

**TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION WORK SESSION AGENDA
DECEMBER 9, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **ZONING ORDINANCE TEXT AMENDMENT – ZOTA #19-02**, to consider amending Chapter 78 (ZONING), to revise standards for communications towers and develop standards for utility distribution or transmission poles and to establish a maximum \$500 fee for administrative review eligible projects in Article XV (Decision-Making Authorities, Application Review, and Permitting), Section 78-152.2(b)(3) (Fees) pursuant to Virginia Code 15.2-2286(A)(6). ***(Continued from the November 25, 2019 Planning Commission public hearing.)***
3. **Five Year Review of the Comprehensive Plan:** The Planning Commission will review the town's comprehensive plan to determine the status of the plan and potential future amendments. Section 15.2-2230 of the Virginia Code states that at least once every five years the plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan. Since the August 12, 2008 adoption of the Town of Herndon 2030 Comprehensive Plan, review by the commission has resulted in seven plan amendments which were adopted by Town Council in 2011, 2012, 2015, 2017 and 2019. ***(Continued from the November 25, 2019 Planning Commission public hearing.)***

DISCUSSION

4. Items of Interest

COMMENTS

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

ADJOURNMENT



MEMORANDUM

To: Chairman Jonas and Members of the Planning Commission

From: David Stromberg, AICP, Zoning Administrator DS

Date: December 9, 2019

Subject: ZOTA #19-02 – Small Cell Wireless Update

During the work session on November 18, 2019, the Commission requested staff to provide additional information to help determine the appropriate minimum lot size for where small cell facilities could locate. Staff has prepared four maps to illustrate where the facilities could be located based on lot size. Attachment # 1 shows all residentially zoned parcels 20,000 square feet or larger. Attachment #2 shows all residentially zoned parcels 1 acre (43,560 square feet) or larger. Attachments #3 and #4 show non-residentially zoned parcels at 20,000 square feet and 1 acre.

Attachment #1 indicates there are approximately 350 residentially zoned parcels that exceed 20,000 square feet. About 1/3 of these parcels are either publicly owned or common areas of private, residential developments. The remainder are privately owned lots. Most of these lots are located within the original Van Vlecks subdivision, generally bounded by Third Street to the north, Monroe Street to the west, Park Avenue to the south, and Drainesville Road to the east. There is a smattering of lots along Grace Street between Elden Street and the W&OD trail and a few on Oak, Spring, and Nash Streets.

Attachment #2 indicates there are approximately 100 residentially zoned parcels that exceed 1 acre. The vast majority of these are publicly owned or common areas of private residential developments.

Attachment #3 indicates there are approximately 570 parcels with non-residential zoning that exceed 20,000 square feet. It should be noted that the mixed-use districts (Planned Development-Traditional Downtown, Planned Development-Worldgate, and Planned Development-Transit Oriented Core) were classified as non-residential for this analysis.

Attachment #4 indicates there are approximately 150 parcels with non-residential zoning that exceed 1 acre. When comparing attachments 3 and 4, it is clear that there is not a large impact in potential locations when distinguishing between a minimum of 20,000 square feet and 1 acre despite the apparent difference in number of parcels.

Staff is recommending a minimum lot size of 1 acre for all residential parcels. While some unknown, future technology might become as common as electric meters, the staff currently advises against allowing small cell facilities from being placed on individual,

