



SOAR2040
Strategic Opportunities Advancing Republic



COMPREHENSIVE PLAN

REPUBLIC

Hold for P&Z Adoption

An aerial photograph of a highway interchange is shown on the left side of the page. A vertical dashed white line runs down the center of the image. The right side of the page is covered by a solid green overlay. The title 'CONTENT' is written in large, bold, dark blue capital letters at the top right.

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INTRODUCTION

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In mid-2020, the City of Republic partnered with the Southwest Missouri Council of Governments (SMCOG) in order to update its comprehensive plan. This plan is a guideline of future change within the community that will inform decisions by elected officials and provide justifications for actions on behalf of city staff. The plan will be carried out by city staff, the Planning and Zoning Commission, the City Council, public and private partners, as well as the residents and citizens of Republic. It will be used to assist decision-makers and inform opportunities for continued growth in the coming years within Republic.

Planning Process

The plan was developed using a multi-step process to ensure the final product is an accurate representation of feedback from residents and stakeholders, while providing clear goals and objectives. Throughout the 8-month planning process, SMCOG and the City of Republic worked collaboratively

to develop goals and objectives. The planning process involved the creation of Comprehensive Planning Committee (CPC) comprised of stakeholders from the community, as well as city staff. The CPC met four times, with each meeting building upon the information shared in previous meetings.

Committee members included:

- **David Burton** | MU Extension Greene County, County Engagement Specialist
- **Blake Cantrell** | City Resident/Real Estate Development
- **Kevin Haun** | Republic Planning and Zoning Commission
- **Jason Iles** | Destiny Church, Executive Pastor
- **Josey McPhail** | Republic School District, Director of Communications
- **Frank Miller** | MoDOT Southwest District, District Planning Manager

Jennifer Mitchell | Republic City Council

- **Andy Thomason** | Ozarks Transportation Organization, Senior Planner
- **Todd Wojciechowski** | Republic School Board, President
- **Garrett Brickner** | City of Republic, City Engineer
- **Jason Davis** | City of Republic, Operations Manager
- **Karen Haynes** | City of Republic, Planning Manager
- **Lynn Hollandworth** | City of Republic, Deputy Fire Chief
- **Andrew Nelson** | City of Republic, Director of BUILDS Department
- **Chris Tabor** | City of Republic, Principal Planner

Community Engagement

Republic hosted a community survey for residents that ran from September 21 - October 15, 2020. The purpose of the survey was to collect input from residents on a variety of topics to understand the needs and desires for

future growth. 352 responses were received from the public.

The questions in the survey covered a variety of topics that are directly and indirectly influenced by a comprehensive plan including

THE PLANNING PROCESS

01 INFORMATION GATHERING

Data Collection

- Land Use and housing inventories
- Past plans and maps
- Audit of previous plan

Community Engagement

- Citizen needs surveys
- Visioning
- Committee formation

04 IMPLEMENTATION

Goals & Objectives Execution

- Prioritize and fund specific objectives
- Pursue funding opportunities
- Conduct annual check-ins on progress

Policy Making

- Revise development regulations
- Adjust personnel levels
- Enact policies to support implementation

02 STUDIES & ANALYSIS

Community Profile

- Population projections
- Commuting patterns
- Workforce and economics

Land Use Trends

- Environmental assets/constraints
- Development pressures
- Density analysis
- Existing and planned infrastructure

03 DOCUMENT PREPARATION

Plan Development

- Identify goals and objectives
- Recognize supporting strategies
- Prepare draft narratives/maps

Document Review

- Complete review with staff and Committee
- Hold open houses to inform residents

Plan Adoption

- Present for adoption at P&Z Commission
- Resolution of support from Council/Board

| SMOG STEPS

| COMMUNITY STEPS

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OUR TIMELINE

- August 12, 2020**
Orientation meeting with city staff
- September 16, 2020**
Orientation meeting with CPC
- September 25, 2020**
Community survey goes live
- October 22, 2020**
CPC meeting reviewing survey results and SWOT
- November 10, 2020**
CPC meeting regarding land use planning goals & objectives
- January 27, 2021**
CPC meeting regarding land use planning goals & objectives
- May 10, 2020**
P&Z Adoption

Infill Development

is when small pockets of land already inside the city, such as an empty lot around town, is built upon.

