

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 SP-013, Tong Soo & Mine Park

DATE: May 21, 2007

MAP: 55-2 ((3)) E3

PLANNING UNIT: 4187, Cluster 7

ACREAGE: 2.17 acres

REQUEST: Rezone the application property from R-1 to R-2 in order to develop 4 single family detached dwellings

Schools that currently serve properties, 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	2011-2012 Membership	Memb/Cap Difference 2011-2012
Colin Powel ES	K-6	802	917	950	-148	1085	-283
Lanier MS	7-8	775/1125	971	991	134	1014	111
Fairfax HS	9-12	2075/2200	2146	2111	89	2189	11

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

Note: Renovations to Lanier Middle School and Fairfax High School will increase capacity for both schools beginning with the 2007-2008 school year.

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

Comments: Approval of the R-2 zoning as proposed could result in 2 additional students over what would be anticipated under the current R-1 zoning. Based on the approved proffer guidelines, the students generated by these applications would justify a proffered contribution of \$23,260 (2 students x \$11,630 per student). The application would have minimal impact on existing and projected capacities at the middle and high school levels. However, a significant capacity deficit exists and is projected to increase at the receiving elementary school, Colin Powell Elementary. While there are no funded or unfunded CIP projects for the pyramid at this time, enrollment at Colin Powell continues to be monitored; a future boundary change or modular addition may be required.

Since there is always the potential for boundary adjustments as build-out in the area occurs, it is strongly recommended that all proffered contributions be directed to the school pyramid and/or to Cluster VII schools which encompasses the area. Proffers directed to a specific school(s) are discouraged. The foregoing information does not take into account the potential impacts of other pending or future proposals that could affect the same schools.

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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.

Attachments: Locator Maps

cc: Catherine A. Belter, School Board Member, Springfield 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
Peter Noonan, Cluster VII, Assistant Superintendent
Brian Hull, Principal, Colin Powell Elementary School
Scott Poole, Principal, Lanier Middle School
Scott Brabrand, Principal, Fairfax High School

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<p align="center">Rezoning Application RZ 2007-SP-013</p>	<p>Applicant: TONG SOO PARK & MINE K. PARK Accepted: 04/16/2007 Proposed: RESIDENTIAL Area: 2.17 AC OF LAND; DISTRICT - SPRINGFIELD</p>
	<p>Zoning Dist Sect: Located: NORTH SIDE WESTBROOK DRIVE APPROXIMATELY 1,600 FEET WEST OF ITS INTERSECTION WITH MARSHALL DRIVE</p> <p>Zoning: FROM R- 1 TO R- 2 Overlay Dist: WS Map Ref Num: 055-2- /03/ / E3</p>

