

From: Stephen Kenney, Chairman Planning Commission
To: Board of Zoning Appeals
Meeting Date: February 23, 2022
Re: Proposed CUP for Renovation and Expansion to LAES

Overview

Fairfax County Public schools is proposing an addition and expansion to the Louise Archer Elementary School (LAES) facility. These modifications should ensure they can remove and no longer rely upon the use of trailers and modular classrooms, although some will be needed during the construction phase.

Note that a portion of the current site plan for LAES overlaps with a section of the site plan within Fairfax County (Madison High School softball field). The proposed modification of the site plan and rear field layout will push the site, but not the site plan, into the rear portion of Madison High School, behind the baseball field. The PC did ask if the FCPS planned to issue a site plan modification to clarify the actual site boundary lines in these areas. They indicated that they are not planning to make such an adjustment. The PC assumed this is due in part to the fact that the majority of LAES's property resides within the Town limits and the rest is in Fairfax County. The adjustment likely would be fairly complex due to the jurisdictions involved.

No one from the public spoke on these matters during our meeting.

The PC reviewed several aspects of the site plan in detail. The applicant confirmed there are no issues with the proximity to the Sons and Daughters Cemetery located NW of the site. The added southern access drive for the drop-off/pick-up area for parents has been moved to align with the existing AWS intersection in that location. Likewise, the speed table in that vicinity is being removed as part of this work. The temporary route from the school building to the temporary trailers will be a firm accessible route. Its placement is linked to the current side entry and offered the most direct access back to the school building during construction, although less ideal in terms of placement for the staging area (nearby truck traffic).

The addition and site plan adjustments in such a confined site means that FCPS needs to request several site plan modifications from the TC that are at variance with our current zoning regulations. These include entrance width, pole light, loading space and lot coverage modifications.

While construction may be temporarily a nuisance for those in the immediate proximity to the school the PC felt this is a worthy project and will add to the quality of life for the students attending the school in the future, thus contributes to the health and safety of the end users. This project is in keeping with the Comprehensive Plan and we don't feel it will be detrimental to the surrounding neighborhood based on the information we reviewed in our meeting.

PC Action and Concerns

The Planning Commission made a motion to recommend the BZA approve the CUP for the modifications and expansions to Louise Archer Elementary School as presented.

Motion: Miller

2nd: Baum

Roll Call Vote: 7-0