New Development

is when land that was previously vacant or farmland at the edge of the city is converted, typically through annexation, into a new use, either residential, commercial, or industrial

Redevelopment

occurs when an underutilized property, such as vacant structures or continually empty parking lots, are demolished and/or converted to another use.

- Housing Stock and Development
- Commercial Development
- Transportation
- Infrastructure
- Support for Growth Trend

An overwhelming amount (91%) of the residents responded that they lived in single-family homes, with a general satisfaction to the quality of existing structures. 171 respondents felt that future growth in Republic should be **infill development**, while 132 responded that growth should be **new development**. The two most desired housing types for future development was large-lot rural style housing and small-lot urban style housing. Commercially, residents wanted to see entertainment and sit-down restaurants in Republic the most, with a smaller amount also requesting hotels and bars/nightlife in the community. US Hwy 60 and Main St. in the historic downtown had the greatest support for new commercial development.

In terms of transportation improvements, the biggest concern was improving traffic flows along US Hwy 60 and at the intersection of Hwy 174 and Main St. Pedestrian network improvements were

most needed along E Hines St., Hwy 174, and improvements for crossing US Hwy 60.

Overall, residents wanted to see Republic retain its small-town atmosphere and maintain the city's school system and parks, which both had high levels of satisfaction. In terms of growth, residents want to see support for businesses, higher-quality housing options with increased amenities, an improved downtown, and neighborhood support and improvement.

Past Plans and Studies

2005 Land Use Plan

Adopted in 2005, the purpose of this document was to set forth recommendations and criteria that would guide future development in Republic. The need for this plan arose out of rapid population growth in the early 2000s along with related development issues, which had increased demand on city services and facilities. Visioning meetings in 2003 and 2004 allowed the community to comment and provide input on the draft of the plan. The biggest issues brought up were the need for new restaurants and businesses, including entertainment, as well as street repairs. While many of the recommendations have been achieved

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||||| **171** RESPONDENTS FELT THAT FUTURE GROWTH
IN REPUBLIC SHOULD BE INFILL DEVELOPMENT,
||||| **132** RESPONDED THAT GROWTH SHOULD BE NEW DEVELOPMENT.

*Most of all, residents wanted to see Republic retain its **small-town atmosphere**.*

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since the adoption of the plan, some are no longer relevant or aligned with the direction established by the City. Specific recommendations included:

- Developing a policy to use city annexation to gain land along the Hwy 60 corridor for commercial development;
- Ensuring active and educated city officials during the rezoning process for commercial and mixed-use development;
- Creating relationships with local businesses and supporting mixed-use neighborhoods;
- Improving maintenance of existing commercial areas;
- Promoting residential design/architectural standards;
- Beautifying of public spaces;
- Extending infrastructure and public services to meet future needs; and
- Preserving natural beauty and historical areas.

2009 Parks and Recreation Master Plan

Adopted in 2009, the planning process

arose out of surveys that ran from 2003 – 2008 to identify needs and desires of residents related to parks and recreation. Many responses reflected both a lack of entertainment and recreational opportunities, which led to the development of this plan. The selected goals were to:

- Evaluate existing parks and programs
- Rate the standards of Republic's parks
- Create short- and long-term plans for the parks and facilities, and
- Evaluate future funding opportunities.

They also wanted to retain the identity of Republic as a "small town" atmosphere with safe parks, pedestrian-friendly neighborhoods, and nearby outdoor activities.

2020 Water Master Plan

Adopted in 2019, the City of Republic's Water Master Plan details the city's current distribution system and

projections to accommodate a growing population. Planned improvements to the water distribution system should be aligned to this plan, as the population of Republic is expected to double in the next 20 years. The plan addresses short-term needs for Republic's water system but also ensures adequate provision to meet long-term demands. Estimations were also calculated to determine the demand for both a five- and 20-year horizon, which will allow the City to determine necessary upgrades as development occurs. The plan identifies specific improvements that will be necessary for various regions that are currently unserved or underserved, as well as necessary improvements for the operational efficiency of the entire system.

