

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: Revised School Impact Analysis
Zoning Application RZ 2007-SU-005, John Schick

DATE: March 22, 2007

MAP: 35-2 ((1)) 0038

PLANNING UNIT 3836 – Cluster VIII

ACREAGE: 2.11 acres

REQUEST: Rezone from R-1 to PDH-2 to permit development of
4 single family detached dwelling units

Schools that serve this property, their current total memberships, net operating capacities, and five year projections 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
Oakton HS	2325	2374	2338	-13	2226	99
Carson MS	1250	1140	1159	91	1211	39
Crossfield ES	838	766	767	71	798	40

The proposed application could increase or reduce 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	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:

The proposed development could result in 2 additional students. Based on the approved proffer guidelines, the students generated by this application would justify a proffered contribution of \$23,260 (2 students x \$11,630 per student) in order to address needed capital facility improvements for schools in the area. It is further recommended that the proffered contribution be provided at or before the time of subdivision plan approval for the residential development.

Capacity at Carson Middle School is impacted by a Gifted and Talented Center and Japanese Language Immersion programs. Future enrollment at Oakton High School may be impacted by an impending boundary study for the western portion of the County which will be conducted in the 2007-08 school year. Also included in the CIP, but outside of the 5 year planning window, is an

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unfunded new high school in the Dulles area which could further impact future enrollment at Oakton High School.

It should be noted that pending rezoning application, RZ 2006-HM-020 for 37 single family homes, could also impact the same schools with up to 20 additional students. Another residential rezoning application, situated at Barnsfield and Wall Roads and recently approved for over 900 units (RZ 2006-SU-007) is anticipated to impact Carson Middle School with approximately 11 additional students. The foregoing information does not take into account the potential impacts of other pending or future proposals that could affect the same schools.

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.

cc: Kathy L. Smith, School Board Member, Sully 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 Goodman, Cluster VIII, Assistant Superintendent
Jerry Kovalcik, Principal, Crossfield Elementary School
August Frattali, Principal, Carson Middle School
John Banbury, Principal, Oakton High School

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Rezoning Application RZ 2007-SU-005	Final Development Plan FDP 2007-SU-005
Applicant: JOHN SCHICK	Applicant: JOHN SCHICK
Accepted: 02/08/2007	Accepted: 02/08/2007
Proposed: RESIDENTIAL	Proposed: RESIDENTIAL
Area: 2.11 AC OF LAND; DISTRICT - SULLY	Area: 2.11 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: Located: WEST SIDE OF WEST OX ROAD APPROXIMATELY 700 FEET NORTH OF ITS INTERSECTION WITH FRANKLIN FARM ROAD	Zoning Dist Sect: Located: WEST SIDE OF WEST OX ROAD APPROXIMATELY 700 FEET NORTH OF ITS INTERSECTION WITH FRANKLIN FARM ROAD
Zoning: FROM R- 1 TO PDH- 2	Zoning: PDH- 2
Overlay Dist:	Overlay Dist:
Map Ref Num: 035-2- /01/ /0038	Map Ref Num: 035-2- /01/ /0038

