

### D. Mission Valley Middle School

The 18.43 acres of the former Mission Valley Middle School site is located on the west side of Mission Road south of 83<sup>rd</sup> Street. There are single-family dwellings to the south, southwest and east and multiple-family dwellings to the northwest and north. The site is also in close proximity to the Corinth Shopping Center. Access is currently off Mission Road and the site is zoned R-1A Single-Family Residential District. Shawnee Mission School District closed the school at the end of the school year in 2011 and sold it to a private developer in the fall of 2011. When Village Vision was prepared in 2006, it was not anticipated that this facility would be closed.

The following outlines the critical issues related to the sites potential for redevelopment and offers some recommendations for future redevelopment.

#### Issues

1. **The school site functions as an integral part of the neighborhood.**

The school site is an integral part of the neighborhood and provides an opportunity for active recreation. Use as a recreational area was limited by school usage but there was still a significant amount of time that the outdoor area was available to the general public. Schools frequently give a neighborhood identity and contribute to the social fabric of the area. Since this was a middle school, the geographic influence of the location was significant. Any reuse of the site should maintain the status as a center of the neighborhood.

2. **Existing Structures.** The building was recently updated and expanded so it has been significantly modified from its original construction in 1958. The building is in good physical condition and could easily accommodate a use such as a private school or an educational wing for a church. There is also the possibility that it could be converted to a residential use.

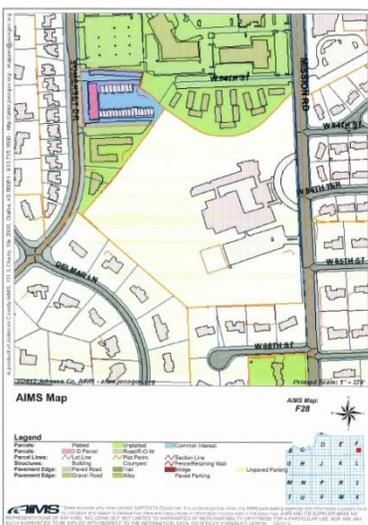
3. **Single-Family Residences to the South, Southwest and East.** There are high value residences abutting the south and southwest boundary of the site. The existing school building is located in the north half of the site and the athletic fields about the south and southwest property line. There also are high to mid value residences on the east side of Mission Road across from the school site. Any redevelopment of the site needs to address how it will be compatible with or relate to residences adjacent to the site.

4. **Multi-Family Residences to the North and Northwest.** There are four multi-family residential developments to the north and northwest of the former school site. One of these sites is a condo structure with individual ownership of the units; the others represent traditional rental property units. These sites have the following density levels:

- 3917 W 84<sup>th</sup> – 52 units on 3.81 acres – 13.6 du/acre
- 8361 Somerset Dr. – 41 units on 1.70 acres – 24.1 du/ac
- 8401 Somerset Dr. – 31 units on 1.29 acres – 24 du/ac
- 8449-51 Somerset Dr. – 2 units on .54 acres – 3.7 du/ac

These multi-family residential units represent both high and low value residences abutting the north and northwest. Any redevelopment of the site needs to address how it will relate to the variety of residential type developments adjacent to the site.

5. **Drainage and Flood Plain.** There is an open drainage ditch along the north property line that flows from west to east and is part of Dykes



Branch. The FEMA Flood Insurance Rate Map dated August 3, 2009 designates this area as ZONE X (Future Base Flood). This is defined as "Areas of 1% annual chance of flood based on future conditions hydrology. No base flood elevations determined." A copy of the Map is attached. While a hydrology study has not been completed, significant issues include upstream flows and several undersized box culverts downstream. These issues will need to be addressed for any redevelopment or expansion of the existing uses on the site.

