

**TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION PUBLIC HEARING AGENDA
JUNE 28, 2021
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Roll Call

APPROVAL OF AGENDA

APPROVAL OF MINUTES

2. March 8, 2021 Work Session Draft Minutes
3. March 22, 2021 Public Hearing Draft Minutes
4. April 12, 2021 Work Session Draft Minutes
5. April 26, 2021 Public Hearing Draft Minutes
6. May 10, 2021 Work Session, *Cancellation*
7. May 24, 2021 Public Hearing, *Cancellation*

COMMENTS

8. Comments from the Staff Members
9. Comments from the Commissioners

PUBLIC HEARING

10. **ZONING ORDINANCE TEXT AMENDMENT, ZOTA #21-02**, to allow for an increase in permitted density up to 28 dwelling units per acre in the PD-UR, Planned Development Urban Residential, zoning district when a zoning map amendment includes adaptive reuse of existing buildings for residential dwelling units. This zoning ordinance text amendment is being considered pursuant to Virginia Code §§ 15.2-2204, 15.2-2285, 15.2-2286, and an Initiating Resolution adopted by the Town Council on May 25, 2021. Notice is hereby given to consider zoning text amendments to establish new, and clarify, revise, and/or delete, existing regulations and definitions in order to increase the maximum density up to 28 dwelling units per acre in PD-UR. The proposed amendments under consideration include, without limitation: Chapter 78 (ZONING), Article V (Planned Development Districts), Section 78-51.1 (Planned Development Urban Residential), and Section 78-180 (Definitions).

ADJOURNMENT



MEMORANDUM

To: Chairman Romeo and Members of the Planning Commission

From: David Stromberg, AICP, Zoning Administrator DS

Date: June 23, 2021

Subject: ZOTA #20-02 – Amend PD-UR to allow up to 28 dwelling units per acre for adaptive reuse projects

This memo serves as an addendum to the staff report dated June 14, 2021 and provided for the work session.

During the work session, the commission requested clarification on three items: evaluating impacts to water and sewer, the purpose of the intent paragraph, and increasing the specificity of the language about transit routes.

1. Evaluating water and sewer impacts. The Operation Engineer and Utility Manager in the Water and Sewer Operation division of the Department of Public Works are review agencies for proposed land use applications. The most recent calculations of water usage are 180 gallons per day (gpd) per 1,000 square feet of residential usage and 210 gallons per day per 1,000 square feet of hotel usage. This is approximately 16 percent more water usage per square foot for hotels than for residential. This language has also been moved to the “Site Planning and Building Design” section of 78-51.1.
2. Intent sections. Intent sections function as a supplemental resource to provide guidance to applicants, staff reviewers, and decision makers on the elements that should be included in a development proposal for a rezoning and the voluntary proffers that can be included to enable the proposal. Furthermore, the Virginia Supreme Court has found that intent sections are more than a preamble and these provisions are “an operative, essential, and binding part of the ordinance.” The town attorney can provide additional information if requested.
3. Transit routes and commercial nodes. The draft ordinance now specifies that adaptive reuse sites should be located along a transit route and be within 0.5 miles of an existing commercial node.

Attachment:

1. Revised Draft Ordinance Language

TOWN OF HERNDON, VIRGINIA

ORDINANCE

_____, 2021

Ordinance - to amend Chapter 78 (ZONING), Article V (Planned Development Districts), Section 78-51.1, entitled PD-UR (Planned Development – Urban Residential) and Section 78-180, entitled Definitions, to allow for an increase in permitted density up to 28 dwelling units per acre when a zoning map amendment includes adaptive reuse of existing buildings for residential dwelling units.

Sec. 78-51.1. - PD-UR - Planned development urban residential district.

(a) *Purpose and intent.* The intent of the PD-UR district is to encourage harmonious and creative new residential development that allows for a mix of housing types and creates attractive and appropriate transitions between commercial, commercial mixed-use, and existing adjacent residential districts. PD-UR districts provide buffers to existing adjacent residential development while creating thoughtful interfaces with potential commercial redevelopment and mixed-use. The district regulations are designed to ensure cohesive residential developments that provide a diversity of housing types at different price points. PD-UR districts provide multimodal options and connections allowing residents to benefit from non-motorized vehicle connections to adjacent commercial areas and access to transit. PD-UR development will provide safe, well-integrated parking, circulation patterns, building massing, and appropriately located open spaces and site amenities. Applications for zoning map amendments and generalized development plans implement the policies of the comprehensive plan and adopted small area plans. The following concepts should be addressed in applications in addition to the adopted policies.

(4) Adaptive reuse. Projects that are reusing ~~or repurposing a nonresidential~~ an existing building(s) for residential use may be eligible for increased density as specified in table 78-51.1(e). Sites for adaptive reuse should be located along a minimum of one existing transit route and within 0.5 miles of an existing commercial node. Adaptive reuse should lead to less than or neutral impact on water and sewer demand than the present use.

(5) Affordable dwelling units. Projects should provide a percentage of dwelling units available to those earning low to moderate incomes for the Washington Standard Metropolitan Statistical Area.

(e) *Dimensional standards.* Structures in the PD-UR zoning district are subject to the dimensional standards set forth in Table 51.1(e).

TABLE 78-51.1(e): PD-UR DIMENSIONAL STANDARDS	
STANDARD	ALL USES

Density, maximum	
1 housing type	15 dwelling units per acre
2 housing types	20 dwelling units per acre
<i>Adaptive reuse for residential dwelling units</i>	<i>28 dwelling units per acre</i>

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42 (g) Site planning and building design in PD-UR. The following standards apply to sites and
43 buildings within the PD-UR district:

44 ***

45 (11) *Water and sewer. Adaptive reuse of an existing building(s) shall result in a less*
46 *than or neutral impact on water and sewer demand than the present use.*

47 (h) *Modifications to dimensional standards. Projects that are reusing an existing building(s)*
48 *may be entitled to modifications pursuant to the modification review standards of Section*
49 *78-50.2(d).*

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51 **Section 78-180. – Definitions**

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53 *Adaptive reuse. Rehabilitation or renovation of existing building(s) or structures for*
54 *any use(s) other than the present use.*

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