

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
RZ 2007-MA-010, Eastwood Properties, Inc.

DATE: April 27, 2007

MAP: 72-2 ((1))35, 38, 39

PLANNING UNIT: 2479 – Cluster 3

ACREAGE: 2.25 acres

REQUEST: The application requests rezoning from R-2 to PDH-8 in order to develop 12 single family attached (townhouse) residential units.

Schools currently 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 2007-2007	2011-2012 Membership	Memb/Cap Difference 2011-2012
Parklawn ES	K-6	695	609	615	80	607	88
Holmes MS	7-8	950	738	715	235	710	240
Annandale HS	9-12	2350	2365	2288	62	2237	113

**2007-2008 Membership based on spring projection updates, Facilities Planning Services*

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

School Level	Proposed Zoning PDH-8			Existing Zoning R-2			Student Increase
	Units	Ratio	Students	Units	Ratio	Students	
K-6	12	x .194	2	4	x .239	1	1
7-8	12	x .052	1	4	x .070	0	1
9-12	12	x .110	1	4	x .170	1	0
		Total			Total		2

Comments: The proposed rezoning for townhouse development could result in 2 additional students over what might be anticipated under the present R-2 zoning for single family housing. Based on the approved proffer guidelines, the students generated by this application would justify a proffered contribution of \$23,260 (\$11,630 x 2). It is further recommended that all proffered contributions be directed to the school pyramid and/or to Cluster III schools which encompasses this area. The foregoing information does not take into account the potential impact of other pending or future proposals that could impact the same schools.

cc: Kaye Kory, School Board Member, Mason District
Illryong Moon, School Board Member, At-Large
Stephen A. Hunt, School Board Member, At-Large
Janet S. Oleszek, School Board Member, At-Large
Dean Tistadt, Chief Operating Officer FCPS

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Cecelia Krill, Cluster III, Assistant Superintendent
Susan Akroyd, Principal, Parklawn Elementary School
Roberto Pamas, Principal, Holmes Middle School
John Ponton, Principal, Annandale High School

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.

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Rezoning Application RZ 2007-MA-010	Final Development Plan FDP 2007-MA-010
Applicant: EASTWOOD PROPERTIES, INC.	Applicant: EASTWOOD PROPERTIES, INC.
Accepted: 03/30/2007	Accepted: 03/30/2007
Proposed: RESIDENTIAL	Proposed: RESIDENTIAL
Area: 2.25 AC OF LAND; DISTRICT - MASON	Area: 2.25 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: Located: APPROXIMATELY 400 FEET NORTH OF THE INTERSECTION OF LINCOLNIA ROAD AND NORTH CHAMBLISS STREET	Zoning Dist Sect: Located: APPROXIMATELY 400 FEET NORTH OF THE INTERSECTION OF LINCOLNIA ROAD AND NORTH CHAMBLISS STREET
Zoning: FROM R- 2 TO PDH- 8	Zoning: PDH- 8
Overlay Dist:	Overlay Dist:
Map Ref Num: 072-2- /01/ /0035 /01/ /0038 /01/ /0039	Map Ref Num: 072-2- /01/ /0035 /01/ /0038 /01/ /0039

