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**PLANNING COMMISSION
Work Session
March 14, 2022**

The Planning Commission of the Town of Herndon, Virginia, met in work session on Monday, March 14, 2022, at 7:00 p.m. in the Town of Herndon Police Department, Community Room, 397 Herndon Parkway, Herndon, Virginia. In attendance were: Chairman Romeo, Vice Chair George Burke and Commissioners: Jay Donahue and Meron Yohannes. Commissioners Paul LeReche, Mike McFarlane and Kevin Moses were absent.

Others present during the meeting: Lesa Yeatts, Town Attorney; Lisa Gilleran, Director of Community Development; Dave Stromberg, Zoning Administrator; and Erika Orellana, Clerk of Boards & Commissions.

1. DETERMINATION OF QUORUM

Chairman Romeo stated that there were 4 Commissioners present, which constituted a quorum.

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.**

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

Dave Stromberg, Zoning Administrator presented the staff report dated March 14, 2021, which is on file in the Department of Community Development.

Mr. Stromberg provided the property's history, proposed generalized development plan, requested modifications, proffer summary and information on the floodplain overlay district.

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Staff recommended continuance of ZMA#21-001 to April 25, 2022, public hearing for the following reasons:

- Staff requesting commission feedback on
 - Voluntary proffer commitments & contributions
 - Modification request for parking reduction
 - Workforce Dwelling Unit component of project
- Additional information requested from staff
- Additional information requested from applicant

Commissioners provided their feedback and asked about details of the workforce dwelling units that will be on the property, specifically how they will be managed and allocated. Commissioners had several questions related to parking and requested additional information to help determine if the existing parking on site is adequate. The Commissioners also asked about the number of units that will meet full ADA accessibility requirements and if it is possible to create more ADA units.. Staff provided responses to their questions and stated more information will be provided at the next meeting regarding parking and the number of ADA units.

DISCUSSION

3. ITEMS OF INTEREST

Ms. Gilleran provided an update on the TRG small area plan.

4. COMMENTS FROM THE STAFF

There were no comments from the staff.

5. COMMENTS FROM THE COMMISSIONERS

Commissioner Yohannes made comments regarding the process for Planning Commission review of the Capital Improvements Plan (CIP) and asked if the Planning Commission could be involved earlier in the process. Ms. Gilleran explained that the CIP process was overhauled for this year and will work with the Department of Public Works to try to involve the Commission earlier in the process.

ADJOURNMENT

On the motion of Vice Chair Burke seconded by Commissioner Yohannes and carried by a vote of 4-0, the March 14, 2022, Planning Commission work session was adjourned. The vote was: Commissioners Donahue, Yohannes, Vice Chair Burke and Chairman Romeo voting "Aye." Commissioners Paul LeReche, Mike McFarlane and Kevin Moses were absent.

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There being no further business, the meeting adjourned at 8:18 p.m.



**Michael Romeo, Chairman
Planning Commission**



**Erika Orellana
Clerk of Boards & Commissions**

Minutes approved by the Planning Commission: April 25, 2022