

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-MV-011, Carrhomes, LLC

DATE: April 27, 2007

MAP: 99-4 ((1)) 32 and 33

PLANNING UNIT: 1810 – Cluster V

ACREAGE: 7.46 acres

REQUEST: The application requests rezoning from R-1 to PDH-2 in order to develop 13 single family detached homes.

Schools that currently 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
Island Creek ES	K-6	764	746	791	-27	754	10
Hayfield SS	7-8	1100	819	996	104	840	260
Hayfield SS	9-12	2125	1486	1562	563	1604	521

**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-2			Existing Zoning R-1			Student Increase
	Units	Ratio	Students	Units	Ratio	Students	
K-6	13	x .239	3	7	x .239	2	1
7-8	13	x .070	1	7	x .070	0	1
9-12	13	x .170	2	7	x .170	1	1
		Total			Total		3

Comments:

The proposed rezoning for townhouse development could result in 3 additional students over what might be anticipated under the present R-1 zoning for single family housing. Based on the approved proffer guidelines, the students generated by this application would justify a proffered contribution of \$34,890 (\$11,630 x 3). It is further recommended that all proffered contributions be directed to the school pyramid and/or to Cluster V 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.

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cc: Daniel G. Storck, School Board Member, Mt. Vernon 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
Betsy Fenske, Cluster V, Assistant Superintendent
Susan Owner, Principal, Island Creek Elementary School
Bill Oehrlein, Principal, Hayfield Secondary 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-MV-011	Final Development Plan FDP 2007-MV-011
Applicant: CARRHOMES, LLC	Applicant: CARRHOMES, LLC
Accepted: 04/04/2007	Accepted: 04/04/2007
Proposed: RESIDENTIAL	Proposed: RESIDENTIAL
Area: 7.46 AC OF LAND, DISTRICT - MOUNT VERNON	Area: 7.46 AC OF LAND, DISTRICT - MOUNT VERNON
Zoning Dist Sect: Located: WEST SIDE OF TELEGRAPH ROAD APPROXIMATELY 100 FEET NORTH OF ITS INTERSECTION WITH NEWINGTON ROAD	Zoning Dist Sect: Located: WEST SIDE OF TELEGRAPH ROAD APPROXIMATELY 100 NORTH OF ITS INTERSECTION WITH NEWINGTON ROAD
Zoning: FROM R- 1 TO PDH- 2	Zoning: PDH- 2
Overlay Dist:	Overlay Dist:
Map Ref Num: 099-4 /01/ /0032 /01/ /0033	Map Ref Num: 099-4 /01/ /0032 /01/ /0033