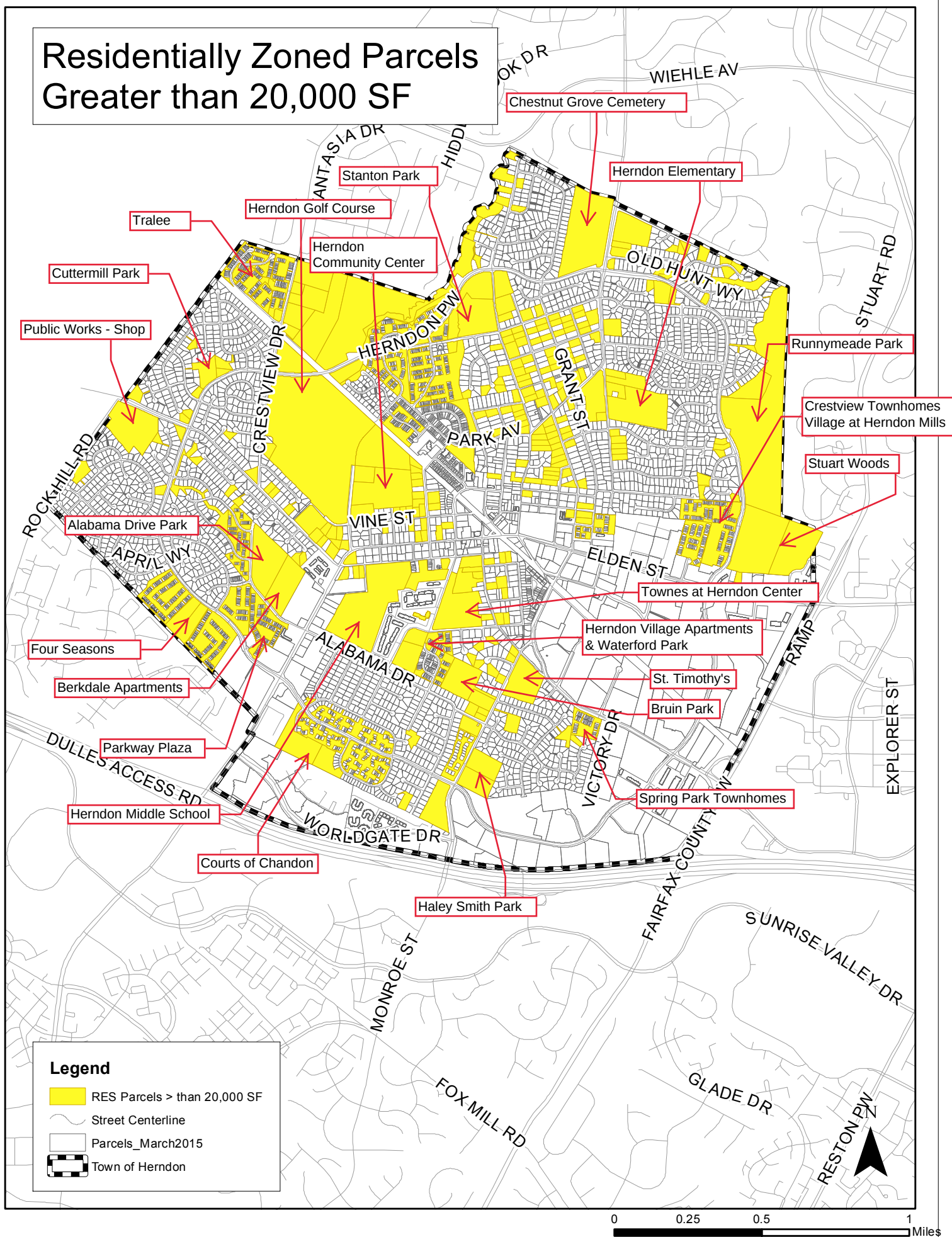
residential lots. With a 1 acre minimum almost all lots would be excluded from being eligible to install a small cell facility. The 1 acre minimum does preserve the ability for common areas of private residential developments to install a small cell device, provided all other standards are met.

There does not appear to be significant impacts on nonresidential properties when distinguishing between a minimum lot size of 20,000 square feet and 1 acre. Staff is recommending a 1 acre minimum in order to be consistent with residential lots.

