FACILITIES DEVELOPMENT

Residential Development Impact Statements

The purpose of this regulation is to establish standards and procedures for communications between School Division staff and Prince William County Planning Office staff, the Planning Commission, and the Board of County Supervisors with respect to proposed residential rezoning cases. This regulation also establishes procedures for working with rezoning applicants (a.k.a. “developers”) in order for the School Division to secure the most significant Level of Service (LOS) contributions possible from these applicants.

It is significant to note that the Prince William County School Board is not in support of any rezoning that increases student enrollment at schools already at, or in excess of, 100% of capacity or a rezoning that causes student enrollment at any school to exceed 100% of capacity.

While School Division staff may work cooperatively with land developers in order to secure the best possible monetary or land contribution for the School Division, this working relationship does not imply support for, nor assent to a residential rezoning application by the School Board.

School Division staff shall prepare a “Development Impact Statement” in response to residential development applications received by Prince William County.

Each Development Impact Statement will include:

1. The predicted number of students by school level that the proposed residential development will generate based on the latest county-wide student generation factors.
2. The current (i.e., official September 30 data) and projected enrollments at:
   a. Each of the elementary schools within the Geographic Area in which the proposed residential development resides. The Geographic Areas are defined within the Capital Improvements Program (CIP) process.
   b. The middle school in whose attendance area the proposed residential development resides.
   c. The high school in whose attendance area the proposed residential development resides.
3. The existing number of portable classrooms at each of the potentially affected schools.
4. The statement, “The Prince William County School Board is not in support of any rezoning that increases student enrollment at schools already at, or in excess of, 100% of capacity or a rezoning that causes student enrollment at any school to exceed 100% of capacity.”
5. A statement regarding the level of monetary and/or in-kind contribution proposed by the applicant, where deemed appropriate.

In cases where the proposed development includes 100 or more residential housing units, the Development Impact Statement shall be developed in consultation with the School Board member in whose district the proposed development is located and approved by the School Board.

In cases where the proposed development includes less than 100 residential housing units, the Development Impact Statement shall be developed in consultation with the School Board member in whose district the proposed development is located.

Summary data shall be provided to the affected School Board member by staff to include:

1. The total value of the monetary and/or in-kind contribution proposed by the applicant;
2. The LOS suggested contribution as indicated in the most recently approved “Policy Guide for Monetary Contributions” published by the Prince William County Planning Office;
3. A draft Development Impact Statement; and
4. A copy of the applicant’s proposed Proffer Statement.

Upon approval or completion of the Development Impact Statement, staff shall send the correspondence to Prince William County Planning Office staff. In cases of 100 or more residential units, the Development Impact Statement will also be sent directly to the Planning Commission and/or Board of County Supervisors, as appropriate.

Subsequent correspondence with Prince William County staff regarding previously commented-upon development cases shall be processed following the above steps if there are material changes to either the project or proffer statement. Updates to enrollment figures in previously commented-upon development cases where there are no material changes shall be processed by staff and forwarded to the School Board for information.

The Associate Superintendent for Finance and Support Services, or designee, is responsible for implementing and monitoring this regulation.

The Associate Superintendent for Finance and Support Services, or designee, is responsible for reviewing this regulation in 2015.