



Legislation Text

File #: 20-1735, **Version:** 1

Subject:

Request for Extension of Two Public Use Trailers, Located At Louise Archer Elementary School at 324 Nutley Street NW

EXPLANATION AND SUMMARY :

Louis Archer Elementary School at 324 Nutley Street NW is located on 8.13 acres 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.

On April 20, 2005, the BZA approved a Conditional Use Permit (CUP) for a modular classroom for a 10-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 overcrowding at the school. The modular classroom has a gross floor area of approximately 11,880 square feet and includes 10 classrooms, restroom facilities, maintenance space, and ancillary storage space. The applicant indicates that 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, Town Council at its May 5, 2005 meeting approved six site plan modifications associated with the CUP request for placement of a modular classroom along with continued use of two existing trailers, which falls under a separate purview of Town Council. 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.

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 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.

Per sections 18-152.2 and 18-256, 18-257, the Planning Commission recommended on a 8-0 vote that Town Council approve continued use of the two public use trailers for another two years.

Strategic Plan Initiative: *Vienna as an influential and well-governed community.*

Departmental Recommendation : Staff recommends approval of the two public use trailers for an additional two years.

Finance Recommendation :

Purchasing Recommendation :

Town Attorney Recommendation : Pursuant to Town Code Section 18-152.2, Town Council may, “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. Accordingly, if the appropriate finding is made, Town Council may approve the proposed public use trailers at Louise Archer Elementary School in its discretion.

Town Manager's Recommendation : I recommend the Town Council find that the public health, safety, and welfare of the Town will not be impaired, I move to approve continued use of two public use trailers, located at Louise Archer Elementary School at 324 Nutley Street, NW, for an additional two years from the current expiration date of August 22, 2020, as presented.

Cost and Financing:

Account Number:

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 approve continued use of two public use trailers, located at Louise Archer Elementary School at 324 Nutley Street NW, for an additional two years from the current expiration date of August 22, 2020."

Or

Other action deemed necessary by Council.