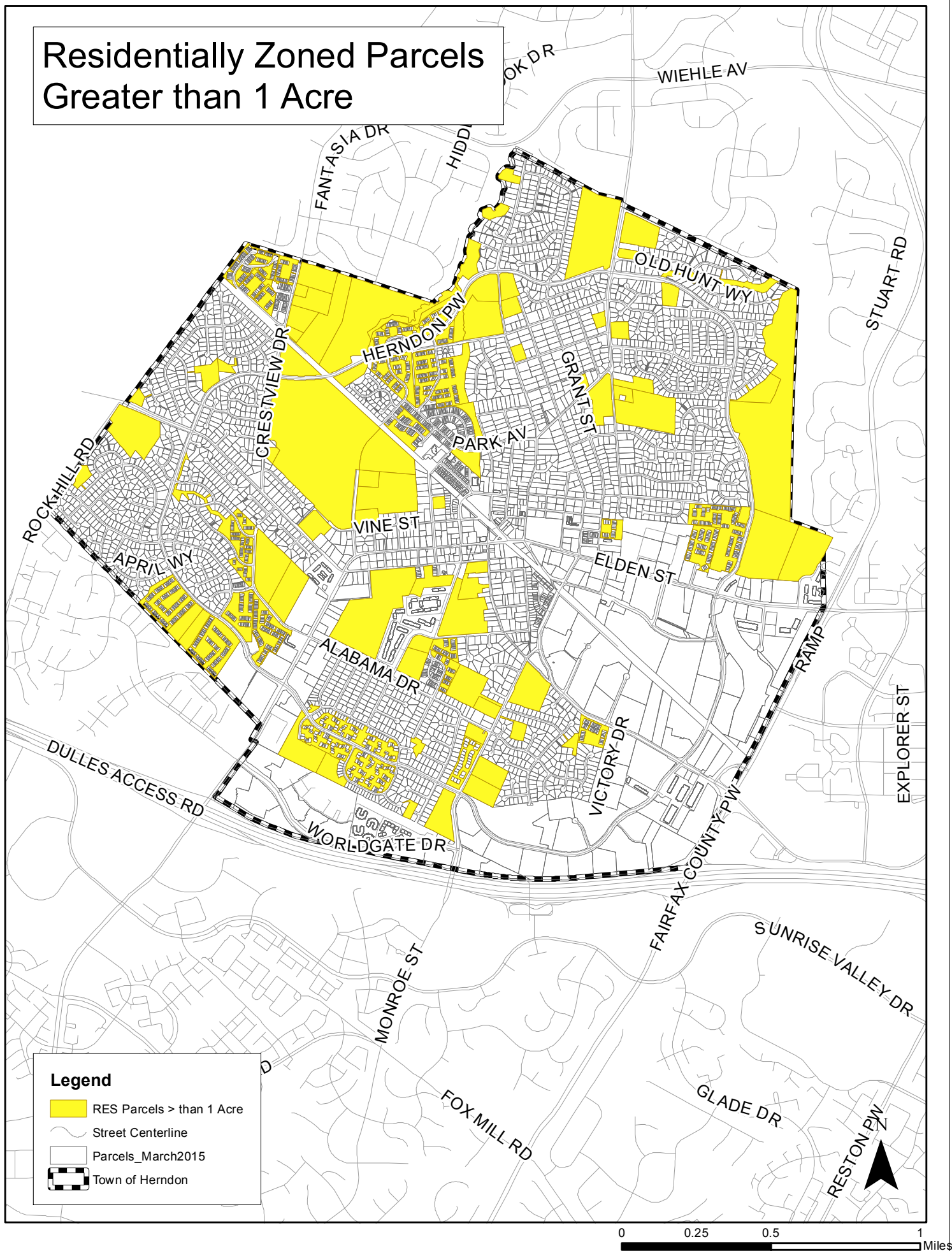
Attachments:

1. Residentially zoned parcels over 20,000 square feet
2. Residentially zoned parcels over 1 acre
3. Non-residentially zoned parcels over 20,000 square feet
4. Non-residentially zoned parcels over 1 acre