2020 Wastewater Master Plan

The City of Republic worked with an engineering firm to develop a sanitary sewer system model to analyze existing capacity of the wastewater system



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and to create a plan that coordinates public infrastructure investments over a five- and 20-year horizon. The plan addressed the following topics, based on modeling and projections identified by the contracted engineering firm:

- Existing Conditions
- Inflow & Infiltration (I&I) Reduction Strategy
- Population Growth
- Capital Improvement Projects
- Opinion of Probable Costs

US 60/MO 413 Corridor Safety and Planning Study: Economic & Market Analysis

Completed in 2020 as part of a larger and ongoing planning process for the US Hwy 60 corridor, this economic and market analysis provided insight into the corridor's "long-term market potential and development opportunities". Based on market trends and projections, the plan provided conservative and optimistic forecasts for additional retail, office, industrial, and residential

development along the corridor. The document also identifies six major nodes that could be developed, along with beneficial uses, to accommodate forecasted needs.

Major opportunities for sites along the corridor center primarily on:

- The transportation network and geographic location within the Springfield Metropolitan Statistical Area,
- Large, undeveloped tracts of land,
- Improved municipal relations with the business community and development processes,
- A large retail trade area, and
- High quality of life.

Major constraints for future development of the corridor, which must be addressed to ensure development occurs, include:

- Environmental constraints, including sinkholes and floodplains,
- Peak-hour traffic congestion,
- Lack of new home construction,

- Lack of speculative small industrial and office markets,
- Expectations of big-box retailers, and
- Undesirable uses including power plants, lift stations, and a fuel distribution center within or near the project site that may hinder development.
- Ensuring competitive locations are developed with real estate products that can fulfill the needs of warehousing/distribution, light manufacturing, and maintenance/repair facilities;
- Attracting development through marketing a streamlined review process; and
- Supporting a skilled labor force in partnership with OTC and other regional partners to increase skills

2020 Industrial Market Analysis

Conducted as a part of this planning process, the Industrial Market Analysis summarizes the city's existing economic base, analyzed economic trends at a local and regional level, conducted an inventory of existing industrial space, and reviewed real estate market conditions. After collecting this data, the analysis identified the potential for industrial development by square footage and tenant type. Finally, the study provides a set of recommendations to support industrial growth which addressed:

2020 Commercial Market Analysis

Conducted as a part of this planning process, the Commercial Market Analysis compiled data and trends related to the market area's demographics, economy, and labor force, completed a commercial land use inventory, and evaluated this against expected growth in the residential sector. The study provided analysis of potential retail leakage in the existing market and projections for commercial supply requirements for the future.



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2020 Housing Market Analysis

Conducted as a part of this planning process, the Housing Market Analysis examined the conditions of the residential real estate market with regard to new and resale housing through an evaluation of demographic and economic data relating to the primary and secondary market areas, an inventory of the mix and conditions of the existing housing supply, and in-house projections of housing demand out to 2040. Through this study, a gap analysis was produced to offer guidance as to the degree of need for various housing types. Certain recommendations are included that were designed to meet the following goals:

- Promoting the education of the public in various elements of housing and the City's role as a facilitator.
- Providing resources for all levels of the development community to increase efficiency for all parties.

SOAR 2040 Mission and Vision

Republic's vision through SOAR 2040 is "To grow together by always doing the right thing at the right time for the right reason". This will be achieved through the mission carried out by the City, in which "We will be aggressively progressive through processes, relationships, and trust".



OUR VISION

TO GROW TOGETHER
BY ALWAYS DOING
THE RIGHT THING AT
THE RIGHT TIME FOR
THE RIGHT REASON

Our Values

The values of Republic will define the city and allow it to accomplish its mission and vision.

These values include:

- **Regional**
 - **Ethical**
 - **Professional**
 - **Urgent**
 - **Bold**
 - **Leaders**
 - **Insightful**
 - **Caring**
-

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History

Republic is an incorporated city of both Greene and Christian Counties, with a majority of the jurisdiction in Greene County. The city is classified by the US Bureau of the Census as part of the Springfield Metropolitan Statistical Area (MSA) indicating that Springfield and Republic have a high degree of economic and social integration. Republic is the second-largest city in Greene County in terms of population, with an estimated count of 16,247 according to 2019 ACS estimates. Currently, the city has a total area of 15.4 square miles.

The nearby historical Brookline area was of great importance to the founding of Republic. A village known as Little York was established in what is now Republic North and formerly Brookline. The residents established this area because the Atlantic and Pacific Railroad ran through this section of land, and they realized the importance of being connected to the transportation system. Later, settlers

began to settle southwest of Brookline, and after a stop was built in this area, it was established as its own city. It was later named Republic by William O' Neal "on account of his patriotic zeal", according to a 1930s research report by Robert Lee Meyers on historical names in Missouri (History of Republic).

