



**Development Impact Statement and Opposition of the
Prince William County School Board to Proposed Rezoning**

February 27, 2019

REZ2018-00026, INDEPENDENT HILL

Coles Magisterial District

Subject to new Virginia Code § 15.2-2303.4, known as SB-549

The applicant is requesting to rezone 60 acres from A-1, Agricultural; approximately 34.9 acres to PMR, Planned Mixed Residential District and approximately 25.1 acres to PMD, Planned Mixed District. The Overview/Proposal in the Statement of Justification, dated June 21, 2018, identifies 205 residential units to be constructed: 140 single-family units, 11 live work units (townhouse), and 54 townhouse units. The proposed mixed-use development is located on the south side of Dumfries Road and east of Independent Hill Road. The assemblage is made up of nine parcels, generally situated between Dumfries Road and Bristow Road.

In accordance with Virginia Code § 15.2-2303.4, known as SB-549, the applicant has provided an SB-549 Justification Narrative identifying impacts to public facility improvements. This Development Impact Statement is provided by the Prince William County School Board (the School Board) to address the accuracy of the applicant's Justification Narrative Report and to identify the impact of the proposed development on affected schools based on that report.

The applicant's SB-549 Justification Narrative, dated March 14, 2018, states that the residential community consists of 140 single-family units and 54 townhouse units. The Justification Narrative also reduces the number of single-family units by the maximum residential development allowed 'by right' under current zoning, thereby reducing the single-family units for the six 'by right' units or 134 single-family units.

Housing Units (Proposed)		Students Generated (Single-Family)		Students Generated (Townhouse)		Students Generated Total	
Single-Family	134	Elementary	40	Elementary	16	Elementary	56
Townhouse	54	Middle	22	Middle	8	Middle	30
Multi-Family	0	High	30	High	10	High	40
Total	188	Total	92	Total	34	Total	126

PWCS Student Generation Factors – 2017-18				
School Type	Single-Family	Town-house	Multi-family	Total
Elementary	0.297	0.299	0.174	0.273
Middle	0.163	0.144	0.071	0.140
High	0.222	0.177	0.090	0.184

Under the School Division’s 2018-19 school attendance area assignments, students living in this general area will attend the following schools:

School	Available Space			2018-19			2023-24			2028-29		
	Capacity 2018-19 ¹	Capacity 2019-28 ²	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Coles ES	469	368	3	408	61	87.0%	394	-26	107.1%	422	-54	114.7%
Benton MS	1,464			1,433	31	97.9%	1,215	249	83.0%	1,210	254	83.0%
Colgan HS	2,053			2,542	-489	123.8%	2,552	-499	124.3%	2,219	-166	108.1%

¹ Program Capacity on which available space is calculated for the 2018-19 school year.

² Program Capacity on which available space is calculated for the 2019-20 through 2028-29 school years.

Proposed Generated Students Impact - School Specific	
Coles Elementary School	Current capacity can accommodate the proposed elementary school students
Benton Middle School	Current capacity can accommodate the proposed middle school students
Colgan High School	Current capacity cannot accommodate the proposed high school students

Methodology Comments:

- The Statement of Justification dated June 21, 2018 identifies 11 live work units (townhouse) that are not considered in the Projected Net Student Impacts of the SB-549 Justification Narrative dated March 14, 2018.
- The 11 live work units would generate an additional seven students.
- The above student enrollment is the most current enrollment. The SB-549 Justification Narrative dated March 14, 2018 lists current enrollment at Coles Elementary School as 456 students, Benton Middle School as 1,381 students, and Colgan High School as 1,541 students.

School Board Response:

- Current enrollment levels at the assigned elementary school (Coles) and middle school (Benton) are not at capacity, but the assigned elementary school is expected to exceed capacity by over seven percent within five years; therefore, the School Board is opposed to the subject application.
- Current enrollment levels at the assigned high school (Colgan) exceed capacity; therefore, the School Board is opposed to the subject application.
- This increase in the student population will add to the existing strain on the operational and capital resources of those schools, as well as add to the need of the School Division to create new space for students.
- Transferring or reassigning students to other PWCS schools to relieve the additional overcapacity created by this application is not a solution acceptable to the School Board, nor likely to be well received by the school community. While the School Board must adjust school boundaries upon the opening of new schools or additions to existing schools, and does so only with community input and recommendations, it is opposed to boundary changes precipitated by the approval of individual residential developments.

- The County and the School Board have formally committed to work collaboratively to reduce current overcrowding in PWCS schools, including elimination of portable classrooms. This application does not further that joint initiative.
- For all these reasons, the School Board is opposed to the subject application.