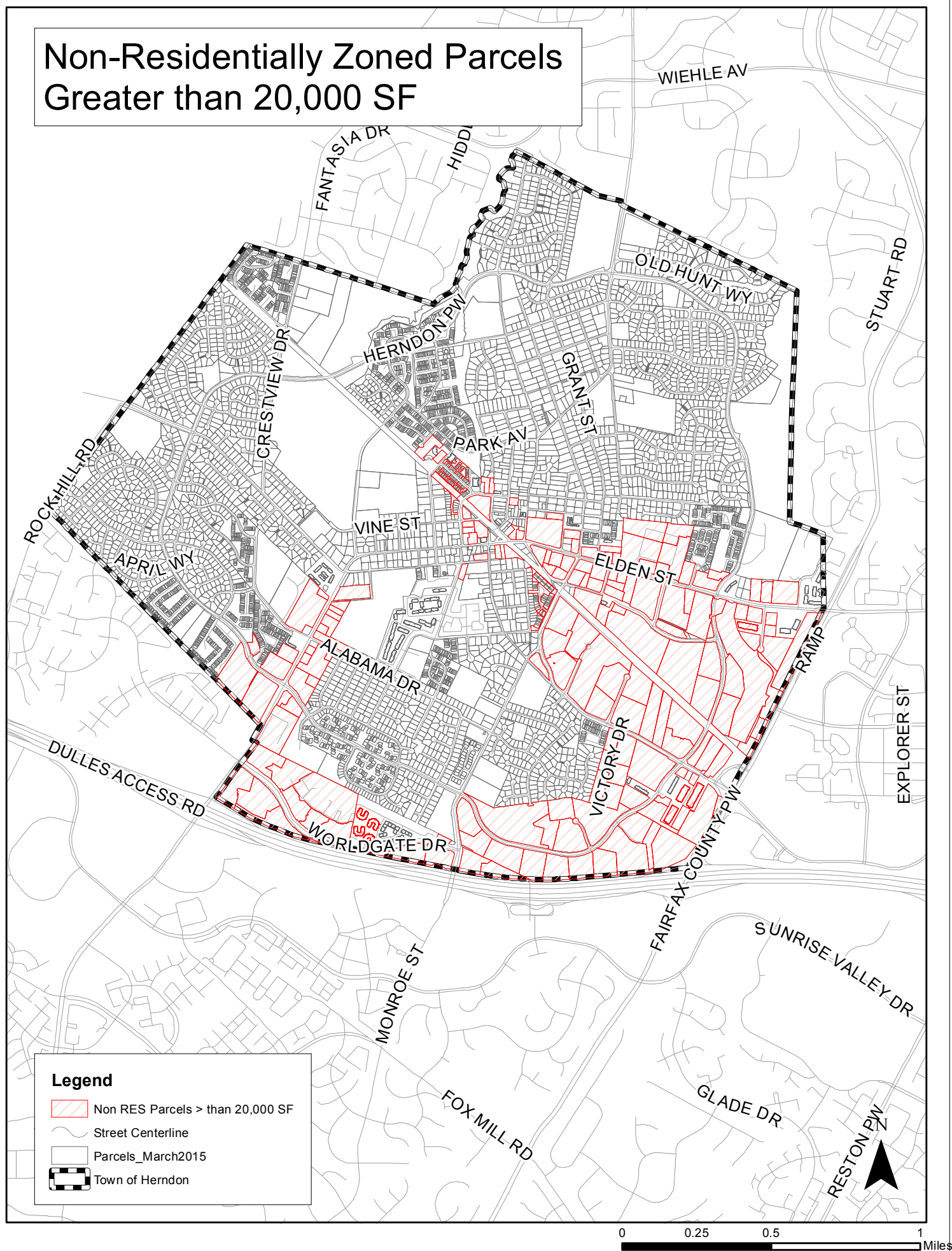
Residentially Zoned Parcels Greater than 20,000 SF



