



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Office of Facilities Planning
10640 Page Avenue
Fairfax, Virginia 22030

TO: Lindsay A. Mason, Planner
Fairfax County Department of Planning & Zoning
Planning Division

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

SUBJECT: APR 08-IV-5MV

DATE: April 29, 2008

PLANNING AREA: 1157, Cluster IV

ACREAGE: 4.38 acres

TAX MAP: 83-3 ((1)) 36, 37, 38, 40, 41, 41A, 42

EXISTING PLAN: Currently zoned R-4. Residential use has been converted to commercial/industrial use. If parcels are consolidated a maximum of seven dwelling units are permitted.

PROPOSED PLAN: The nomination proposes to add neighborhood serving office and/or hotel and retail uses at a 1.0 floor area ratio (FAR) with building heights up to 100 feet. Seventy percent of the development is proposed for office and/or hotel use and 30% for retail use.

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
Belle View ES	482	434	429	53	506	-24
Sandburg MS	1,400	1,153	1,008	392	1,205	195
West Potomac HS	2,200	1,981	1,953	247	1,932	268

EXISTING PLAN/ZONING - 7 Single family detached units

School level	Unit type / single family detached ratio	Maximum number of units	Maximum student yield
Elementary	0.239	7	2
Middle	0.069	7	0
High	0.172	7	1
3 total			

PROPOSED PLAN - No residential units proposed

Comments: Under the existing plan if the parcels are consolidated, then a maximum of seven units are permitted, which would yield a total of 3 students. It is anticipated that Belle View ES will have a capacity deficit by the 2012-2013 school year. Funding for renovation planning at Sandburg MS has been approved and construction funding is anticipated in a future referendum.

The proposed plan does not include residential uses and no new students are anticipated.

BRAC #08-IV-5MV/PC-2008-BRAC-017

