

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:** School Impact Analysis  
Zoning Application RZ 2005-HM-028, Toscano

**DATE:** September 11, 2007

**MAP:** 38-3 ((1)) 0004

**PLANNING UNIT** 3836 – Cluster II

**ACREAGE:** 1.67 acres

**REQUEST:** Rezone from R-1 to R-2 to permit development of 2  
single family detached dwelling units

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

School Name	9/30/06 Capacity	9/30/06 Membership	2007-2008 *Membership	Memb/Cap Difference 2007-2008	2011-2012 Membership	Memb/Cap Difference 2011-2012
Flint Hill ES	595	714	695	-100	804	-209
Thoreau MS	725	755	752	-27	768	-43
Madison HS	1875	1900	1856	19	1895	-20

*\*2007-2008 Membership based on Spring Projections Updates, Facilities Planning Services*

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

School Level	Proposed Zoning R-2			Existing Zoning R-1			Student Increase
	Units	Ratio	Students	Units	Ratio	Students	
K-6	2	x .239	0	1	x .239	0	
7-8	2	x .069	0	1	x .069	0	
9-12	2	x .172	0	1	x .172	0	
		Total			Total	0	0

**Comments:** As noted in the table above, the proposed lot split is not anticipated to generate additional students over what might be anticipated with the existing R-1 zoning. Therefore, there is no recommendation for a proffered contribution to mitigate impacts to schools.

Source: FY 2008-2012, Facilities Planning Services Office, Enrollment Projections, FY2008-12 CIP  
Note: Five-year projections are those currently available and will be updated yearly. School attendance areas are subject to yearly review.