

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: Revised School Impact Analysis
Zoning Application RZ/FDP 2006-HM-020
Winchester Homes, Inc.

DATE: February 8, 2007

MAP: 35-2 ((1)) 23-29

PLANNING UNIT 3744 – Cluster VIII

ACREAGE: 19.97 acres

REQUEST: Rezone from R-1 to PDH-2 to permit development of
37 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
Oakton HS	2325	2374	2338	-13	2226	99
Carson MS	1250	1140	1159	91	1211	39
Crossfield ES	838	766	767	71	798	40

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

School Level	Proposed Zoning PDH-2			Existing Zoning R-1			Student Increase
	Units	Ratio	Students	Units	Ratio	Students	
K-6	37	x .239	9	19	x .239	5	4
7-8	37	x .070	3	19	x .070	1	2
9-12	37	x .170	6	19	x .170	3	3
		Total	18		Total	9	9

Comments:

Capacity at Carson Middle School is impacted by a Gifted and Talented Center and Japanese Language Immersion programs. Future enrollment at Oakton High School may be impacted by an impending boundary study for the western portion of the County which will be conducted in the 2007-08 school year. Also included in the CIP, but outside of the 5 year planning window, is an unfunded new high school in the Dulles area which could further impact future enrollment at Oakton High School.

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The proposed development has reduced the total number of dwelling units from 39 to 37 which could result in a total of 18 students, 9 more than could be anticipated under the current zoning. Based on the approved proffer guidelines, the students generated by this application would justify a proffered contribution of \$104,670 for schools (9 students x \$11,630 per student).

Another residential rezoning application, situated at Barnsfield and Wall Roads and recently approved for over 900 units (RZ 2006-SU-007) is also anticipated to impact Carson Middle School with approximately 11 additional students. The foregoing information does not take into account the potential impacts of other pending or future proposals that could affect the same 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.

cc: Stuart D. Gibson, School Board Member, Hunter Mill District
Illryong Moon, School Board Member, At-Large
Stephen A. Hunt, School Board Member, At-Large
Janet S. Oleszek, School Board Member, At-Large
Dean Tistadt, Chief Operating Officer FCPS
Betsy Goodman, Cluster VIII, Assistant Superintendent
Jerry Kovalcik, Principal, Crossfield Elementary School
August Frattali, Principal, Carson Middle School
John Banbury, Principal, Oakton High School

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