

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-022
Van Metre Homes at Suncrest, LLC

DATE: September 15, 2006

MAP: 39-1 ((1)) 14, 14A 15A; 39-3 ((1)) 50-57, 59-61 - Cluster II

PLANNING UNIT: 3929

ACREAGE: 13.16 acres

REQUEST: Rezone from R-1 and PDH-3 to PDH-3 to permit development of 37 single family homes. It is noted that while a portion of the application property has been rezoned to the PDH-3 District, no development has occurred and previously proffered commitments for school impacts have not been implemented. Therefore, the proposal is reviewed as a new rezoning application to the PDH-3 District.

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
Shreewood 3083	K-6	559	408	402	157	391	168
Kilmer 3071	7-8	850	969	1070	-220	1084	-234
Marshall 3070	9-12	1500	1341	1332	168	1401	99

*2006-2006 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	Proposed Zoning PDH-3 Single Family Detached			Existing Zoning R-1 Single Family Detached			Student Increase/Decrease	Total Students
	Units	Ratio	Students	Units	Ratio	Students		
K-6	37	.239	9	13	.239	3	6	9
7-8	37	.070	3	13	.070	1	2	3
9-12	37	.170	6	13	.170	2	4	6

Comments: The proposed rezoning could result in 12 additional students. Based on the approved proffer guidelines, the students generated by this application would justify a \$139,560 proffer for schools (12 students x \$11,630 per student). It should be noted that there are other pending rezoning applications which, if approved, are likely to impact future enrollments in this school pyramid. An additional 138 students may be anticipated with RZ 2004-PR-044 in Tysons Corner; an additional 73 students may be anticipated with RZ 2005-PR-039 in Dunn Loring.

Fairfax County Public Schools
Office of Facilities Planning Services

It should be further noted that Kilmer Middle School contains a Gifted and Talented (GT) Center which impacts membership and capacity for the school. An anticipated review of GT center boundaries in the fall of 2006 could affect membership at the Kilmer GT Center.

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 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.