

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-029, Cedar Lane

DATE: December 11, 2006

MAP: 49-1 ((4)) 16A

PLANNING UNIT 2861 – Cluster II

ACREAGE: 1.45 acres

REQUEST: Rezone from R-1 to R-4 to permit development of 3 single family detached residential units. The existing home and shed on the site will be razed.

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	9/30/06 Capacity	9/30/06 Membership	2007-2008 Membership	Memb/Cap Difference 2007-2008	2010-2011 Membership	Memb/Cap Difference 2010-2011
Fairhill ES	K-6	483	533	568	-85	674	-191
Jackson MS	7-8	1215	914	910	305	870	345
Falls Church HS	9-12	2000	1333	1273	727	1174	826

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

School Level	Proposed Zoning R-4 Single Family Detached			Existing Zoning R-1 Single Family Detached			Student Increase	Total Students
	Units	Ratio	Students	Units	Ratio	Students		
K-6	3	.239	1	1	.239	0	1	1
7-8	3	.070	0	1	.070	0	0	0
9-12	3	.170	1	1	.170	0	1	1

Comments:

The proposed development could result in an increase of 2 additional students at the elementary and high school level. Based on the approved proffer guidelines, a contribution of \$23,260 is justified. It is noted that while there is sufficient capacity at the middle and high school levels, Fairhill ES has capacity deficit which is projected increase through the 2011-12 school year. A boundary change or possible relocation of a modular unit to Fairhill could be required in the future. It should be further noted that another pending rezoning application, RZ 2005-PR-041, Merrifield Mixed Use, LLC, also has the potential to impact Fairhill ES with approximately 60 additional students, if the application is approved.

The foregoing information does not take into account the potential impacts of other pending or future proposals that could affect the same schools.

Source: 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.