

**Fairfax County Public Schools
Office of Facilities Planning Services**

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

FROM: Denise James, Director
Office of Facilities Planning Services

SUBJECT: School Impact Analysis
Zoning Application RZ 2005-MV-036, RZ 2007-MV-016,
SEA 2007-MV-026

DATE: November 1, 2007

PLANNING AREA: 809, 770, 1169 (Cluster IV)

ACREAGE: RZ 2005-MV-036: 39.8 acres
RZ 2007-MV-016 and SEA 2007-MV-026: 2.37 acres

TAX MAP REF.: 83-3 ((1)), 83-3 ((8)), 83-3 ((22))

REQUEST: RZ 2005-MV-036 seeks to rezone property from the C-8, C-6, and R-4 Districts to the PRM District to permit a mixed-use development comprised of approximately 1,280 multiple family dwelling units and 535,00 square feet of non-residential use.

RZ 2007-MV-016 and SEA 2007-MV-026 seeks to rezone property from the C-8, C-6, and R-4 Districts to the C-6 District to permit a drive-in bank.

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

School Name	9/30/06 Capacity	9/30/06 Membership	2007-2008 Membership	Memb/Cap Difference 2007-2008	2011-2012 Membership	Memb/Cap Difference 2011-2012
Belle View ES	473	411	431	42	421	52
Sandburg MS	1,400	1,165	1,140	260	1,187	213
West Potomac HS	2,200	1,959	1,936	264	1,808	392

**2007-2008 Membership based on Spring Projections Updates, Facilities Planning Services*

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

School Level	Proposed Zoning PRM- 1,280 Multiple-family units			Total Student Increase
	Units	Ratio	Students	
K-6	1,280	.043	55	
7-8	1,280	.011	14	
9-12	1,280	.024	31	
				100

Comments: Based on the approved proffer formula guidelines, the students generated by RZ 2005-MV-026 would justify a proffered contribution of \$1,240,000 (100 students x \$12,400) in order to address needed capital facility improvements for schools. It is strongly recommended

that all proffered contributions be directed to the school pyramid and/or to Cluster IV or schools that encompass this area. The forgoing information does not take into account the potential impact of other pending or future proposals that could impact the same schools. It is noted that RZ 2007-MV-016 and SEA 2007-MV-026 are not anticipated to generate any new students.

Source: FY 2008-2012, Facilities Planning Services Office, Enrollment Projections, FY 2008-2012 CIP

Note: Five-year projections are those currently available and will be updated yearly. School attendance area are subject to yearly review.

Attachment: Locator Map

cc: Daniel G. Storck, School Board Member, Mount Vernon District
Illryong Moon, School Board Member, At-Large
Stephen Hunt, School Board Member, At-Large
Janet S. Oleszek, School Board Member, At-Large
Dean Tistadt, Chief Operating Officer, FCPS
Brian Binggeli, Cluster IV, Assistant Superintendent
Tom Kuntz, Principal, Belle View Elementary School
Wendy Eaton, Principal, Sandburg Middle School
Rima Vesilind, Principal, West Potomac High School

Fairfax County Public Schools
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Rezoning Application RZ 2005-MV-036	Final Development Plan FDP 2005-MV-036
<p>Applicant: JEFFERSON DEVELOPMENT SERVICES, L.P. Accepted: 09/27/2007- AMENDED 12/13/2005 Proposed: MIXED USE DEVELOPMENT Area: 39.83 AC OF LAND; DISTRICT - MOUNT VERNON</p> <p>Zoning Dist Sect: Located: SOUTHEAST SIDE OF RICHMOND HIGHWAY AND EAST AND WEST SIDES OF SHIELDS AVENUE Zoning: FROM C- 8, C- 6 AND R- 4 TO PRM</p> <p>Overlay Dist: CRD HC Map Ref Num: 083-3- /01/ /0018 /01/ /0019 /01/ /0020 /01/ /0023A /01/ /0024 /01/ /0024A /01/ /0024R /01/ /0025 /01/ /0037 Pt. /01/ /0038 Pt. /01/ /0040 Pt. /01/ /0041 Pt. /01/ /0041A /01/ /0042 Pt. /08/ / A /08/ / B Pt. /08/ / C Pt. /08/ /0001 Pt. /08/ /0002 /08/ /0003 /08/ /0004 /08/ /0005 /08/ /0006 /08/ /0007 /22/ / A Pt. /22/ / B /22/ /0002 /22/ /0602 Pt.</p>	<p>Applicant: JEFFERSON DEVELOPMENT SERVICES, L.P. Accepted: 09/27/2007- AMENDED 12/13/2005 Proposed: MIXED USE DEVELOPMENT Area: 39.83 AC OF LAND; DISTRICT - MOUNT VERNON</p> <p>Zoning Dist Sect: Located: SOUTHEAST SIDE OF RICHMOND HIGHWAY AT FAIRVIEW DRIVE AND SHIELDS AVENUE Zoning: PRM Overlay Dist: CRD HC Map Ref Num: 083-3- /01/ /0018 /01/ /0019 /01/ /0020 /01/ /0023A /01/ /0024 /01/ /0024A /01/ /0024B /01/ /0025 /01/ /0037 Pt. /01/ /0038 Pt. /01/ /0040 Pt. /01/ /0041 Pt. /01/ /0041A /01/ /0042 Pt. /08/ / A /08/ / B Pt. /08/ / C Pt. /08/ /0001 Pt. /08/ /0002 /08/ /0003 /08/ /0004 /08/ /0005 /08/ /0006 /08/ /0007 /22/ / A Pt. /22/ / B /22/ /0002 /22/ /0602 Pt.</p>

