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**PLANNING COMMISSION
Work Session
April 11, 2022**

The Planning Commission of the Town of Herndon, Virginia, met in work session on Monday, April 11, 2022, at 7:00 p.m. in the Town of Herndon Municipal Building, large conference room, 2nd floor, 777 Lynn Street, Herndon, Virginia. In attendance were: Chairman Romeo, Vice Chair George Burke and Commissioners: Jay Donahue, Paul LeReche, Mike McFarlane and Meron Yohannes. Commissioners Kevin Moses was absent. Commissioner Yohannes arrived at 7:10 p.m.

Others present during the meeting: Lesa Yeatts, Town Attorney; Lisa Gilleran, Director of Community Development; Bryce Perry, Deputy Director of Community Development; Dave Stromberg, Zoning Administrator; Ahmad Zaki, Lead Planner-Long-Range Planning; and Erika Orellana, Clerk of Boards & Commissions.

1. DETERMINATION OF QUORUM

Chairman Romeo stated that there were five Commissioners present, which constituted a quorum. Commissioner Yohannes arrived at 7:10 p.m.

PUBLIC HEARING

- 2. ZONING MAP AMENDMENT – ZMA #21-01, 315 Elden Street, a zoning map amendment from CS, Commercial Services, to PD-UR, Planned Development – Urban Residential, with proffered conditions to allow the conversion of an existing hotel to multi-family residential with a workforce housing component. Fairfax County Tax Map Reference Number 0171-02-0007. Agent: Ken Wire, Wire Gill LLP. Applicant and property owner: Elden Street Owner, LLC. **Continued from the March 28, 2022, Planning Commission public hearing.****
- 3. SPECIAL EXCEPTION – SE #22-01, 315 Elden Street, a special exception to allow for development within the FPO, Floodplain Overlay District. This case is subject to approval of Zoning Map Amendment ZMA #21-01, 315 Elden Street, a zoning map amendment from CS, Commercial Services, to PD-UR, Planned Development – Urban Residential, with proffered conditions to allow the conversion of an existing hotel to multi-family residential with a workforce housing component, which is being reviewed concurrently with this case. Fairfax County Tax Map Reference Number 0171-02-0007. Agent: Ken Wire, Wire Gill LLP. Applicant and property owner: Elden Street Owner, LLC.**

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Chairman Romeo opened the work session and called on Dave Stromberg, Zoning Administrator, for staff memo.

Dave Stromberg, Zoning Administrator presented the staff memo for ZMA #21-01, dated April 6, 2022, and the staff report for SE #22-01, dated April 11, 2022, both of which are on file in the Department of Community Development.

Mr. Stromberg presented the data and conclusions of the parking study that was prepared by the applicant's traffic engineer. Mr. Stromberg also presented a brief summary of the associated SE#22-01 application for development in the flood plain.

Staff recommended approval of ZMA#21-01 & SE#22-01.

Commissioners provided their feedback regarding the parking study. Commissioner McFarlane provided his concerns on the parking situation. Commissioner Yohannes provided feedback about the housing program in the development process, asked if it is possible for the applicant to provide the town with data regarding denied applications, and requested that the applicant explore a collateral program for people with low credit scores. Commissioners agreed that there could be one presentation at the public hearing for ZMA #21-01 and SE #22-01.

4. **COMPREHENSIVE PLAN AMENDMENT (CPA #22-01).** Pursuant to Section 15.2-2229 of the Code of Virginia, an amendment to the Town of Herndon 2030 Comprehensive Plan, adopted August 12, 2008, as amended through November 17, 2020. The proposed amendment supports the Sterling Road Multimodal Improvement Project, a Townwide Complete Street Policy, and incorporates by reference the previously adopted Herndon Bicycle Network Master Plan and Herndon Pedestrian Plan.

Chairman Romeo opened the work session and called on Ahmad Zaki, Lead Planner-Long-Range Planning, for the staff report.

Mr. Zaki presented the staff report dated April 11, 2022, which is on file in the Department of Community Development.

Commissioners sought clarity of staff regarding a few of the proposed housekeeping changes including the minor text changes to the through traffic and transit objectives. Commissioners also asked for further explanation of Complete Street Policy and the intended concept design for the Sterling Road Improvements Project, which staff addressed and committed follow up information at the Public Hearing. Chairman Romeo asked staff if there was a deadline for the Planning Commission to vote on this item explaining a possible preference for reviewing it over more than one work session. Ms. Gilleran responded that there is a planned timeline however she believed it would be possible for the Planning Commission to continue review into May.

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DISCUSSION

5. ITEMS OF INTEREST

Ms. Gilleran provided updates on the TRG Advisory Committee.

6. COMMENTS FROM THE STAFF

There were no comments from the staff.

7. COMMENTS FROM THE COMMISSIONERS

There were no comments from the Commissioners.

ADJOURNMENT

On the motion of Vice Chair Burke seconded by Commissioner Yohannes and carried by a vote of 6-0, the April 11, 2022, Planning Commission work session was adjourned. The vote was: Commissioners Donahue, LeReche, McFarlane, Yohannes, Vice Chair Burke and Chairman Romeo voting "Aye." Commissioner Kevin Moses was absent.

There being no further business, the meeting adjourned at 8:28p.m.



**Michael Romeo, Chairman
Planning Commission**



**Erika Orellana
Clerk of Boards & Commissions**

Minutes approved by the Planning Commission: May 23, 2022