



January 9, 2012

**TO:** Barbara Berlin, Director  
Fairfax County Department of Planning & Zoning  
Zoning Evaluation Division

**FROM:** Denise M. James, Director *DMJ*  
Office of Facilities Planning Services

**SUBJECT:** RZ/FDP 2011-MV-033, Adkins Property

**ACREAGE:** 27 acres

**TAX MAP:** 107-4 ((1)) 98, 98A

**PROPOSAL:** Rezone property from the R-1 District to the PDH-4 District to permit 40 single family detached dwelling units.

**COMMENTS:** The proposed rezoning area is within the Halley Elementary School and South County Secondary School boundaries. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity	Enrollment (9/30/11)	2012-2013 Projected Enrollment	Capacity Balance 2012-2013	2016-17 Projected Enrollment	Capacity Balance 2016-17
Halley ES	802	735	751	51	779	23
South County MS*	736	902	901	-165	864	-128
South County HS	2,131	1,985	1,966	165	2,091	40

*Capacity and enrollment are based on the FCPS FY 2013-17 CIP and spring update.*

*\* A new middle school in the south county area is anticipated to open for the 2012-13 school year, which will make the present South County Secondary a separate middle and high school facility.*

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2016-17 and are updated annually. At this time, if development occurs within the next six years, the middle school at South County Secondary is projected to have a capacity deficit and the rezoning application is anticipated to contribute to this projected capacity deficit. However, it is anticipated that with the opening of a new middle school in the south county area, this will alleviate the capacity deficit at the middle school level. Beyond the six year projection horizon, enrollment projections are not available.

The rezoning application proposes to rezone property from the R-1 District to the PDH-4 District to permit 40 single family detached dwelling units. The property contains 27 acres and is undeveloped. If developed by-right, it appears that the maximum development potential is 27 single family dwelling units, based on 27 acres.

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

School level	Single family detached ratio	Proposed # of units	Student yield	Single family detached ratio	Current # of units permitted by-right	Student yield
Elementary	.266	40	11	.266	27	7
Middle	.084	40	3	.084	27	2
High	.181	40	7	.181	27	5
		<b>21 total</b>				<b>14 total</b>

#### SUMMARY:

##### Suggested Proffer Contribution

The rezoning application is anticipated to yield 7 new students. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of \$65,646 (7 students x \$9,378) in order to address capital improvements for the receiving schools. It is recommended that all proffer contributions be directed to the South County HS pyramid and/or to Cluster V schools that encompass this area at the time of site plan approval or building permit approval. It is also recommended that notification be given to FCPS when construction is anticipated to commence. This will assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.

Given that it is unknown when development will occur and since the school proffer amount reflects current economic conditions, it is recommended that the school proffer be based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

- A. Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per high-rise multifamily unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.

DMJ/mat

Attachment: Locator Map

cc: Dan Storck, School Board, Mount Vernon  
 Ilryong Moon, School Board, At-Large  
 Ryan McElveen, School Board, At-Large  
 Ted Velkoff, School Board, At-Large  
 Dean Tistadt, Chief Operating Officer  
 Jim Kacur, Cluster II, Assistant Superintendent  
 Jamey Chianetta, Principal, Elementary School  
 Jane Lipp, Principal, South County Secondary School

Fairfax County Public Schools  
Office of Facilities Planning Services

