



September 28, 2010

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

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

SUBJECT: RZ/FDP 2010-SP-012, Westbrook

ACREAGE: 7.27 acres

TAX MAP: 55-4 ((3)) R7

PROPOSAL: Rezone property from the R-1 District to the PDH-2 District to permit 14 single family attached dwelling units.

COMMENTS: The proposed rezoning area is within the Colin Powell Elementary, Lanier Middle, and Fairfax High school boundaries. The chart below shows the existing school capacity, enrollment, and projected six year enrollment.

School	Capacity	Enrollment (9/30/09)	2010-2011 Projected Enrollment	Capacity Balance 2010-2011	2015-16 Projected Enrollment	Capacity Balance 2015-16
Powell ES	858	1031	1115	-257	1180	-322
Lanier MS	1125	1147	1211	-86	1408	-283
Fairfax HS	2416	2355	2366	50	2797	-381

Capacity and enrollment are based on the FCPS FY 2011-15 CIP and projection update.

The school capacity chart shows a snapshot in time for student enrollment and school capacity balance. Student enrollment projections are done on a six year timeframe, currently through school year 2015-16 and are updated annually. At this time, if development occurs within the next six years, all of the schools are projected to have a 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-2 District to permit 14 single family attached dwelling units. The property contains 7.27 acres and is undeveloped. Based on the current R-1 zoning, if the property was developed by-right, then it appears that a maximum of 7 dwellings could be permitted.

The chart below shows the number of projected students based on the current County-wide student yield ratios.

School level	Single family attached ratio	Proposed # of units	Student yield	Single family detached ratio	Current # of units permitted by-right	Student yield
Elementary	.204	14	3	.266	7	2
Middle	.057	14	1	.084	7	1
High	.118	14	2	.181	7	1
			6 total			
				4 total		

SUMMARY:

Anticipated student yields from the proposed rezoning application are anticipated to further exacerbate the projected capacity deficit at all three receiving schools. It is noted that Powell Elementary is part of the Southwestern boundary study that is being undertaken this fall to address overcrowding and attendance area adjustments.

Suggested Proffer Contribution

The rezoning application is anticipated to yield 2 new students (6-4=2). Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of \$18,756 (2 students x \$9,378) in order to address capital improvements for the receiving schools. It is recommended that all proffer contributions be directed to the Fairfax HS pyramid and/or to Cluster VII 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 in order for FCPS to include the timely projection of students into its six year Capital Improvement Program.

In addition, a proffer for an escalation condition is recommended. The suggested proffer contribution is updated on an annual basis to reflect current market conditions and the amount has decreased over the last couple of years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation condition would allow for payment of the school proffer based on either the current suggested proffer contribution or the proffer contribution in effect at the time of development, whichever is greater. This would better reflect the per student proffer contribution at the time of development, given that in this economy, development may not immediately commence. For your reference, below is an example of an escalation condition that was included as part of an approved proffer contribution to FCPS.

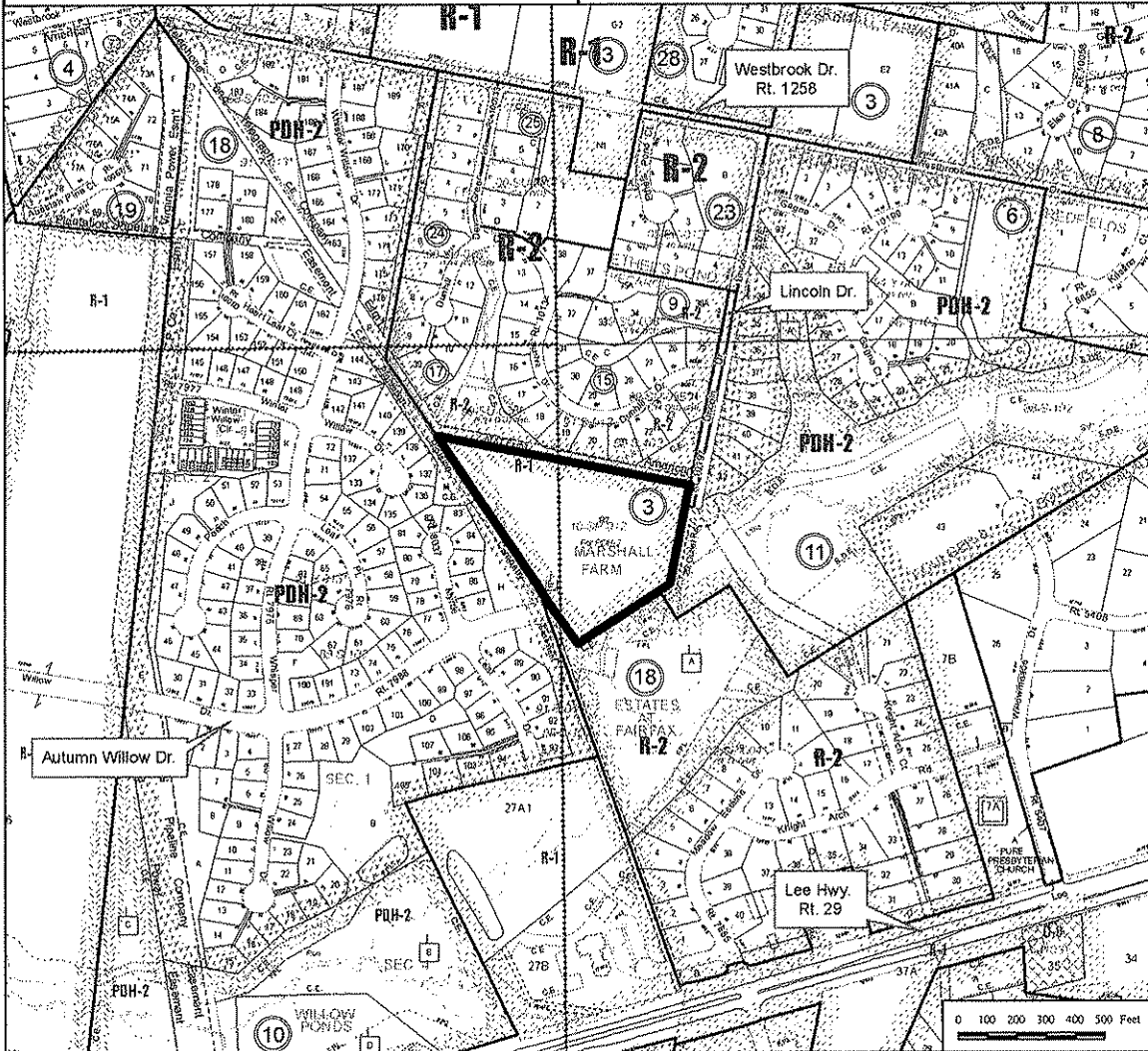
- A. Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per high-rise multifamily unit or the amount of the contribution per student, the Applicant 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.

