

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-PR-008, Chalice Crest

DATE: October 12, 2006

MAP: 48-4 ((1)) 44

PLANNING UNIT 2079 – Cluster III

ACREAGE: 3.72 acres

REQUEST: Rezone from R-1 to R-5 to permit development of 14 duplex (single family attached) 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
Fairhill	K-6	524	488	497	27	499	25
Frost	7-8	925	1099	1032	-107	1069	-144
Woodson	9-12	1950	1992	2103	-153	2031	-81

**2006-2007 membership based on spring projections 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	Proposed Zoning R-5 Single Family Attached			Existing Zoning R-1 Single Family Detached			Student Increase	Total Students
	Units	Ratio	Students	Units	Ratio	Students		
K-6	14	.210	3	3	.244	1	2	3
7-8	14	.053	1	3	.070	0	1	1
9-12	14	.109	2	3	.159	0	2	2
		Total	6		Total	1	5	6

Comments: The proposed rezoning could result in a total of 5 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 \$37,500 for schools (5 students x \$7,500 per student). The suggested proffer amount does not reflect the updated proffer formula since this application was submitted for review prior to the effective dated of June1, 2006 for the updated proffer formula guidelines.

It should be noted that planning and construction funding for renovation of Woodson High School was approved in the 2001 and 2003 Bond Referendums. The renovation is currently scheduled for completion in the 2009-10 school year. Frost Middle School includes a Gifted and Talented Program which also impacts its capacity. 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.