



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Office of Facilities Planning
10640 Page Avenue
Fairfax, Virginia 22030

TO: St. Clair Williams, Planner III
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

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

SUBJECT: RZ 2005-HM-028, Toscano

DATE: February 23, 2009

PLANNING AREA: 3836, Cluster II

ACREAGE: 1.67 acres

TAX MAP: 38-3 ((1)) 4

PROPOSAL: The nomination proposes to rezone property from the R-1 to the R-2 District to permit development of a new single family detached dwelling.

COMMENTS: This memo revises a previous memo dated September 11, 2007 to reflect updated school enrollment and capacity data for the receiving schools. The proposed rezoning area is within the Flint Hill Elementary School, Thoreau Middle School, and Madison High School boundaries. The chart below shows the existing school capacity, enrollment, and projected five year enrollment.

School	Capacity	Enrollment (9/30/08)	2009-2010 Projected Enrollment	Capacity Balance 2009-2010	2013-14 Projected Enrollment	Capacity Balance 2013-14
Flint Hill ES	614	665	665	-51	649	-35
Thoreau MS	750	804	857	-107	916	-165
Madison HS	2016	1919	2012	4	2131	-115

The rezoning application proposes to rezone the existing property from the R-1 to R-2 District to permit the development of a new lot. Currently there is one existing dwelling unit on the property.

The chart below shows the number of anticipated students from this application.

School Level	Proposed Zoning R-2			Existing Zoning R-1		
	Units	Ratio	Students	Units	Ratio	Students
Elementary	2	0.239	0	1	0.239	0
Middle	2	0.069	0	1	0.069	0
High	2	0.172	0	1	0.172	0
	Total 0			Total 0		

SUMMARY: The proposed rezoning application is not anticipated to generate any additional students.