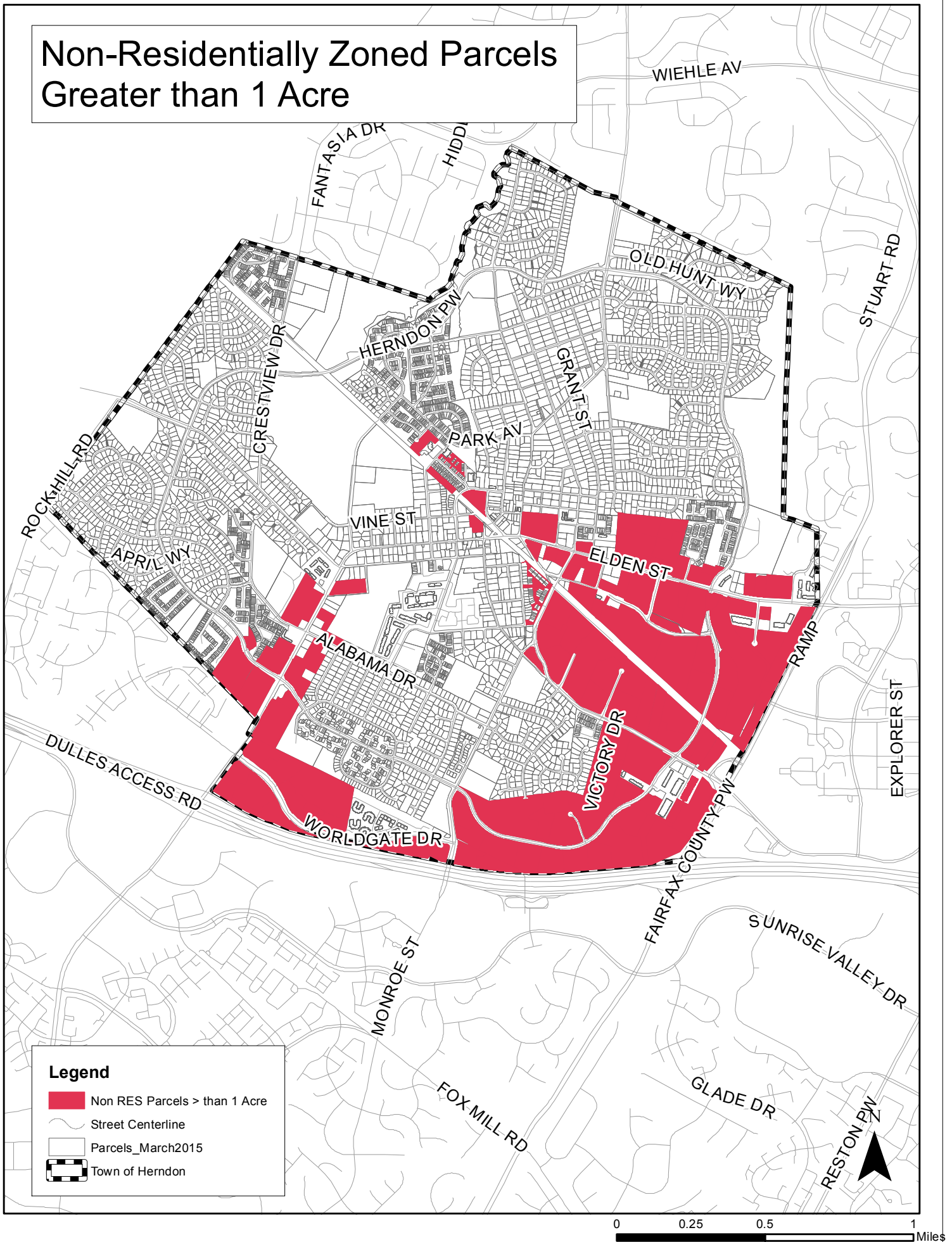
Residentially Zoned Parcels Greater than 1 Acre



Non-Residentially Zoned Parcels Greater than 20,000 SF



Non-Residentially Zoned Parcels Greater than 1 Acre





MEMORANDUM

To: Chairman Jonas and Members of the Planning Commission

From: Elizabeth M. Gilleran, Director of Community Development *EMG*

Date: December 9, 2019

Subject: Five Year Review of the Comprehensive Plan

Staff has revised the attached resolution based on the commission's November work session discussion and coordination with the Town Attorney. Please let me know if there are any questions on this item.

Attachment #1: Revised Draft Planning Commission Resolution dated December 16, 2019

TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION RESOLUTION

December 16, 2019

Resolution – Five Year Review of the Town of Herndon 2030 Comprehensive Plan and its associated supplements, as required by the Code of Virginia, Section 15.2-2230 (1950), as amended.

WHEREAS, the Town of Herndon, Virginia 2030 Comprehensive Plan was adopted August 12, 2008; the Planning Commission completed an initial review of the plan in 2013 and has continued to recommend amendments to the plan; and

WHEREAS, at this time the Planning Commission has completed a review of the comprehensive plan as required by the Code of Virginia, to determine if it is advisable to amend the plan; and

WHEREAS, several amendments to the comprehensive plan have addressed major goals and objectives of the original plan through intensive planning processes driven by community input; specifically, the plan was amended by Town Council after Planning Commission recommendation, as follows:

CPA 10-01, Downtown Master Plan, adopted February 22, 2011;

CPA 11-01, Downtown Streetscape Map, a residential streetscape map designation along Center and Vine streets, adopted September 27, 2011;

CPA 11-02, Herndon Metro Station Area Plan, adopted February 28, 2012;

CPA 15-01, Fairbrook Drive Extension, a change to the Major Street Network Map adopted January 13, 2015;

CPA 17-02, Cycle Track on Herndon Parkway, to establish a cycle track along Herndon Parkway approximately 2,000 feet south of the W & OD Trail property at the eastern side of the town, adopted September 27, 2017.

