

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-PR-040, Watermark Two, LLC

**DATE:** January 25, 2006

**MAP:** 48-2 ((7)) (34) 0013 – Cluster II

**PLANNING UNIT** 2075

**ACREAGE:** 24,203 square feet land area

**REQUEST:** Rezone from R-1 to R-4 in order to develop 2 single family homes at a density of 3.6 du/ac

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
Fairhill 3087	K-6	524	488	501	23	524	0
Jackson 3081	7-8	900/1215	916	891	324	835	380
Falls Church 3090	9-12	2000	1406	1337	663	1184	816

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

School Level	Unit Type	Proposed Zoning R-4			Unit Type	Existing Zoning R-1			Student Increase/Decrease	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	SFD	2	x.244	0	SFD	1	x.244	0	0	0
7-8	SFD	2	x.070	0	SFD	1	x.070	0	0	0
9-12	SFD	2	x.159	0	SFD	1	x.159	0	0	0

**Comments:** The proposed rezoning will result in the redevelopment of one lot into two lots which will have no impact on schools in the attendance area.

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.