

# Fw: Schools Analysis - Addendum for REZ2016-00021, Kline Property

Alyson A. Satterwhite

Wed 2/27/2019 11:48 AM

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 1 attachments (825 KB)

PC+Update+Package,+++Kline+REZ+(Schools),+final.pdf;

Good Morning,

Last night I reviewed the Planning Office comments on the Development Impact Statement recently passed by the School Board reference the Kline Property.

Could someone please notify them of the errors in the report?

Most notably, the Kline property is not where we are looking for the Stonewall area school for 2022. It is the Yorkshire area school in 2028 that they should be referring to. On page B-25, under Planning Staff Response, the two different sites are confused, and again on page B-26 in the first paragraph. Much of the confusion on this point seems to stem from a possible misinterpretation of the very carefully worded *School Board Closed Session Action Item* from February 21, 2018 (see the end of the attachment).

In this *analysis* the Planning Office states (page 1, paragraph 2):

"However, the School Board did not provide specific comments on the public recreation/institutional site that is being offered by the Applicant. There is no feedback on the adequacy of the proposed school site, its consistency with the Comprehensive Plan, and how it relates to Schools needs in the CIP. As submitted, the document lacks specific CIP solutions, such as already funded school facilities information and facility demand generated by proposed residential development, which is required and typically included in comments from the School Board for development applications. In absence of these details, the Planning Office does not offer a recommendation based on Schools impacts, and maintains its overall recommendation of deferral."

The School Board is not a Prince William County entity. Why is the County Planning Office expecting us to weigh in on the County Comprehensive Plan?

The document states on page 2: "There is no feedback on the adequacy of the proposed school site, its consistency with the Comprehensive Plan, and how it relates to Schools needs in the CIP."  
The Comprehensive Plan does not fall under the authority of the School Board, but is a responsibility of the Board of County Supervisors. To my knowledge the County has never provided information or a briefing for the School Board on the Comprehensive Plan. A session on how proposed developments, county planning, and our PWCS CIP impact each other and the impacts they all have on school overcrowding might be helpful.

"...the document lacks specific CIP solutions, such as already funded school facilities information and facility demand generated by proposed residential development..."  
I see all of that information in the approved Development Impact Statement, as is always provided by our Development Impact Statements. Do we need to make it clearer that the elementary, middle and high schools will be over capacity in 2028-29?

I don't believe it is normal for a Planning Office analysis of a PWCS Development Impact Statement to be 12 pages in length. In my opinion, this reads like a government temper tantrum. Let's keep these professional, stick to the facts, less repetition, and remember that a Development Impact Statement sent to the Planning Office by PWCS has been voted on and approved by a government body, not a division of the PWC Planning Office.

Thank you for your time and consideration.

Sincerely,

Alyson A. Satterwhite

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**From:** PWC Alerts <noreply@everbridge.net>  
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At the time the Planning Commission staff report was published on February 22, 2019, a current Development Impact Statement from the School Board was not available. The Planning Office subsequently received an updated Development Impact Statement from the Schools Division on Monday, February 25, 2019.

Please see the attached update package from Planning staff to the Planning Commission to provide a Schools Analysis – Addendum, which is intended to replace and supersede the previous Schools section in the staff report for Rezoning #REZ2016-00021, Kline Property. This package also includes the most recent Development Impact Statement from Schools.

Please note that the Applicant has also requested that the Planning Commission public hearing for the three cases (CPA, REZ, and SUP), which is scheduled for March 6, 2019, be rescheduled to a later date.

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