CPA 18-01, South Elden Area Plan, adopted February 12, 2019; and

CPA 18-02, South Elden Street Design Concept, adopted February 26, 2019; and

WHEREAS, the Planning Commission and staff have completed an outreach process during 2019 on the Five Year Review of the comprehensive plan, which has included a public input meeting on September 25, 2019, preceded by staff outreach at the Herndon Farmers Market, as well as presentations and discussion at several community group meetings including, the Herndon Youth Advisory Committee, the Herndon Committee of the Dulles Regional Chamber of Commerce, the Herndon Economic Development Advisory Committee and the Pedestrian, Bicycle Advisory Committee and through a variety of media channels; and

WHEREAS, the Planning Commission of the Town of Herndon, Virginia finds that the comprehensive plan as amended to date contains the plans and policies that the commission supports.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the Town of Herndon recommends to the Town Council that the following priorities for the development of potential future amendments to the plan and for the implementation of the comprehensive plan be adopted:

1. Continue a cooperative relationship with Fairfax County and regional entities regarding major public services such as human services, public transportation, and fire and rescue, while remaining vigilant to ensure that the town receives adequate and equitable services.
2. Ensure that the town's public facilities serve the needs of all ages and abilities.
3. Continue to assess indoor and outdoor recreational facilities and seek needed additional facilities through the land development entitlement process to ensure that increase service demand is met.
4. Continue to advance the comprehensive plan goal as adopted in the Metrorail Station Area Plan to provide housing choices for those attracted to compact, mixed use, walkable neighborhoods with nearby transit availability. Explore opportunities to achieve a greater range of housing choices through redevelopment in areas of the town where the comprehensive plan supports redevelopment. For example, the areas designated Adaptive Area or Adaptive Area-Residential on the comprehensive plan land use map.
5. Continue to advance major pedestrian and multimodal facilities in the Capital Improvement Program such as the Van Buren Street Improvements, the W & OD Trail Lighting and other pedestrian and bicycle connections to enhance access to Metrorail as well as other connections and linkages throughout the town and connecting to areas in Fairfax County or Loudoun County striving to ensure a walkable and multimodal community.
6. Ensure that while every town resident lives within 1/2 mile of a park, those parks are accessible by all forms of transport and for all residents regardless of their varying sensory, communication and activity abilities.
6. Undertake a minor plan amendment to add references within the comprehensive plan to the Sustainability Plan adopted December 12, 2017, the Streetscape Manual adopted October 2018, the Bicycle Network Master Plan adopted August 13, 2019, and the Pedestrian Plan adopted October 29, 2019. This amendment should also address outdated references or instances where an older planning document has been superseded by more recent Town Council action.

7. Support the environmental goals of the plan including compliance with Virginia Chesapeake Bay Act requirements and the implementation of water quality improvement projects within the town through a cooperative agreement with Fairfax County and funded by the countywide stormwater service district tax. Depending on Virginia Department of Environmental Quality direction and guidance, develop an updated plan chapter on the environment including Chesapeake Bay policy specific to water quality and watershed improvements.
8. Amend the Heritage Preservation chapter of the comprehensive plan to provide desired changes to preservation policy, using the term “historic” rather than the term “heritage.”
9. Consider the regional planning efforts related to resilience, including the Northern Virginia Regional Commission’s “Resilient Critical Infrastructure, A Roadmap for Northern Virginia,” February 2018, which contains a goal to identify appropriate policy frameworks to respond to climate change planning and adaptation.
10. Continue to support cooperation with Fairfax and Loudoun with regard to new development and public facilities planning within areas that are close to the town/county boundaries, especially the coordination of all modes of transportation improvements with regard to major transit-oriented development areas.
11. Incorporate a plan chapter on economic development.
12. Ensure that future comprehensive plan amendments promote universal design and opportunities for individuals with varying sensory, communication and activity abilities.
13. Complete infrastructure impact analysis in the near term to inform planning efforts and to allow for full consideration of a potential plan amendment process relative to the Transit Related Growth area or designated portions (subareas) thereof.
14. In general, consider the 2040 and 2045 time horizons and beyond throughout the comprehensive plan document as these horizons have been part of the more recent plan amendment efforts adopted by the town. Further, these horizons have become part of the town’s participation in regional planning and funding efforts.
15. Downtown Master Plan: The commission acknowledges that there will be a significantly changed environment in place by the next five-year comprehensive plan review, as there are major projects currently in the development pipeline such as the Comstock Herndon Downtown Redevelopment Project. Leading up to year 2024, reconsider the plan relative to the land use and density for the Pines block and other areas within the context and the experience of the build-out that has occurred by that point in time.

16. Continue to engage in regional planning efforts related to the Innovation Metrorail Station and surrounding areas within Loudoun County and Fairfax County.