

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-SP-011
Habitat for Humanity of No. Va., Inc.

DATE: March 27, 2006

MAP: 56-2 ((3)) 0002

PLANNING UNIT 4283 – Cluster VII

ACREAGE: 22,338 square feet

REQUEST: Rezone from R-1 to R-20 to permit the development of a multi-family building containing 9 units.

Schools that serve this property, their current total memberships, net operating capacities, and five year projections are as follows:

School Name	9/30/05 Capacity	9/30/05 Membership	2006-2007 Membership	Memb/Cap Difference 2006-2007	2010-2011 Membership	Memb/Cap Difference 2010-2011
Fairfax HS 2500	2075/2200	2054	2072	3	2020	180
Lanier MS 2501	775/1050	973	931	-156	1030	20
Greenbriar East ES 2254	726	755	815	-89	908	-182

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

School Level	Proposed Zoning R-20 Multi-Family			Existing Zoning R-1 Single Family Detached			Student Increase	Total Students
	Units	Ratio	Students	Units	Ratio	Students		
K-6	9	.137	1	1	.244	0	1	1
7-8	9	.030	0	1	.070	0	0	0
9-12	9	.060	0	1	.159	0	0	0
		Total	1		Total	0	1	1

Comments: The proposed rezoning could result in a total of 1 additional student over what could be anticipated under the current zoning. Based on the approved proffer guidelines, the student generated by this application would justify a proffered contribution of \$7,500 for schools (1 student x \$7,500 per student). It should be further noted that the recently adopted boundary adjustment related to the opening of the West Fairfax Elementary School in September 2006 will relieve capacity deficiency at Greenbriar East Elementary School. It is anticipated that the membership at Greenbriar East will be 647 in 2006-07, decreasing to 615 in 2010-11, with the capacity remaining at 726.

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.