



Town of Vienna

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Town Hall
127 Center Street South
Vienna VA, 22180

Legislation Text

File #: 18-1092, **Version:** 1

Subject:

Consideration of Allowing Continued Use of Temporary Classroom Trailers at Louise Archer Elementary School, Located At 324 Nutley Street NW

EXPLANATION AND SUMMARY :

Louis Archer Elementary School is located at 324 Nutley Street NW on 8.12 acres of land on the west side of Nutley Street NW in the block between 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.

Per Section 18-152.2, public use trailers, if approved by Town Council, are allowed to operate for an initial period of three years and then for extensions of two-year periods. Three trailers were approved by Town Council for a two-year extension on August 22, 2016. Since the last approval, one of the trailers has been removed due to its age and the fact that it is no longer needed.

As of today, the Fairfax County School Board (FFCSB) has two classroom trailers at Louise Archer Elementary School in the Town of Vienna. The trailers are located on the western portion of the property and are 17 and 19 years old. The applicant has indicated that the trailers have a life span of 25-30 years. The applicant requests approval to continue use of two classroom trailers for two more years (the maximum extension allowed by Town Code).

Departmental Recommendation : Staff recommends approval of the two-year extension provided that the Fairfax County School Board commits to a renovation of the school to ensure adequate space for students without the need for trailers. The Comprehensive Plan 2015 Update calls for the public school system to replace school trailers with permanent classrooms (page 108).

Finance Recommendation : N/A

Purchasing Recommendation : N/A

Town Attorney Recommendation : The Town Code, in consultation and input from the Fairfax County School Board, was amended in 2005 to permit "public use trailers." Town Code Section 18-152.2 which reads as follows:

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.*

Upon a finding that the public health, safety, and welfare of the Town will not be impaired, Town Council may extend use of the existing public use trailers for a period of two years in its discretion.

Town Manager's Recommendation : The Town Council may extend the use of the existing public use trailers for a period of two years, in its discretion.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

PROPOSED/SUGGESTED MOTION

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

Or

Other action deemed necessary by Council.