	552	80%	-	-	550	542	522	522	507	80%	79%	76%	76%	74%
	Great Falls ES	728	695	547	79%	-	-	554	571	608	631	661	80%	82%	87%	91%	95%
MADISON HS	Spring Hill ES	1,260	1,037	866	84%	-	-	859	898	915	901	919	83%	87%	88%	87%	89%
	Madison HS	2,503	2,369	2,128	90%	-	-	2,077	2,067	2,068	2,075	2,076	88%	87%	87%	88%	88%
	Thoreau MS	1,395	1,330	1,196	90%	-	-	1,179	1,141	1,129	1,118	1,083	89%	86%	85%	84%	81%
	Cunningham Park ES	644	515	436	85%	-	-	432	423	418	422	428	84%	82%	81%	82%	83%
	Flint Hill ES	700	698	616	88%	5	-	606	591	589	584	585	87%	85%	84%	84%	84%
	Louise Archer ES ⁴	784 / 700	662	519	78%	2	10	507	510	482	484	485	77%	77%	69%	69%	69%
	Louise Archer ES w/o Modular ⁴	504 / 700	410	519	127%	2	-	507	510	482	484	485	124%	124%	69%	69%	69%
	Marshall Road ES	1,036	814	670	82%	-	-	647	626	628	627	626	79%	77%	77%	77%	77%
OAKTON HS	Vienna ES	492	443	382	86%	-	-	365	367	347	351	341	82%	83%	78%	79%	77%
	Wolftrap ES	616	586	539	92%	4	-	544	528	526	526	522	93%	90%	90%	90%	89%
	Oakton HS ³	2,646	2,634	2,679	102%	-	-	2,618	2,576	2,596	2,530	2,555	99%	98%	99%	96%	97%
	Carson MS ⁴	1,539	1,415	1,358	96%	8	-	1,413	1,420	1,369	1,395	1,367	100%	100%	97%	99%	97%
	Crossfield ES	1,008 / 750	634	567	89%	-	-	563	561	550	558	535	89%	88%	73%	74%	71%
	Mosaic ES ⁴	1,038/1,050	954	955	100%	8	10	960	949	955	928	928	101%	99%	91%	88%	88%
	Mosaic ES w/o Modular ⁴	758 / 1,050	674	955	142%	8	-	960	949	955	928	928	142%	141%	91%	88%	88%
	Navy ES ⁴	998	966	913	95%	4	-	886	886	871	864	846	92%	92%	90%	89%	88%
	Oakton ES	810	784	775	99%	4	-	755	746	738	751	739	96%	95%	94%	96%	94%
	Waples Mill ES	1,008	858	843	98%	8	-	839	843	830	815	815	98%	98%	97%	95%	95%