



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-LE-003
Beulah Street and Grovedale Drive

Address/Tax Map Parcels: Grovedale Drive and Beulah Street
Tax Map Parcels 81-3 ((5)) 15A, 15B, 15C, 17C and 17D

Nominator: Lynne Strobel, CIA-Beulah Street, LLC

Supervisor District: Franconia
Planning Area: Area IV
Planning District: Springfield Planning District, S-9 Beulah Community Planning Sector
Acreage: 6.46 acres

Current Plan Map/Text: Low intensity office use with substantial parcel consolidation and other recommended conditions

Nomination: Residential use consisting of multi-family and single-family attached units

Comprehensive Plan Considerations:

The subject site consists of five parcels located on the north corner of Grovedale Drive and Beulah Street and contain a single-family house, two office buildings with surface parking, and two vacant lots. The office buildings are located along Beulah Street. The Franconia Kindercare childcare facility is located along Grovedale Drive, between two of the nominated parcels and is not included as part of the nomination. The two vacant parcels and the parcel with the single-family house are located on smaller lots northwest of the Franconia Kindercare facility.

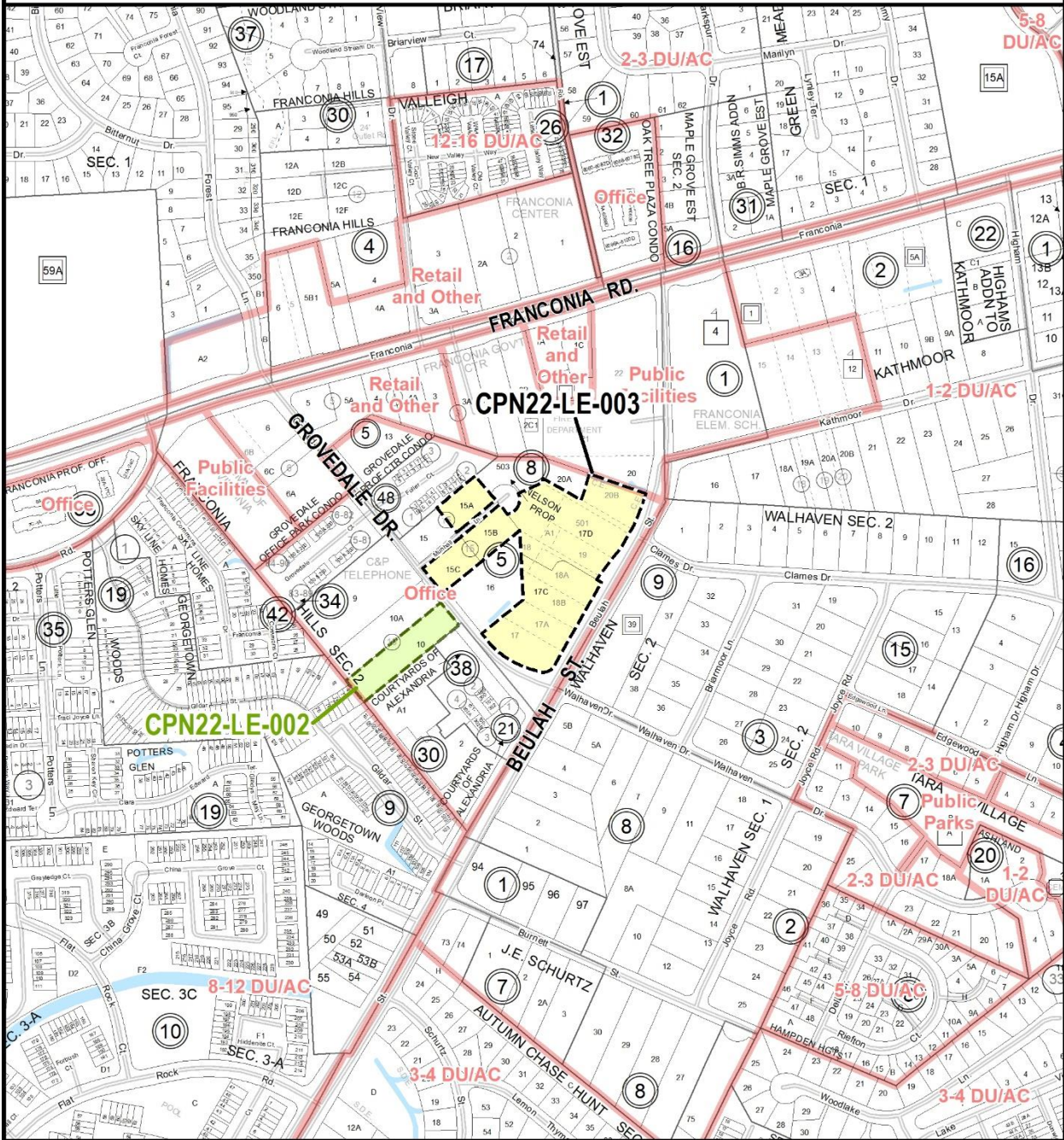
The nomination parcels are planned for low-intensity office use, subject to recommended conditions including parcel consolidation. The surrounding area includes a triangle of land between Franconia Road, Beulah Street, and Grovedale Drive, which, in addition to the nominated parcels, includes a cluster of public facilities (the Franconia Government Center and Franconia Fire Station), offices, churches (including the historic Olivet Episcopal Church), and other commercial uses. The Comprehensive Plan notes that compatible redevelopment along with an urban park in the broader triangle will help establish this area as a community focal point and complement the function of this area as a location for community activities and interaction. The area to the east of Beulah Street is planned for and developed with 1-2 dwelling units per acre (du/ac) and includes the Franconia Alliance Church. The parcels across Grovedale Drive to the west are planned for townhouse-style office up to 0.35 FAR with substantial parcel consolidation, and developed with townhouse style and low-rise office, education facilities, a church, and a Verizon facility. A single parcel across Grovedale Drive to the west is subject to nomination [CPN-LE-002](#).

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, 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 residential use consisting of multi-family and single-family attached residential units up to 12 du/ac on the site, not including affordable and workforce dwelling units. The lack of inclusion of the Kindercare parcel with the nomination, which is situated between the northern and southern portions of the nominated area, inhibits logical parcel consolidation and may prevent an attractive pattern of development. Opportunities to reconsider the logical planning area for future study may be needed to ensure that compatible residential infill development can help achieve the vision of the triangle as a community focal point with access to parks, public facilities, and other services.

CPN22-LE-003

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 CPN22-LE-003  Land Unit  Baseline Plan Recommendation

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS MAP CURRENT TO NOVEMBER 2022

OTPA_GRAPHICS\S22_items\2022 Site Specific Plan Amendment Process\NOMINATIONS