The population continued to increase as Republic experienced significant commercial growth, while the Brookline area remained mainly industrial and agricultural. In 2005, both the City of Republic and the Village of Brookline agreed to a voluntary annexation of the Village into the City of Republic. This annexation resulted in an increase in population and a significant increase of land within the incorporated boundaries. The area occupied by the former Brookline village and its vicinity are located at the intersections of several major transportation corridors, which has already and will continue to have significant impacts on the community's growth trends.

The city is strategically located along major economic corridors in the Springfield Metropolitan area, including US Hwy 60, James River Freeway, MO Hwy 174, and Interstate 44. The community is bisected by the BNSF Highway, a primary driver of early commercial development.

Demographics

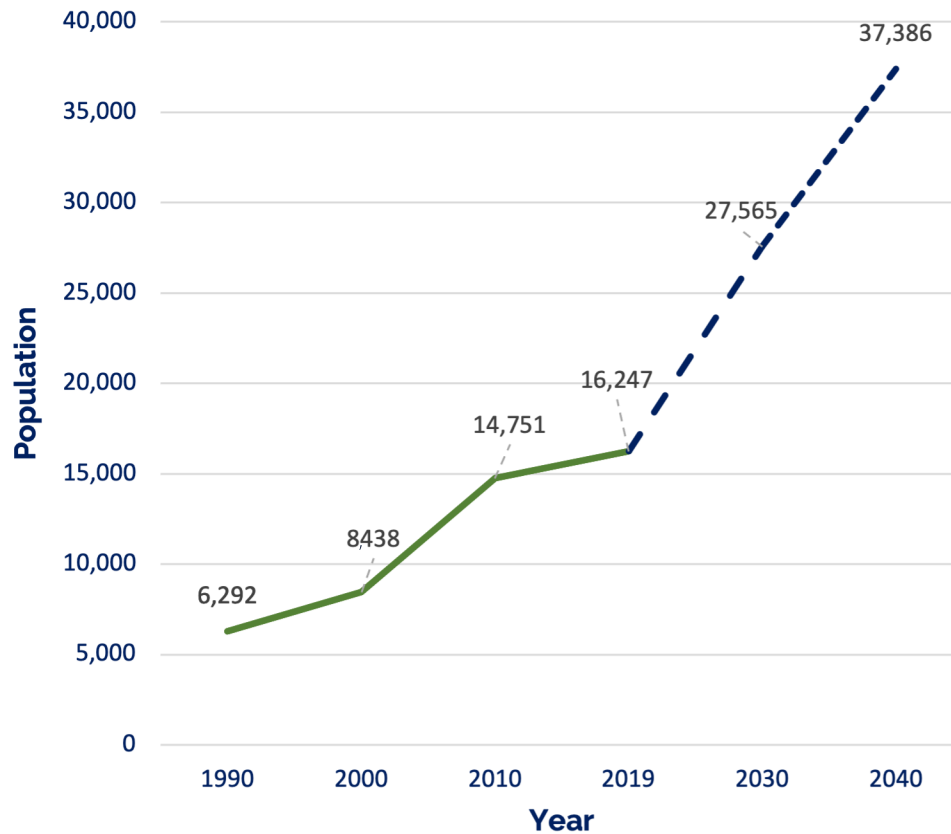
Population Trends

Republic continues to grow in population as it has done steadily since the 1950s. From 1990 to 2000, the population grew by about 34%. From 2000 to 2010, the population nearly doubled from 8,438 to 14,751. From 2010 to 2019, the population grew by about 10%. The population is expected to continue growing, reaching an anticipated 27,000 by 2030 and 37,000 by 2040.

Within the last decade, the population has grown by approximately 10%. The population is expected to continue growing, reaching an anticipated 27,000 by 2030 and 37,000 by 2040.

A stable population pyramid is one that resembles the traditional pyramid shape; a large base that tapers off

POPULATION GROWTH



towards the top. This pattern indicates that there is still a growing youth population in the city (the bottom), ensuring that the population still has the potential to grow. A growing population is healthy for a city because it indicates that the city will continue to thrive and prosper economically and culturally.

