

**TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION PUBLIC HEARING AGENDA
MAY 20, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Roll Call

APPROVAL OF AGENDA

APPROVAL OF MINUTES

2. April 8, 2019, Planning Commission Work Session Draft Minutes
3. April 22, 2019, Planning Commission Public Hearing Draft Minutes

COMMENTS

4. Comments from the Staff Members
5. Comments from the Commissioners
6. Comments from the Audience

PUBLIC HEARINGS

7. **APPLICATION FOR A SPECIAL EXCEPTION – SE #19-04, 1037 Sterling Road, Suite 101**, to consider a special exception to allow a vocational school. Vocational schools may be permitted in this zoning district subject to the approval of a special exception. The property is zoned CO, Commercial Office. Fairfax County Tax Map Reference Number: 0161 22 0028G. Applicant: Rev. Leonard Chukwujioke. Business Entity: Divine Healthtech Institute. Property Owner: Ferhan C Ege.
8. **ZONING ORDINANCE TEXT AMENDMENT – ZOTA #19-01**, to consider amending Chapter 78 (ZONING), Article V (Planned Development Districts), by adding Section 78-51.1, entitled PD-UR (Planned Development – Urban Residential), and amending Article VII (Use Regulations), Section 78-70.2 (Table of Permitted and Allowed Uses), Article VIII (Accessory Uses), Section 78-80.2 (Table of Permitted and Allowed Accessory Uses and Structures), Article X (Parking, Loading, and Circulation), Section 78-100.2 (Minimum Off-Street Parking and Loading Standards), Article XI (Development Standards), Section 78-110.4 (Perimeter Buffer Strip Landscaping Requirements), Article XIV (Signs), adding a new Section 78-141.7 (Sign Standards for Planned Development – Urban Residential District) to create a new residential zoning district to implement the recommendations and standards of the “Adaptive Areas – Residential” land use category as identified in the Herndon 2030 Comprehensive Plan.

ADJOURNMENT

Future Planning Commission Meetings:

June 10, 2019	Planning Commission work session	7:00 p.m.
June 24, 2019	Planning Commission public hearing	7:00 p.m.



MEMORANDUM

To: Chairman Jonas and Members of the Planning Commission

From: David Stromberg, AICP, Zoning Administrator DS

Date: May 20, 2019

Subject: SE #19-04 – 1037 Sterling Road, Suite 101, Vocational School Update

During the Planning Commission work session on May 13, 2019 staff informed the commission that the applicant only has a lease for one of the spaces in the office suite instead of the two office spaces that were indicated on Attachment #5. The Commission indicated their concern was more in the total number of students rather than the number of spaces within the suite.

Condition C (Number of Students) already limited the total to five students at any one time regardless if the applicant was using one space or two. Staff believes this condition offers adequate protection should the applicant expand into the other office at a future time. If the Commission does have concerns about the other office, the Commission could recommend a new condition that the applicant return for a new special exception prior to expansion into any other office spaces within the suite.

The Commission also requested information on the number of parking spaces in the development. Per the approved site plan, the development required 294 parking spaces and 335 parking spaces were provided. Below is a breakdown of current and past requirements:

- Parking ratio for office is the same as it was in 1986; 1 space per 300 square feet.
 - 260 spaces were required in 1986
 - 283 spaces were provided
- The parking ratio for restaurant uses has increased from 1 space per 6 seats in 1986 to the current requirement of 1 space per 4 seats plus 1 space per each 2 employees during peak shift. The site plan assumed 200 seats.
 - 34 spaces were required in 1986
 - 50 spaces were provided
 - 50 spaces plus 1 per 2 employees during peak shift would be required today assuming 200 seats



MEMORANDUM

To: Chairman Jonas and Members of the Planning Commission

From: David Stromberg, AICP, Zoning Administrator DS

Date: May 20, 2019

Subject: ZOTA #19-01 – PD-UR (Planned Development – Urban Residential) Update

During the Planning Commission work session on May 13, 2019 staff presented the proposed new PD-UR district and the Commission offered the following comments:

- Language clarifications to better convey goals of the district in the intent section
- Directing staff to research the inclusion of universal design principles
- Directing staff to explore and provide an alternate option of the language which includes minor retail uses in association with a generalized development plan
- Revise the language in Section 78-51.1(g)(2) to clarify that driveways over 18 feet will count towards off-street parking requirements
- Explore revisions to Section 78-51.1(g)(6) regarding inter-parcel and inter-neighborhood access
- Verify best practices language for referencing green building and site practices in zoning ordinances
- Provide visual examples and comparisons of front setbacks from rights-of-way for existing developments within the town

Staff is recommending the Commission continue the public hearing on this item until the June 24, 2019 meeting. This will allow staff to incorporate feedback from the public hearing into the edits and to produce an alternate option with retail as a potential use.

Attachment:

1. Revised motion

TOWN OF HERNDON, VIRGINIA

PLANNING COMMISSION

Motion

May 20, 2019

Motion – To recommend continuance of ZOTA #19-01

I move to recommend continuance of Zoning Ordinance Text Amendment ZOTA #19-01 to establish a new residential zoning district, Planned Development-Urban Residential, to implement the policies of the Herndon 2030 Comprehensive Plan to the June 24, 2019 meeting of the Herndon Planning Commission.