

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 2006-HM-024, Sekas Homes, LTD.

DATE: September 15, 2006

MAP: 28-3 ((1)) 0031– Cluster II

PLANNING UNIT 3587

ACREAGE: 3.9 acres

REQUEST: Rezone from R-1 to R-3 to permit development of 11 single family detached dwellings.

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
Wolftrap 3042	K-6	571	605	611	-40	627	-56
Kilmer 3071	7-8	850	969	1070	-220	1084	-234
Madison 3060	9-12	1875	1883	1903	-28	1875	0

*2006-2007 membership based on spring projection updates from the Office of Facilities Planning Services

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

School Level	Unit Type	Proposed Zoning R-3			Unit Type	Existing Zoning R-1			Student Increase/Decrease	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	SFD	11	x.239	3	SFD	3	x.239	1	2	3
7-8	SFD	11	x.070	1	SFD	3	x.070	0	1	2
9-12	SFD	11	x.170	2	SFD	3	x.170	1	1	1

Comments: The proposed rezoning could result in a total of 4 additional students over what could be anticipated under the current zoning. Based on the approved proffer guidelines, the student generated by this application would justify a proffered contribution of \$46,530 for schools (4 students x \$11,630 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.