




November 21, 2011

TO: Barbara Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

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

SUBJECT: RZ/FDP 2010-PR-019, Kettler Sandburg LLC

ACREAGE: 2.28 acres

TAX MAP: 39-4 ((1)) 46 & 47

PROPOSAL: Rezone property from the R-1 District to the PDH-4 District to permit 8 single family detached dwelling units.

COMMENTS: This revises a previous memo dated August 26, 2011 to reflect a change in the number of residential units proposed and changes in student enrollment and school capacity.

The proposed rezoning area is within Stenwood Elementary, Kilmer Middle, and Marshall High school attendance area boundaries. The chart below shows the existing school capacity, student enrollment, and projected enrollment.

School	Capacity	Enrollment (9/30/11)	2012-2013 Projected Enrollment	Capacity Balance 2012-2013	2016-17 Projected Enrollment	Capacity Balance 2016-17
Stenwood ES	450	509	529	-79	542	-92
Kilmer MS	1,116	1,134	1,120	-4	1,369	-253
Marshall HS	1,511/2,000*	1,623	1,698	-187	1,974	26

Capacity and enrollment are based on the draft FCPS FY 2013-17 CIP.

** Renovations at Marshall High are anticipated to be completed for the 2014-15 school year, which will increase the school capacity.*

The school capacity chart above shows a snapshot in time for student enrollment and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2016-17, and are updated annually. While Stenwood is projected to have a capacity deficit, renovations to the school are anticipated to be completed in 2012, which would address the capacity deficit. At this time, if development occurs within the next six years, Kilmer Middle School is projected to have a capacity deficit and the rezoning application is anticipated to contribute to this projected capacity deficit. Beyond the six year projection horizon, enrollment projections are not available.

The rezoning application proposes to rezone property from the R-1 District to the PDH-4 District to permit 8 single family detached dwelling units. The property contains 2.28 acres and is undeveloped. It appears that the current maximum development potential is 2 single family dwelling units, if developed by-right based on the zoning district and acreage.

According to the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

School level	Single family detached ratio	Proposed # of units	Student yield	Single family detached ratio	Current # of units permitted by-right	Student yield
Elementary	.266	8	2	.266	2	1
Middle	.084	8	1	.084	2	0
High	.181	8	1	.181	2	0
			4 Total			1 Total

SUMMARY:

Suggested Proffer Contribution

The rezoning application is anticipated to yield a total of 3 new students over the one student that would be anticipated if developed by-right. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of \$28,134 (3 students x \$9,378) in order to address capital improvements for the receiving schools.

It is also recommended that the school proffer amount be based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development since the school proffer amount is based, in part, on construction costs and market conditions. For your reference, below is an example of such a proffer that was included as part of an approved proffer contribution to FCPS.

- A. Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per high-rise multifamily unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.

In addition, it is recommended that all proffer contributions be directed to the Marshall HS pyramid and/or to Cluster II schools that encompass this area at the time of site plan approval or building permit approval. It is also recommended that notification be given to FCPS when construction is anticipated to commence. This will assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.

DMJ/mat

Attachment: Locator Map

cc: Patricia S. Reed, School Board, Providence District
 Ilryong Moon, School Board, At-Large
 James L. Raney, School Board, At-Large
 Martina A. Hone, School Board, At-Large
 Dean Tistadt, Chief Operating Officer
 Jim Kacur, Cluster II, Assistant Superintendent
 Peggy Dammeyer, Interim Principal, Stenwood Elementary School
 Douglas Tyson, Principal, Kilmer Middle School
 Jay W. Pearson, Principal, Marshall High School

Fairfax County Public Schools
Office of Facilities Planning Services

