



**FAIRFAX COUNTY  
PUBLIC SCHOOLS**

Office of Facilities Planning  
10640 Page Avenue  
Fairfax, Virginia 22030

**TO:** Peter Braham, Planner  
Fairfax County Department of Planning & Zoning  
Zoning Evaluation Division

**FROM:** Denise M. James, Director  
Office of Facilities Planning Services

**SUBJECT:** RZ/FDP 2008-MD-003

**DATE:** April 29, 2008

**PLANNING AREA:** 3338, Cluster IV

**ACREAGE:** 33 acres

**TAX MAP:** 100-1 ((1)) pt.9, 11A, 11A1, 14, 15

**PROPOSAL:** Mixed-use with retail, office, and residential uses at a floor area ratio (FAR) of up to 0.41.

School Name	9/30/07 Capacity	9/30/07 Membership	2008-2009 Membership	Memb/Cap Difference 2008-2009	2012-2013 Membership	Memb/Cap Difference 2012-2013
Island Creek ES	731	760	753	-22	798	-67
Hayfield MS	1,100	990	1,005	95	1,059	41
Hayfield HS	2,125	1,582	1,723	402	2,034	91

**PROPOSED ZONING - PDC**

School level	Unit type / mid-rise multi-family ratio	Maximum number of units	Maximum student yield
Elementary	0.043	172	7
Middle	0.011	172	2
High	0.024	172	4
			<b>13 total</b>

**Comments:** Based on the proposed approved proffer formula guidelines, the students generated by RZ 2008-MD-003 would justify a proffer contribution of \$161,200 (13 students x \$12,400) in order to address capital facility improvements for the receiving schools. It is recommended that all proffer contributions be directed to the Hayfield HS pyramid and/or to Cluster IV schools at the time of site plan approval.

It is anticipated that there will be a capacity deficit at Island Creek ES for the upcoming 2008-2009 school year continuing through the 2012-2013 school year. There is sufficient capacity at Hayfield SS.

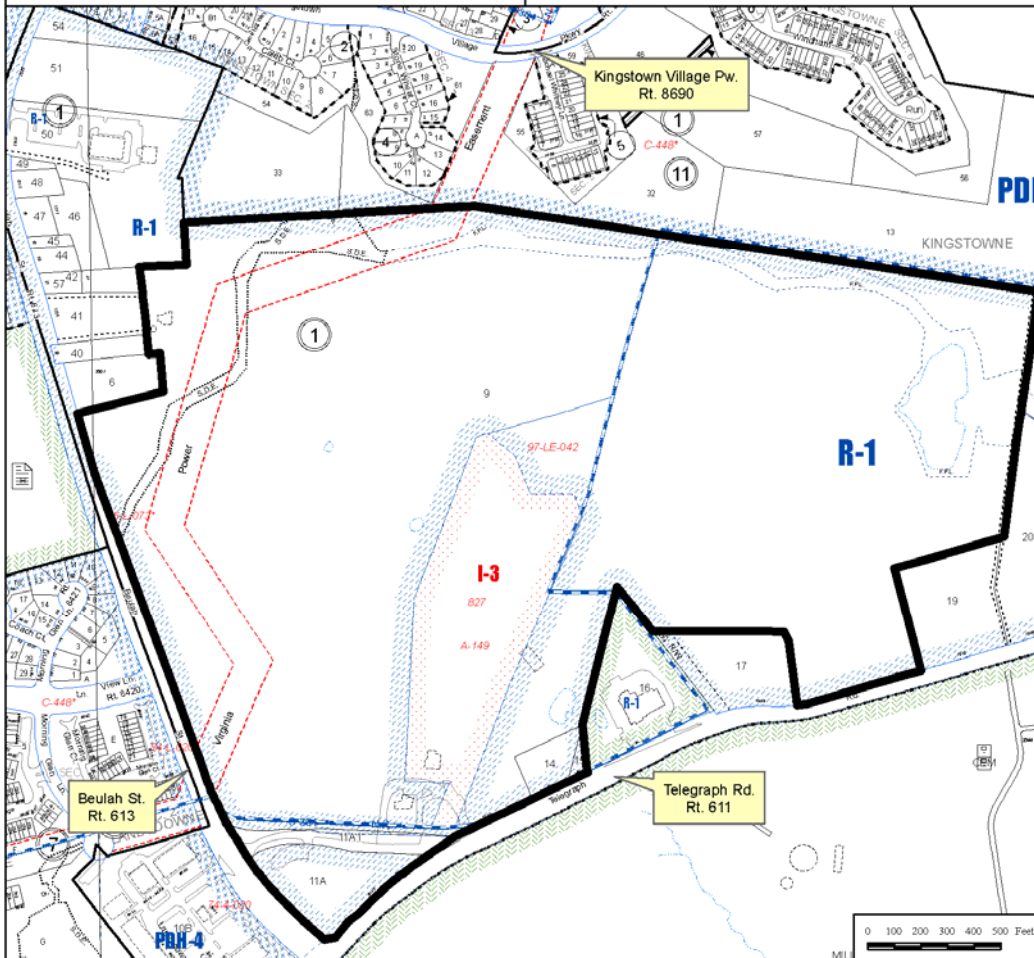
It is noted that RZ 2007-MV-011 and RZ 2007-LE-012 are pending rezoning applications that are both scheduled for public hearing before the Board of Supervisors on May 5, 2008. Both applications are projected to yield one additional middle school and two additional high school students, respectively at Hayfield SS. In addition, RZ 2007-MV-011 is projected to yield four additional elementary students at Island Creek ES.

Attachment: Locator Map

cc: Brad Center, School Board Member, Lee District  
Illryong Moon, School Board Member, At-Large  
James L. Raney, School Board Member, At-Large  
Martina A. Hone, School Board Member, At-Large  
Dean Tistadt, Chief Operating Officer, FCPS  
Brian Binggeli, Cluster IV, Assistant Superintendent  
Susan Owner, Principal, Island Creek Elementary School  
Bill Oehrlein, Principal, Hayfield Secondary School

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

<b>Rezoning Application</b> <b>RZ 2008-MD-003</b>	<b>Final Development Plan</b> <b>FDP 2008-MD-003</b>
Applicant: HILLTOP SAND AND GRAVEL COMPANY, INC.	Applicant: HILLTOP SAND AND GRAVEL COMPANY, INC.
Accepted: 03/25/2008	Accepted: 03/25/2008
Proposed: MIXED USE	Proposed: MIXED USE
Area: 33 AC OF LAND; DISTRICT - LEE	Area: 33 AC OF LAND; DISTRICT - LEE
Zoning Dist Sect: NORTHEAST QUADRANT OF THE INTERSECTION OF BEULAH STREET AND TELEGRAPH ROAD	Zoning Dist Sect: NORTHEAST QUADRANT OF THE INTERSECTION OF BEULAH STREET AND TELEGRAPH ROAD
Located: NORTHEAST QUADRANT OF THE INTERSECTION OF BEULAH STREET AND TELEGRAPH ROAD	Located: NORTHEAST QUADRANT OF THE INTERSECTION OF BEULAH STREET AND TELEGRAPH ROAD
Zoning: FROM I-3 TO PDC, FROM R-1 TO PDC	Zoning: PDC
Overlay Dist:	Overlay Dist:
Map Ref Num: 100-1- /01/ /0009 pt. /01/ /0011A /01/ /0011A1 /01/ /0014 /01/ /0015	Map Ref Num: 100-1- /01/ /0009 pt. /01/ /0011A /01/ /0011A1 /01/ /0014 /01/ /0015



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