

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: School Impact Analysis
Zoning Application: RZ 2006-MV-031, KB Home

DATE: December 15, 2006

MAP: 83-1 ((1)), 83-1((18)) and 83-3 ((1));

PLANNING UNIT 1393 - Cluster V

ACREAGE: 14.04 acres

REQUEST: New application to rezone from R-4 to the PDH-8 District. It is noted that while most the application property was rezoned to the PDH-8 District in 2005, no development has occurred and previously proffered commitments to address school impacts have not been implemented. Therefore, the proposal is reviewed as a new rezoning application to the PDH-8 District.

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 |
|-------------|------------------|--------------------|----------------------|-------------------------------|----------------------|-------------------------------|
| Edison HS | 1675 | 1778 | 1691 | -16 | 1521 | 154 |
| Twain MS | 1025 | 856 | 824 | 201 | 876 | 149 |
| Cameron ES | 565 | 539 | 528 | 37 | 540 | 25 |

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

| School Level | Proposed Zoning PDH-8 | | | Existing Zoning R-4 | | | Student Increase | Total Students |
|--------------|-----------------------|--------|----------|---------------------|--------|----------|------------------|----------------|
| | Units | Ratio | Students | Units | Ratio | Students | | |
| K-6 | 98 | x .194 | 19 | 56 | x .239 | 13 | 6 | 19 |
| 7-8 | 98 | x .052 | 5 | 56 | x .070 | 4 | 1 | 5 |
| 9-12 | 98 | x .110 | 11 | 56 | x .170 | 10 | 1 | 11 |
| | | | 35 | | | 27 | 8 | 35 |

Comments:

Based on the approved proffer guidelines, the students generated by this application would justify a contribution of \$93,040 for schools (8 students x \$11,630 per student) which should be proffered to benefit the school pyramid where students from the development will attend. Special programs for these schools include Spanish Immersion and Gifted/Talented Center at Twain Middle

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School and a school-based Gifted/Talented Center and full-day kindergarten at Cameron Elementary. Renovation of Edison High School is currently scheduled for completion in the 2011-12 school year.

The foregoing information does not take into account the potential impacts of other development proposals that could impact 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.