



September 8, 2010

TO: Tracy Strunk
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Denise M. James, Director
Office of Facilities Planning Services

SUBJECT: RZ/FDP 2006-PR-027, Fairfax Ridge

ACREAGE: 23 acres

TAX MAP: 46-4 ((19)); 56-2 ((27)); 56-2 ((1)) 18A

PROPOSAL: The application seeks to rezone property to the PDH-30 District to permit 150 mid-rise multi-family dwellings.

COMMENTS: This revises a previous memo dated May 5, 2010 to reflect mid-rise multi-family units rather than low-rise multi-family units. The application area is within the Waples Mill Elementary, Lanier Middle, and Fairfax High school boundaries. The chart below shows the existing school capacity, enrollment, and projected six year enrollment.

| School | Capacity | Enrollment (9/30/09) | 2010-2011 Projected Enrollment | Capacity Balance 2010-2011 | 2015-16 Projected Enrollment | Capacity Balance 2015-16 |
|----------------|----------|----------------------|--------------------------------|----------------------------|------------------------------|--------------------------|
| Waples Mill ES | 840 | 833 | 858 | -18 | 845 | -5 |
| Lanier MS | 1125 | 1147 | 1211 | -86 | 1408 | -283 |
| Fairfax HS | 2416 | 2355 | 2366 | 50 | 2797 | -381 |

Enrollment projections are based on the FCPS 2011-15 CIP and projection update.

As the chart above shows, there is projected to be a capacity deficit to all three schools for the 2015-16 school year. Waples Mill and Lanier are projected to have a capacity deficit for the 2010-11 school with some capacity at Fairfax.

The application seeks to rezone property to the PDH-30 District to permit 150 mid-rise multi-family dwellings. Based on the current County-wide student yield ratios, the chart below shows the number of anticipated students by school level for the proposed development.

| School level | Mid-rise multi-family ratio | Proposed # of units | Student yield |
|--------------|-----------------------------|---------------------|-----------------|
| Elementary | .047 | 150 | 7 |
| Middle | .013 | 150 | 2 |
| High | .027 | 150 | 4 |
| | | | 13 total |

SUMMARY:

The application is anticipated to yield a total of 13 new students. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of \$151,190 (13 students x \$11,630) in order to mitigate impacts to the receiving schools. It is noted that the per student proffer amount is based on when a zoning application is accepted by DPZ. This application was accepted in 2007 and the per student proffer amount at that time was \$11,630. It is recommended that the proffer contribution be made at the time of site plan approval and that notification be given to FCPS when construction is anticipated to begin. This will aid FCPS in its student enrollment projections.

In the previous draft proffers dated March 22, 2007, part of the applicant's proffer contribution included an additional \$23,260 for two additional students generated from Land Bay A, which is provided below. It is noted and appreciated that in the applicant's draft proffers dated August 16, 2010, the applicant has reaffirmed this proffer commitment.

