



Legislation Details (With Text)

File #: 16-197 **Version:** 1 **Name:**
Type: Action Item **Status:** Agenda Ready
File created: 7/29/2016 **In control:** Town Council Meeting
On agenda: 8/22/2016 **Final action:**
Title: Council to consider allowing continued use of temporary classroom trailers at Louise Archer Elementary School, 324 Nutley Street NW, located on 8.12 acres of land on the west side of Nutley Street NW in the block between its intersection with Knoll and Orchard streets.

Sponsors:

Indexes:

Code sections:

Attachments: 1. FCSB-Louise Archer ES-2016.07.08 Letter to BZA Members_61300856_3, 2. 10-Year CIP Forecast, 3. FCSB-Louise Archer-Application for Public Use Trailer_61027333_1, 4. FCSB-Louise Archer ES-Site Plan Dated 2016.05.18 (Filed with Application)_61043047_1, 5. Louise Archer ES - SOJ-c

Date	Ver.	Action By	Action	Result
8/22/2016	1	Town Council Meeting	approved	Pass

Subject:

Council to consider allowing continued use of temporary classroom trailers at Louise Archer Elementary School, 324 Nutley Street NW, located on 8.12 acres of land on the west side of Nutley Street NW in the block between its intersection with Knoll and Orchard streets.

EXPLANATION AND SUMMARY :

Introductory Comments / Characteristics of the Existing Property:

The Fairfax County School Board (FFCSB) currently has three classroom trailers at Louise Archer Elementary School in the Town of Vienna. On December 3, 2012, Town Council approved continued use of two existing trailers for two years ***The use for these two trailers expired on December 3, 2014.*** Subsequently, a third trailer was located on the southern portion of Louise Archer Elementary School property near the existing playground. The third trailer was previously approved by Town Council on 8/15/11 for a period of three years. ***Use for the third trailer expired on August 15, 2014.*** The FFCSB requests continued use of all three trailers. The application was filed by John C. McGranahan, Jr. of Hunton & Williams LLP on behalf of Fairfax County Public Schools, owner.

Louis Archer Elementary School is located at 324 Nutley Street NW and is located on 8.12 acres of land on the west side of Nutley Street NW in the block between its intersection with Knoll and Orchard streets. 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 Zone.

Proposed Activities:

Based on current enrollment for the school, the applicant requests approval to continue the use of the three classroom trailers for two more years (which is the maximum allowed by Town code). The agent has indicated that funding for renovation of the school will be included in the 2021 School Bond Referendum with funding for an addition available in 2025. Once school renovations are complete, the existing trailers will be removed from the property.

Required Board Approvals

Per Town Code Section 18-152.2-A&B-Public use trailers and manufacturing-The Town can initially approve trailer use for three years and then provide two-year extensions to allow continued use of existing trailers.

Departmental Recommendation :

Given the pending construction of an addition to the school in 2025, staff recommends approval to allow continued use of the trailers.

Finance Recommendation : N/A

Purchasing Recommendation : N/A

Town Attorney Recommendation : Pursuant to Town Code Sections 18-4 and 18-152.2 (set forth below), Town Council may approve interim use of public-use trailers in its discretion upon a finding that the public health, safety, and welfare of the Town will not be impaired.

Sec. 18-4. - Definitions.

Trailer, public use, means a trailer used by the Town or the county public schools and dedicated to providing services to the public

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

Notwithstanding the prohibitions set forth in [section 18-152](#) https://www.municode.com/library/va/vienna/codes/code_of_ordinances?nodeId=PTIICOOR_CH18ZO_ART18SURE_S18-152TR, 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](#) https://www.municode.com/library/va/vienna/codes/code_of_ordinances?nodeId=PTIICOOR_CH18ZO_ART21COUSPE_S18-209USPESUCECO.

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](#) https://www.municode.com/library/va/vienna/codes/code_of_ordinances?

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](#) https://www.municode.com/library/va/vienna/codes/code_of_ordinances?, unless such requirements are modified pursuant to [section 18-256](#) https://www.municode.com/library/va/vienna/codes/code_of_ordinances?

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.

Town Manager's Recommendation : I recommend Town Council approved the continued use of the trailers.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This Date: Past due - this is an extension approval request after the permit has expired

PROPOSED/SUGGESTED MOTION

"Upon a finding that the public health, safety, and welfare of the Town will not be impaired, I move to approve extension of use of three temporary public-use classroom trailers at Louise Archer Elementary School for two years."

Or

Other action deemed necessary by Council.