

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-038, Calvert Homes

DATE: January 27, 2006

MAP: 107-2 ((1)) 15-24A – Cluster V

PLANNING UNIT 7420

ACREAGE: 9.28 acres

REQUEST: Rezone from R-1 to PDH-3 to permit development of 23 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
Lorton Station 1343	K-6	704	959	1081	-377	1168	-464
Hayfield 1181	7-8	1100	759	754	346	832	268
Hayfield 1180	9-12	2125	1695	1437	688	1576	558

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	23	x.244	6	SFD	9	x.244	2	4	6
7-8	SFD	23	x.070	2	SFD	9	x.070	1	1	2
9-12	SFD	23	x.159	4	SFD	9	x.159	1	3	4

Comments: The proposed rezoning could result in 8 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 \$60,000 proffer 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.