



Arlington Career Center Relocatable Complex

Advisory Council on School Facilities and Capital Programs (FAC)

Zoning Ordinance Amendment Relocatable Classrooms



Background

- APS uses relocatable classrooms as a planning tool to address fluctuations in school enrollment.
- Historically, relocatable classrooms required a use permit amendment for placement at a school site.
- Use permits depend on the design capacity (maximum number of students) which require compliance with:
 - Parking requirements and
 - Land disturbance regulations to accommodate stormwater regulations.
- Use permit amendments are time consuming and therefore costly for both Community Planning Housing and Development (CPHD) and APS



Background

- In 2018, the County Board directed CPHD staff to explore options to amend the Zoning Ordinance to improve the review and approval process for limited increases in school capacity using relocatable classrooms.
- APS must remain nimble when pursuing permanent solutions to address the increase in student enrollment throughout the county.



Zoning Ordinance Review Timeline - 2019

- April - Public Open House
- April - Presented to the Zoning Committee of the Planning Commission (ZOCO)
- April - County Board Request to Advertise
- May - Presented to the Planning Commission (PC)
- June - County Board Request for Action ([Staff Report](#))



Zoning Ordinance Amendment

- Establishes relocatable classrooms do not count toward school design capacity.
- States that relocatable classrooms are temporary tools to manage fluctuations in enrollment.
- Allows Zoning Administrator authority to review and approve for permit.
- Defines placement standards for relocatable classrooms that will minimize impacts to trees and school play areas.
- Places short term restriction on the permit conditions.
 - Initial term: 3 years.
 - Renewal term: One additional 3-year term.
- Relocatable classrooms that extend beyond the 6-year term must apply for long term use under the original use permit process.