Attachment: Locator Maps

cc: Kathy L. Smith, Chairman, School Board, Sully District
 Ilryong Moon, School Board Member, At-Large
 James L. Raney, School Board Member, At-Large
 Martina A. Hone, School Board Member, At-Large
 Janice Miller, School Board, City of Fairfax
 Ann Monday, Superintendent, City of Fairfax
 Dean Tistadt, Chief Operating Officer,
 Phyllis Pajardo, Cluster II, Assistant Superintendent
 Linda Clifford, Principal, Colin Powell Elementary School
 Scott Poole, Principal, Lanier Middle School
 David Goldfarb, Principal, Fairfax High School

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

Rezoning Application RZ 2010-SP-012	Final Development Plan FDP 2010-SP-012
<p>Applicant: WESTBROOK PROPERTY, LLC Accepted: 08/25/2010 Proposed: RESIDENTIAL Area: 7.27 AC OF LAND, DISTRICT - SPRINGFIELD</p> <p>Zoning Dist Sect: Located: EASTERN TERMINUS OF AUTUMN DRIVE APPROXIMATELY 2300 FEET EAST OF STRINGFELLOW ROAD AND SOUTHERN TERMINUS OF LINCOLN DRIVE</p> <p>Zoning: FROM R- 1 TO PDH- 2 Overlay Dist: WS Map Ref Num: 055-4- /03/ / R7</p>	<p>Applicant: WESTBROOK PROPERTY, LLC Accepted: 08/25/2010 Proposed: RESIDENTIAL Area: 7.27 AC OF LAND, DISTRICT - SPRINGFIELD</p> <p>Zoning Dist Sect: Located: EASTERN TERMINUS OF AUTUMN DRIVE APPROXIMATELY 2300 FEET EAST OF STRINGFELLOW ROAD AND SOUTHERN TERMINUS OF LINCOLN DRIVE</p> <p>Zoning: PDH- 2 Overlay Dist: WS Map Ref Num: 055-4- /03/ / R7</p>



Rezoning Application RZ 2010-SP-012	Final Development Plan FDP 2010-SP-012
<p>Applicant: WESTBROOK PROPERTY, LLC Accepted: 08/25/2010 Proposed: RESIDENTIAL Area: 7.27 AC OF LAND; DISTRICT - SPRINGFIELD</p> <p>Zoning Dist Sect: Located: EASTERN TERMINUS OF AUTUMN DRIVE APPROXIMATELY 2300 FEET EAST OF STRINGFELLOW ROAD AND SOUTHERN TERMINUS OF LINCOLN DRIVE</p> <p>Zoning: FROM R- 1 TO PDH- 2 Overlay Dist: WS Map Ref Num: 055-4- /03/ / R7</p>	<p>Applicant: WESTBROOK PROPERTY, LLC Accepted: 08/25/2010 Proposed: RESIDENTIAL Area: 7.27 AC OF LAND; DISTRICT - SPRINGFIELD</p> <p>Zoning Dist Sect: Located: EASTERN TERMINUS OF AUTUMN DRIVE APPROXIMATELY 2300 FEET EAST OF STRINGFELLOW ROAD AND SOUTHERN TERMINUS OF LINCOLN DRIVE</p> <p>Zoning: PDH- 2 Overlay Dist: WS Map Ref Num: 055-4- /03/ / R7</p>

