



January 5, 2011

TO: Bob Katai
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

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

SUBJECT: RZ/FDP 2010-SU-015, Rockland Village

ACREAGE: 21,806 square feet

TAX MAP: 44-2 ((2)) 7

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

COMMENTS: The proposed rezoning area is within the Brookfield Elementary, Franklin Middle, and Chantilly High school boundaries. The chart below shows the existing school capacity, enrollment, and projected five year enrollment.

School	Capacity	Enrollment (9/30/10)	2011-2012 Projected Enrollment	Capacity Balance 2011-2012	2015-16 Projected Enrollment	Capacity Balance 2015-16
Brookfield ES	820	807	778	42	791	29
Franklin MS	988	894	925	63	913	75
Chantilly HS	2569	2620	2544	25	2508	61

Capacity and enrollment are based on the FCPS FY 2012-16 CIP, which is schedule for School Board action in January 2011.

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, there appears to be sufficient capacity at the receiving schools. Beyond the six year projection horizon, school level enrollment projections are not available.

The rezoning application proposes to rezone property from the R-1 District to the PDH-8 District to permit four single family homes. The property contains 21,806 square feet and currently is developed with one single family detached home.

The chart below shows the number of anticipated students by school level based on the county-wide 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	.239	4	1	.239	1	0
Middle	.069	4	0	.069	1	0
High	.172	4	1	.172	1	0
			2 total			0 total

SUMMARY:Suggested Proffer Contribution

The rezoning application is anticipated to yield a total of 2 new students. 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 Chantilly 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 five year Capital Improvement Program.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. 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 proffer would allow for payment of the school proffer 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. For your reference, below is an example of an escalation 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.

It is noted that Brookfield Elementary is part of the Southwestern boundary study that is being undertaken this fall to address overcrowding and attendance area adjustments. Changes to the school attendance areas may impact the capacity balance at Brookfield. A decision by the School Board is anticipated at the end of February 2011.

Attachment: Locator Map

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
 Dean Tistadt, Chief Operating Officer, FCPS
 Linda Burke, Cluster VII, Assistant Superintendent
 Mary Miller, Principal, Brookfield Elementary School
 Sharon Eisenberg, Principal, Franklin Middle School
 James Kacur, Principal, Chantilly High School

Fairfax County Public Schools
Office of Facilities Planning Services