6. **Parking.** There is a large parking lot on the site, however, a use such as a private school or church could require more parking to accommodate the use. Any parking expansion will create more impervious surface and more stormwater runoff which will need to be addressed.
7. **Access.** This is a large site which is not located at an intersection and only has mid-block access from Mission Road. Mission Road has high traffic in this area because of Corinth Square Center and Corinth Elementary School and therefore the traffic impact and internal site circulation will need to be addressed for any future development.
8. **Public Perception.** The floor area ratio (building area divided by site area) of this site is 0.13 which is very low. The neighbors living in this area have perceived this as an open space site and do not wish to see the open space significantly reduced. It is likely that the floor area ratio will increase in the future, but it needs to occur in a manner that is compatible with the existing single-family and multi-family residential development.
9. **Zoning Regulations limit uses.** The site is currently zoned R-1A Single-Family Dwelling District which limits the type and intensity of uses that can be permitted on the site. The R-1A District primarily allows single-family dwellings, public uses and churches. However, the District also allows conditional and special permits subject to restrictions and conditions. Public hearings are required for conditional use permits and they must be approved by the Planning Commission while special use permits require a public hearing and recommendation of the Planning Commission and are finally approved by the Governing Body. As with the Meadowbrook Country Club property, the site could be redeveloped into a traditional single-family neighborhood under the current zoning and subdivision regulations. Another option available is planned residential districts (RP-1A) which allows residential development to have a different form such as condominiums, patio homes, apartments but the density and other standards are controlled by the district regulations. The creation of a Planned Zoning District would be specific to this site and would regulate the form of the development. This includes the relationship of the buildings to the street, the type of street improvements, the massing and height of buildings, lot coverage, etc. This process requires a zoning change. There are a variety of uses that can be accommodated in the R-1A District, however, some may require rezoning, conditional use permits or special use permits.

## **Recommendations**

### **1. Encourage developers to obtain community input.**

Residents, the City, and the property owner all have a vested interest in the future development of the site. As such, Redevelopment Plans should address the needs of the community as a whole and consider a variety of potential re-uses for the site. Any proposed plans for new uses or the expansion of existing uses-needs the input of the surrounding neighborhood. Due to the former school's prominent role in the City and surrounding neighborhood, the City and residents expect ample opportunity to provide input into future redevelopment

plans for the site. To address these expectations, developers will need to make significant efforts to solicit community input in redevelopment planning. An assessment of the existing building and site should take place to determine whether or not they can accommodate the proposal. If not, then a new development plan could be considered, which may give more flexibility to incorporating other uses (e.g. residential) on the site. The site may be large enough to allow for a compatible senior housing development. A mixed residential use concept on this site could serve to further reinforce and reconnect the neighborhood to public uses. The issues of open space, drainage, access, traffic and parking all need to be addressed in detail as a part of any proposed development or expansion of existing uses on this site. The developer needs to conduct an adequate public involvement process to obtain input from the neighborhood.

## **2. Limit the uses to those allowed in the R-1A Single-Family District.**

Uses for this proposed site are restricted to uses that are permitted in the R-1A District which also may include conditional use permits, special use permits and planned residential. The uses generally are residential, including senior housing, and possibly a mixture of housing types. In addition, schools (private require a special use permit), churches and other public uses are also permitted.

## **Economic Perspective**

**Issues:** Due to the scarcity of land and the size, location, and configuration of the site, the parcel would be considered highly desirable by the private real estate development community. Civic uses could be considered as a part of that mixed-use residential environment. The major issues regarding any future development of this site are the density or intensity of development, access, traffic, stormwater management and compatibility with the existing developed neighborhood. Because of the limited type of development that can occur on this site, the City needs to consider very carefully whether to approve any incentives.

**Recommendations:** As an attractive site for redevelopment, the City should carefully consider re-use of the former Mission Valley Middle School property. Through a joint effort between the City Council, citizens, the property owner, and potential developers, a variety of potential uses for the site should be explored and considered. This is an attractive site for redevelopment, but there is a very significant and updated building on the site that has limited opportunities for repurposing. Designation for the Mission Valley site for a mix of residential uses as described in the Village Vision Strategic Investment Plan could serve to provide tangible examples of how the Plan's implementation will adhere to the community's land use principles. Particular attention should be paid not only to the type of land uses, but also to the ultimate form of the development and its compatibility with low density single-family and high density multi-family use found in the mixture of residential densities in the surrounding neighborhood. The neighborhood is very concerned about the future of this site and will need to have significant input into any future change in use. If any change in use is considered, it is important that the site and the facility be designed compatible with the surrounding neighborhood. To successfully execute a project on this site, it will require creative and unique design talent and buy-in from the neighborhood and the community at large. Density levels, access, traffic and Storm water runoff are major issues and will need to be addressed as a part of any redevelopment plan.

