

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: Revised: Schools Impact Analysis
Zoning Application RZ 2005-LE-010, Eastwood Properties, Inc.

DATE: April 14, 2006

MAP: 91-1 ((1)) 13-17 – Cluster V

PLANNING UNIT 1833

ACREAGE: 3.34 acres

REQUEST: Rezone from R-1 to R-8 to permit development of 21 single family detached dwellings at a density of 6.3 dwelling units per acre.

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
Lane 1127	K-6	831	677	687	144	655	176
Hayfield 1180	7-8	1100	759	754	346	832	268
Hayfield 1180	9-12	2125	1695	1437	688	1567	558

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

School Level	Unit Type	Proposed Zoning R-8			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	3	x.244	1	4	5
7-8	SFD	21	x.070	1	SFD	3	x.070	0	1	1
9-12	SFD	21	x.159	3	SFD	3	x.159	0	3	3

Comments: The proposed rezoning could result in a total of 8 additional students over what could be anticipated under the current zoning. Based on the approved proffer guidelines, the students generated by this application would justify a proffered contribution of \$60,000 for schools (8 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.