It also means that the city will need to adapt by growing the city, along with the population, through the introduction

Go anywhere from everywhere

«
The city is strategically located along major economic corridors in the Springfield MSA.

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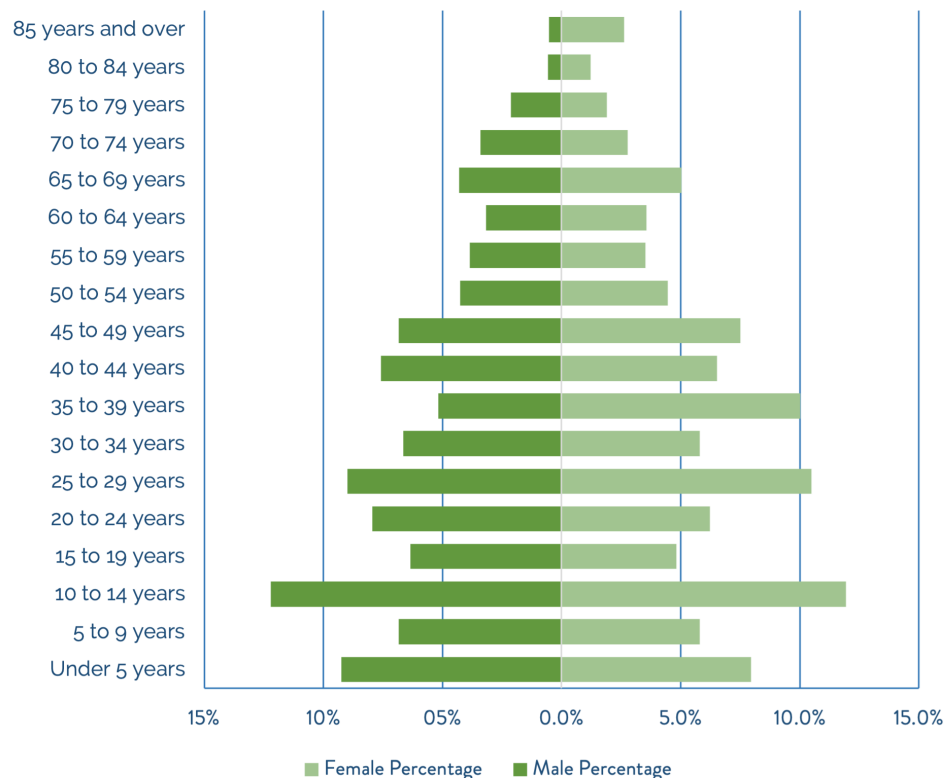
of new variety of housing, an expansion of infrastructure, and commercial and industrial development to provide jobs and activities. The 2019 population (As shown below) of Republic somewhat reflects this, with an overall larger base than the top.

Economics and Employment

The median household income in Republic in 2010 was \$50,975, which rose to \$55,964 in 2019. This is higher

than both the county and state averages, which in 2019 were \$46,086 and \$55,461, respectively. The median income in Republic is significantly higher than in Springfield, where the median income is \$35,677. This indicates that many residents will have a higher disposable income that can be used to support businesses within the community; higher-income residents may also have greater expectations and demands for services, such as parks and education.

POPULATION PYRAMID



Considering the economic integration of Springfield and Republic, employment data was analyzed for all of Greene County. Data available from the US Bureau of the Census's Quarterly Workforce Indicators provides data as recent as June 2019. The top three sectors based on number employed are:

- **Service** with 130,267 employed
- **Trade, Transportation, and Utilities** with 39,487 employed

- **Education and Health** with 35,029 employed

Of these top employment sectors, only the Education and Health sector provides an average weekly wage above the average across all sectors. This indicates that the county has a disproportionately higher number of citizens employed in sectors with below-average wages. Trade, Transportation, and Utilities have continued to see annual gains in employment even through the COVID-19 pandemic, indicating the relative strength of this sector. According to the U.S. Economic Development Administration's StatsAmerica tool, Greene County has demonstrated significant job gains across all employment sectors in recent years until the first quarter of 2020, during which the county lost 6,696 jobs. This downturn is at least partially attributable to the COVID-19 pandemic and is not likely to be a long-term trend.

The largest private employers in Republic are the Walmart Supercenter, Lowe's Home Improvement, Central Bank, Price Cutter, Herrman Lumber, and Heart of America Beverage.

