

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-LE-009

**DATE:** March 6, 2006

**MAP:** 91-4 ((1)) 43, 44, 45

**PLANNING UNIT** 1380 – Cluster V

**ACREAGE:** 7.04 acres

**REQUEST:** Rezone from R-1 to R-3 to permit development of 19 single family detached residential 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
Hayfield 1184	K-6	693	586	581	112	553	140
Hayfield 1181	7-8	1100	759	754	346	832	268
Hayfield 1180	9-12	2125	1695	1437	688	1567	558

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

School Level	Proposed Zoning R-3 Single Family Detached			Existing Zoning R-1 Single Family Detached			Student Increase	Total Students
	Units	Ratio	Students	Units	Ratio	Students		
K-6	19	.244	5	7	.244	2	3	5
7-8	19	.070	1	7	.070	0	1	1
9-12	19	.145	3	7	.145	1	2	3
		Total	9		Total	3	6	9

**Comments:** The proposed rezoning could result in a total of 6 additional students over what 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 \$45,000 for schools (6 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.