




STAFF REPORT COVER SHEET

June 15, 2020

Addresses:	324 Nutley Street NW	Case Number:	PF-19-20-CP/MTC
Public Meeting Date:	6/15/2020	Applicant:	Fairfax County Public Schools
Board/Commission:	Town Council	Owners:	School Board of Fairfax County
Existing Zoning:	RS-12.5	Existing Land Use:	Governmental
Brief Summary of Request:	Request for continued use of two public use trailers for an additional two years. 		
Site Improvements:	No improvements proposed.		
Size of Property:	8.13 acres		
	Prior to the Town Council granting or denying any such request, notification letters by certified mail to adjoining property owners and those abutting across a public street shall be sent not less than five days prior to council's consideration of the request.	14 certified postcards to be sent to adjacent, abutting and immediately across the street property owners/agents/ occupants and subject property owners notifying them of the Town Council meeting.	
		One sign posted in front of lot along Nutley Street NW with date of Town Council meeting as a courtesy.	
Brief Analysis			
PROPERTY HISTORY The subject site consists of the existing elementary school, Louise Archer Elementary School, and associated fields.			
COMPATIBILITY WITH THE COMPREHENSIVE PLAN The Future Land Use Plan shows the property as governmental. The Comprehensive Plan encourages renovations and additions to schools as opposed to use of trailers and modular classrooms (Page 102). Fairfax County Public Schools is moving in that direction but requires an extension of trailers and modular classrooms for the interim period.			
COMPATIBILITY WITH THE ZONING ORDINANCE Extension of the public use trailers is permitted by the Town Code, specifically Section 18-152.2.			
Attachments:	Justification Statement <input checked="" type="checkbox"/> Site Plan <input checked="" type="checkbox"/>		
Author: Michael D'Orazio, AICP, Deputy Director of Planning and Zoning			

Consideration of request for continued use of two public use trailers for an additional two years, located at Louise Archer Elementary School at 324 Nutley Street NW, in the RS-12.5, Single-Family Detached Residential zone.

Introductory Comments & Background:



Figure 1 - Existing public use trailers

Louis Archer Elementary School, addressed as 324 Nutley Street, NW is located on 8.13 acres of land on the west side of Nutley Street, NW, in the block between its intersection with Knoll and Orchard Streets, NW. The southerly and southwesterly lines of the parcel delineate the common boundary line between the elementary school and Madison High School, as well as the corporate boundary between the Town and Fairfax County. Adjoining properties include the Sons and Daughters Cemetery to the west, and residential parcels along Orchard Street, NW, to the north of the school property. The property is zoned RS-12.5, Single-Family Detached Residential.



Figure 2 - Existing modular classrooms

On April 20, 2005, the BZA approved a Conditional Use Permit (CUP) for a modular classroom for a ten-year time period, with an evaluation of the usefulness and overall condition of the modular classroom to occur at the end of the term. The modular classroom building is 66-foot by 180-foot in size and is located to the south of the main school building. It provides additional capacity to alleviate the overcrowding at the school. The modular classroom has a gross floor area of approximately 11,880 square feet and includes ten classrooms, restroom facilities, maintenance space, and ancillary storage space. The applicant indicates that the life expectancy for the modular is 25 years, and that it is in good condition. The modular classroom replaced five of the then-eight existing classroom trailers located on the Property.

Concurrent with the BZA approval, the Town Council at their meeting on May 5, 2005, approved six site plan modifications associated with the CUP request for the placement of a modular classroom along with the continued use of two existing trailers which falls under a separate purview of the Town Council.

An extension of the conditional use permit was approved by the Board of Zoning Appeals on July 20, 2016 for a period of 5 years. On December 10, 2018, Town Council voted 6-1 to extend approval of the two trailers located near the back of the building for another two years from the

date of August 22, 2018 (the previous expiration date). The trailers are currently approved through August 22, 2020.

Proposed Development Activities:

The agent is requesting continued use of the 66-foot by 180-foot modular classroom building, as well as the two public use trailers. The modular classroom is to be considered by the Board of Zoning Appeals at its June 17th meeting. The continued use of the trailers must be approved by Town Council.

The planning and design of the Louise Archer Elementary School renovation is currently underway with permitting expected to be completed by 2021. Construction is expected to occur between 2022 and 2025. Based on current enrollment for the school; the applicant requests approval to continue the use of the modular classroom during the proposed construction. Once school renovations are complete the modular and existing trailers will be removed from the Property.

Required Board Approvals / Planning Commission Recommendations:

Per Section 18-152.2, the Town Council is tasked with approving or denying the request for an extension of the use of the two public use trailers.

Relevant Regulations:

Town Code

Sec. 18-152.2. - Public use trailers and manufactured homes.

Notwithstanding the prohibitions set forth in section 18-152, a public use trailer or a public use manufactured home may be permitted to serve an interim need as part of a permitted public use subject to the following standards and procedures:

- A. The Town Council may approve, for a period of up to three years, a public use trailer or temporary public use manufactured home upon finding that such installation complies with the applicable provisions of this chapter and is consistent with the conditions of any permit for the principal use issued pursuant to section 18-209.
- B. For an existing public use trailer permitted pursuant to subsection A of this section or approved pursuant to this subsection B, the council, upon a finding that the public health, safety and welfare of the Town will not be thereby impaired, may extend the time allowed for a public use trailer for additional periods of up to two years each pursuant to section 18-256.
- C. All public use trailers must comply with all provisions of this chapter and be consistent with all conditions of any permit issued pursuant to section 18-209, unless such requirements are modified pursuant to section 18-256.
- D. Notwithstanding the provisions in subsections A through C of this section, the Town Manager may approve installation of a public use trailer or public use manufactured home

in order to respond to exigent needs. Such approval shall be for an interim period, not to exceed one school year, pending satisfaction of the requirements of this section.

Staff Analysis:

Public Use Trailers

Public use trailers are allowable under Section 152.2 of the Town Code. Extensions of the trailers are allowed for two-year periods. Staff finds that the proposed extension of use of the trailers will not impair the public health, safety and welfare of the Town. Staff also believes that the continued use of the trailers will be necessary during the design and construction of the Louise Archer Elementary School renovation scheduled for the next 5 years.