According to the Missouri Department Revenue's of public information reports for 2020 taxable sales by jurisdiction, the top five sectors generating sales revenue in the City of Republic were:

1. **Retail Trade**, with \$31,616,949.43 in annual sales;
2. **Accommodation and Food Services**, with \$17,201,150.75 in annual sales;
3. **Wholesale Trade**, with \$3,570,306.64 in annual sales;
4. **Information**, with \$1,695,007.86 in annual sales; and
5. **Other Services**, with \$1,591,838.98 in annual sales. This means that these industries brought in the most revenue to Republic in 2020.

Republic's Top Employers (2020)

Republic School District

834 local employees

McLane Company

470 local employees

Walmart Supercenter

300 local employees

Red Monkey Foods

290 local employees

Heart of America Beverage

225 local employees

City of Republic

147 local employees

Watson Metal Masters

130 local employees

Lowe's

115 local employees

Mercy ROi

100 local employees

Republic Nursing & Rehabilitation

98 local employees

Lew's Strike King

85 local employees

Herrman Lumber Co.

55 local employees

Everything Kitchens

50 local employees

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Commuting patterns reflect those expected for a community within an MSA, with 3,191 people who are not residents of the city commuting in for employment, 496 residents living and working in the city, and 5,788 residents whose place of employment is outside of the city. These commuting patterns indicate a strong regional market with employers relying on regional draw for employees to satisfy demand. Republic may be able to internalize some employment that requires commuting out of the city as the commercial and industrial base continues to grow.

Industry employment trends are expected to shift significantly within the City of Republic towards transportation and logistics as Republic continues to grow its share of regional growth within these economic sectors, especially in the Republic North area. These changing trends will require development of skillsets to ensure that qualified workers are available, both within the City of

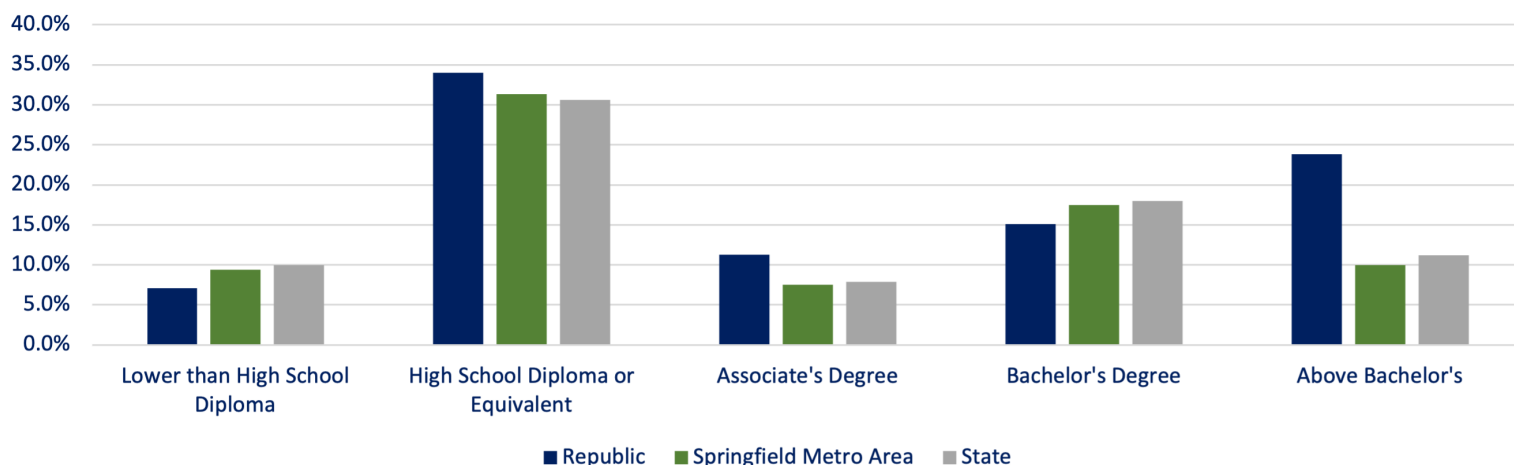
Republic and within the region, to meet employer demands – several regional education partners offer existing programs to support development of a skilled workforce.

