

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 PR-027 – TCR Mid-Atlantic Properties; Fairfax Ridge Development, LLC and Fairfax Ridge Condominiums

DATE: November 30, 2006

MAP: 46-4 and 56-2

PLANNING UNIT 4288 - Cluster VII

ACREAGE: 23.01 acres

REQUEST: Rezone from PDH-20 to PDH-30 to permit development of 262 mid-high rise multi-family residential units. The existing development of 420 units along the west side of Fairfax Ridge Drive, while included in the proposed rezoning application, will remain unchanged.

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
Fairfax HS	2075/2200	2146	2107	93	2189	11
Lanier MS	775/1125	971	966	-159	1014	111
Waples Mill ES	802	812	825	-23	794	8

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

School Level	Existing Zoning PDH-20 – Multi-family High Rise			Proposed Zoning PDH-30			Student Increase	Total Students
	Units	Ratio	Students	Units	Ratio	Students		
9-12	420	x .024	10	682	x .024	16	6	16
7-8	420	x .010	4	682	x .010	7	3	7
K-6	420	X .042	18	682	X .042	29	11	29
						Total	20	52

Comments:

The current PDH-20 zoning limits the development to the existing 420 mid-rise multi-family units; the request to rezone the property to PDH-30 retains those existing units and would allow the development of an additional 262 mid-rise multi-family units. The proposed rezoning could result in a total of 20 additional students with the greatest impact at the elementary school level. While there is sufficient capacity projected for the 2011-12 school year at the middle school level, both

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the elementary and high school which currently serve the site will be at or near capacity in the same timeframe.

Based on the approved proffer guidelines, the students generated by this application would justify a proffered contribution of \$232,600 for schools (20 students x \$11,630 per student). It is noted that the suggested proffer amount reflects the updated proffer formula which applies to all residential rezoning applications accepted after June 1, 2006. 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.