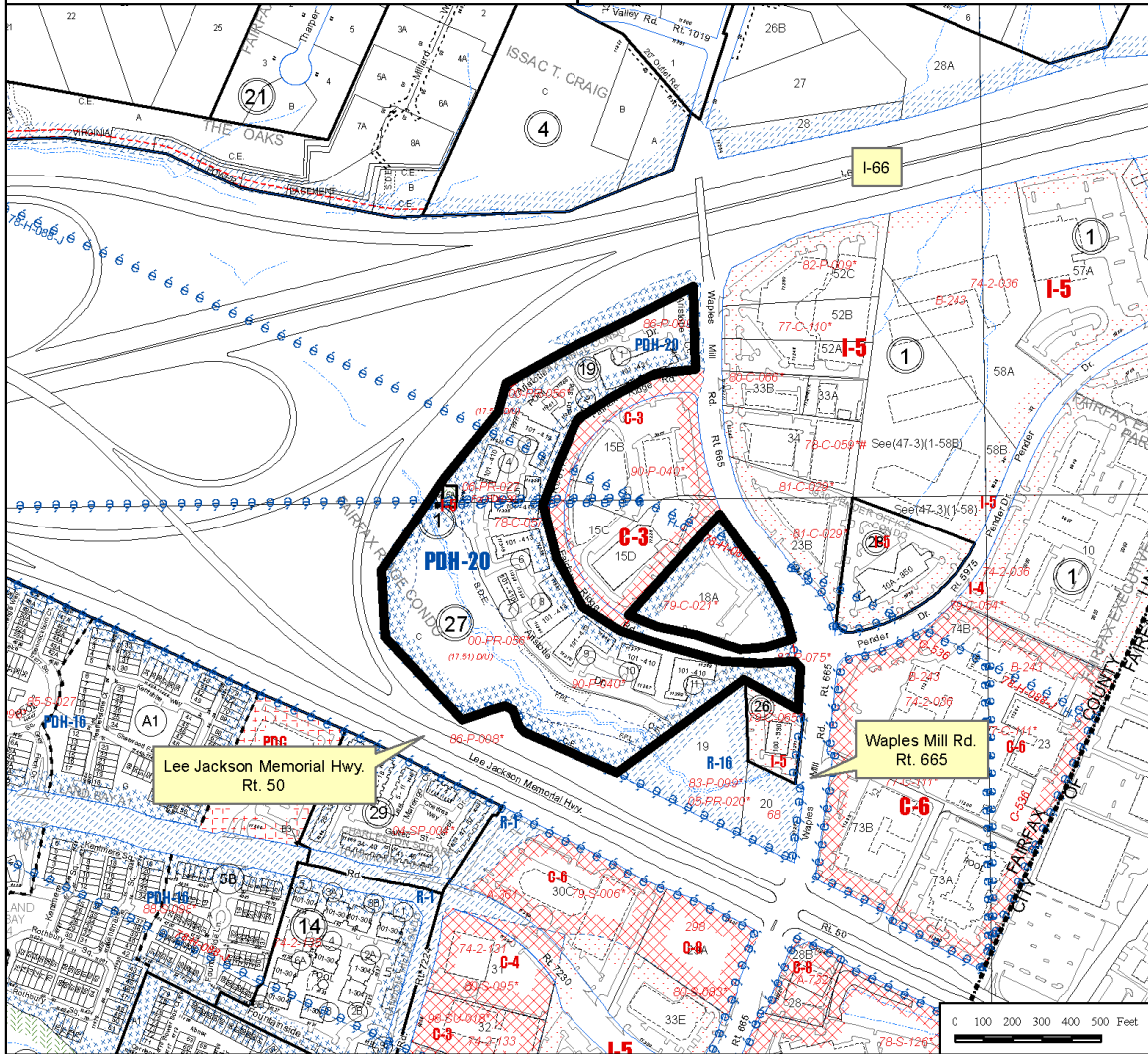
18. **Schools Contribution.** At the time of site plan approval for Land Bay B, the Applicant shall contribute the amount of \$11,630.00 per student generated by the development of Land Bay B (based on the adopted County policy that estimates .076 students generated per mid-high rise dwelling unit, for the total number of residential units shown on the site plan for Land Bay B), plus \$23,260.00 for the two (2) additional students generated by the development of Land Bay A (which were actually generated by the development of Land Bay A, but not anticipated in a previous rezoning application) to the Fairfax County Board of Supervisors for the construction of capital improvements to Fairfax County public schools to which the students generated by the Property are scheduled to attend.

Attachment: Locator Maps

cc: Patricia S. Reed, School Board Member, Providence District
 Ilryong Moon, School Board Member, At-Large
 James L. Raney, School Board Member, At-Large
 Martina A. Hone, School Board Member, At-Large
 Janice Miller, Chairman, Fairfax City School Board
 Ann Monday, Superintendent, Fairfax City Schools
 Dean Tistadt, Chief Operating Officer, FCPS
 Fabio Zuluaga, Cluster VIII, Assistant Superintendent
 Linda Thetford, Principal, Waples Mill Elementary School
 Scott Poole, Principal, Lanier Middle School
 David Goldfarb, Principal, Fairfax High School

Locator Map

| Rezoning Application RZ 2006-PR-027 | Final Development Plan FDP 2006-PR-027 |
|---|---|
| Applicant: TCR MID ATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION | Applicant: TCR MID ATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION |
| Accepted: 09/08/2006 | Accepted: 09/08/2006 |
| Proposed: RESIDENTIAL | Proposed: RESIDENTIAL |
| Area: 23.01 AC OF LAND; DISTRICT - PROVIDENCE | Area: 23.01 AC OF LAND; DISTRICT - PROVIDENCE |
| Located: SOUTH SIDE OF INTERSTATE 66, WEST SIDE OF WAPLES MILL ROAD, NORTH SIDE OF LEE JACKSON MEMORIAL HIGHWAY | Located: SOUTH SIDE OF INTERSTATE 66, WEST SIDE OF WAPLES MILL ROAD, NORTH SIDE OF LEE JACKSON MEMORIAL HIGHWAY |
| Zoning: PDH-30 | Zoning: PDH-30 |
| Overlay Dist: HC | Overlay Dist: HC |
| Map Ref Num: 46-4 ((19)) ALL PARCELS; 56-2 ((27)) ALL PARCELS; 56-2 ((1)) 18A | Map Ref Num: 46-4 ((19)) ALL PARCELS; 56-2 ((27)) ALL PARCELS; 56-2 ((1)) 18A |



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