



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-LE-002
6320 Grovedale Drive

Address/Tax Map Parcels: 6320 Grovedale Drive
Tax Map Parcels 81-3 ((5)) 10

Nominator: Zachary Williams, Venable

Supervisor District: Franconia
Planning Area: Area IV
Planning District: Springfield Planning District, S-9 Beulah Community Planning Sector
Acreage: 1 acre

Current Plan Map/Text: Transitional low-rise or townhouse-style office up to 0.35 Floor Area Ratio (FAR) with substantial consolidation

Nomination: Childcare center with the capacity for 140-160 children

Comprehensive Plan Considerations:

The subject site is located on Grovedale Drive, south of Franconia Road, and north of Beulah Street, and contains a structure constructed as a single-family home. The frontage of the property is heavily wooded, and the structure is obscured from view along the Grovedale Drive frontage. The site and adjacent parcels along the western portion of Grovedale Drive are planned for transitional low-rise or townhouse-style office use up to 0.35 FAR, subject to recommendations including substantial parcel consolidation. The area to the northwest of the nomination property along Grovedale Drive is developed with a church, a Verizon facility, and townhouse-style offices, and the area to the southeast is developed with townhouse-style office, the Huntington Learning Center, and the Center for Autism and Related Disorders. A KinderCare childcare center is located directly across Grovedale Street from the property and is located within a triangle of land between Franconia Road, Beulah Street, and Grovedale Drive which is planned for low intensity office use, retail use up to 0.25 FAR, and public facilities, and contains the Franconia Government Center and the Franconia Fire Station. An assemblage of parcels within the triangle is subject to nomination [CPN22-LE-003](#). The area to the southwest of the site is planned for and developed with townhouses up to 8 -12 dwelling units per acre.

The Comprehensive Plan's Concept for Future Development identifies the Beulah Community Planning Sector as a Suburban Neighborhood, a land use classification containing a broad mix of residential densities, planned for little to no change in land use. Where appropriate, supporting neighborhood-serving commercial services, public facilities, and institutional uses are encouraged provided that the proposed intensities and character are compatible with the surrounding area. The Land Use element of the Policy Plan's Objectives 8 and 14, state that infill development should be of a compatible use, type, and intensity, and should ensure adverse impacts to the surrounding neighborhood should not occur.

The nomination proposes a two-story, 9,000 square foot (approximately 0.20 FAR) childcare center with a ground-level playground to the rear of the property that would provide capacity for 140-160 children. An approved rezoning and development plan (RZ 2006-LE-010) for the site restricts the property to a two-story office building, 8,991 gross floor area and 0.22 FAR, with accessory uses such as a coffee shop, deli, or newsstand. Childcare uses are not included with the approved development plan. County policies support the provision of childcare services as an employment support; however, staff has concerns that the proposal may exceed the capacity for the site, and the Comprehensive Plan recommendation for consolidation with adjacent parcels may better accommodate the use and achieve the

planning objectives for the Grovedale frontage. A more detailed analysis of traffic patterns along Grovedale Drive and access to the site would also need to be considered.

