

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-MV-036/37  
Kings Crossing – Jefferson Development

**DATE:** January 27, 2006

**MAP:** 83-3 ((1) & 83-3 ((18) – Cluster II

**PLANNING UNIT** 1409, 1410

**ACREAGE:** 32.28 acres

**REQUEST:** Rezone from C-8 and R-4 to the PRM District to permit development of 805 multi-family mid/high rise (MFHR) units and 67 single family attached (SFA) townhouse residential units as part of a mixed use development.

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
Belle View 1202	K-6	452	403	400	52	409	43
Sandburg 1231	7-8	1400	1079	1101	299	1002	398
W. Potomac 1220	9-12	2200	2062	2026	174	1794	406

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

School Level	Unit Type	Proposed Zoning PRM			Unit Type	Existing Zoning 3.84 acres of R-4			Student Increase	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	MFHR	805	x.063	51	SFD	15	x.244.	4	61	65
	SFA	67	x.210	14						
7-8	MFHR	805	x.011	9	SFD	15	x.070	1	12	13
	SFA	67	x.053	4						
9-12	MFHR	805	x.028	23	SFD	15	x.159	2	28	30
	SFA	67	x.109	7						

**Comments:** The proposed rezoning could result in a total of 108 additional students. Based on the approved proffer guidelines, the students generated by this application would justify a \$810,000 proffer for schools (108 students x \$7,500 per student). It is further recommended that the proposed design for the new development provide for safe and accessible school bus stops for children. The foregoing information does not take into account the potential impacts of pending or future proposals that could affect the same schools.

cc: Weldon Spurling, FCPS Design and Construction Services

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.