

NARRATIVE STATEMENT  
CONCEPTUAL DEVELOPMENT PLAN/  
FINAL DEVELOPMENT PLAN BY  
GLEN ALDEN, L.L.C.  
56-1 ((1)) 39A (the "Property")

December 30, 1998

Introduction and Background

This application request approval of a Conceptual Development Plan ("CDP") and a Final Development Plan ("FDP") to permit the development of a Child Care facility on the above-referenced Property, located in the northwest quadrant of the intersection of Route 29 and Holly Avenue. The Property, which was part of a larger 28.05 acre parcel, was rezoned to the PDH-8 District in 1983. At the time of the Rezoning, the testimony at the Planning Commission hearing (attached as Exhibit A) clearly indicated the County's understanding and the applicant's intent to develop the property in the future with a commercial use. While both a CDP and a FDP were approved in 1983 for the residential portion of the larger Alden Glen property, the CDP excluded the subject Property (Parcel 39A) because no specific commercial use had been determined at that time. The PDH-8 District permits Child Care centers with enrollments of 100 or more students as a secondary use when shown on an approved Final Development Plan.

The Property is located in Sub-unit O5 of the Fairfax Center Area Planning District of Area III. Sub-unit O5 contains the Alden Glen residential townhome community and is planned for a residential mixed-use development. A Quasi-Public use such as a Child Care facility would be compatible with and an appropriate and valuable addition to the Alden Glen townhome community.

Proposed Development

The proposed Child Care facility is a one-story structure of approximately 8,250 square feet. The resulting FAR, 0.16, is significantly less than the 0.55 FAR permitted by the Zoning Ordinance. The Applicant proposes to maintain 62 percent of the site as open space, although the Zoning Ordinance only requires 20 percent.

The proposed Child Care facility would be of great value to both the Alden Glen community and surrounding residential developments. It is a far more desirable use than many of the other secondary uses permitted in the PDH District, such as service stations/mini-marts, quick service food stores, and pool halls. The Applicant is committed to developing a high quality product that will be a positive addition to the adjacent community. We have met with the Alden Glen Community Association on two occasions, and are more than willing to work with them to address all reasonable concerns.

For all of the above-mentioned reasons, we respectfully request that the Staff and the Planning Commission support and the Board of Supervisors approve this application.

Respectfully Submitted:

McGuire, Woods, Battle & Boothe LLP

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Agent for the Applicant

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