

Fairfax County Public Schools
Office of Facilities Planning Services

TO: Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Gary Chevalier, Director
Office of Facilities Planning Services

SUBJECT: Schools Impact Analysis
Zoning Application RZ 2005-DR-009, Winchester Homes

DATE: January 27, 2006

MAP: 29-1 ((1)) 33-41 – Cluster I

PLANNING UNIT 3379

ACREAGE: 8.11 acres

REQUEST: Rezone from R-1 to PDH-3 to permit development of 21 single family detached units

Schools that serve this property, their current total memberships, net operating capacities, and five year projections are as follows:

School Name and Number	Grade Level	9/30/05 Capacity	9/30/05 Membership	2006-2007 Membership	Memb/Cap Difference 2006-2007	2010-2011 Membership	Memb/Cap Difference 2010-2011
Spring Hill 3018	K-6	736	847	833	-97	848	-112
Cooper 3021	7-8	725/1100	992	962	138	927	173
Langley 3020	9-12	1850/2500	1976	1988	-138	1933	107

The proposed application could increase or reduce projected student membership as shown in the following analysis:

School Level	Unit Type	Proposed Zoning PDH-3			Unit Type	Existing Zoning R-1			Student Increase/Decrease	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	SFD	21	x.244	5	SFD	8	x.244	2	3	5
7-8	SFD	21	x.070	1	SFD	8	x.070	0	1	1
9-12	SFD	21	x.159	3	SFD	8	x.159	1	2	3

Comments: The proposed rezoning could result in 6 additional students over development at the current zoning of 1 du/ac. Based on the approved proffer guidelines, the students generated by this application would justify a \$45,000 proffer for schools (6 students x \$7,500 per student). The foregoing information does not take into account the potential impacts of pending or future proposals that could affect the same schools.

Source: FY 2007-2011, Facilities Planning Services Office, Enrollment Projections, FY2007-11 CIP
Note: Five-year projections are those currently available and will be updated yearly. School attendance areas are subject to yearly review.