Education

Educational attainment in a community is often directly related to other factors, such as median income or types of jobs desired by residents, and indirectly, such as demand for parks and recreation or types of housing development driven by market demand. Therefore, an understanding of the educational attainment of residents is crucial to understand pressures on private development and city services.

There are strong institutions that provide educational services from pre-kindergarten to higher education, within both the City of Republic and the metropolitan area. The Republic School District includes 5 elementary schools in the area, as well as the Republic Early Child-

EDUCATIONAL ATTAINMENT IN REPUBLIC, MO



hood Center, Republic Middle School, and Republic High School. The school district, Republic R-III, services 5,063 students and employs 460 teachers.

Republic High School has a specific department for Agriculture and Industrial Technology and offers classes and programs in these subjects. These include, but are not limited to, Ag. Science, Civil Engineering, Ag. Communications and Economics, Greenhouse Management, and Wildlife and Conservation classes. These types of programs are beneficial for ensuring students are afforded an opportunity to develop skills that align with career goals and meet the present

and future needs of employers.

In 2020, Ozarks Technical Community College opened a satellite campus in Republic, providing the opportunity to pursue higher education within the city. The campus offers multiple Associate degree programs, including Criminal Justice, English, Behavioral Science, Social Work, Biological Clinical Science, and a general transfer Associate's degree for a four-year track. Along with this, the Republic OTC Campus can be used as a satellite campus to connect to programs not offered locally.

A Great Place to Call Home

The Republic School District includes 5 elementary schools, the Republic Early Childhood Center, the Republic Middle School, and the Republic High School.

*The school district, Republic R-III, services **5,063 students** and employs **460 teachers**.*

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Household Characteristics

Understanding market pressures and characteristics of households is essential to support private development of housing that meets the needs of current and future residents. The U.S. Census Bureau provides data related to homeownership and cost-burdened status of households, as well as age and types of units available within the community. These metrics, while not holistic, can provide basic insight into the residential market to understand where market deficiencies may exist that require public support to meet the needs of residents.

Homeownership

Homeownership statistics provide a valuable baseline indicator of the relative stability of a community's population. Many residents desired to see increased rates of homeownership within the city, which can be supported by activity in the private sector providing a variety of housing types to allow any individual to achieve homeownership

status. The American Community Survey's 2019 Estimates indicate that 63.3% of households are owner-occupied in Republic, which is comparable to the 61.9% ownership rate for the Springfield MSA. Total unit occupancy in Republic is 98.1%, compared to the Springfield MSA rate of 92.5%, indicating that additional housing is necessary to support current and future residents.

Types of Housing

The housing market in Republic is predominantly low-density, with nearly 82% of structuring containing two or less units – meaning that most households are single-family or duplexes. This rate is comparable to the Springfield MSA rate of 78%. 62% of residential structures were built after 1990, indicating a relatively young housing stock, with 14% being constructed in the last ten years. This is much higher than the Springfield MSA rate of 44.6% of housing being constructed since 1990 – meaning that Republic has captured a disproportion-

ately large amount of regional residential growth.

Housing Costs

Data indicates that Republic has an unusually large market share of mid-range value housing between \$100,000 and \$200,000 as compared to the Springfield MSA. The average gross monthly rent for Republic is \$853, slightly higher than \$762 for the Springfield MSA. Despite these higher costs, households report a lower **cost-burdened** status than the Springfield MSA for both owners and renters. Based on the relatively higher incomes of Republic residents, there is likely demand for additional housing options above \$200,000 that could be captured from the regional market as well as rental options with higher monthly rents, in alignment with desires expressed in the survey for higher-quality housing options.

Environment

The natural environment is a significant factor that contributes to the form

OWNER-OCCUPIED VALUATION

Price Point	Republic	Springfield MSA
Less than \$100,000	18.6	25.1
\$100,000-\$200,000	64.1	44.6
\$200,000-\$500,000	16.6	27.1
More than \$500,000	0.7	3.2

and location of development as a city expands. Environmental features can present constraints to development by creating hazards and/or heightened regulatory requirements. A primary example of an environmental constraint would be the 100-year floodplain; any development within this delineated area is required to comply with stringent development regulations that may render development projects financially infeasible. The environment can also present assets that may improve the value of property if developed in harmony with existing features.

Cost-burdened:
those who pay more than 30 percent of their income for housing and may have difficulty affording necessities



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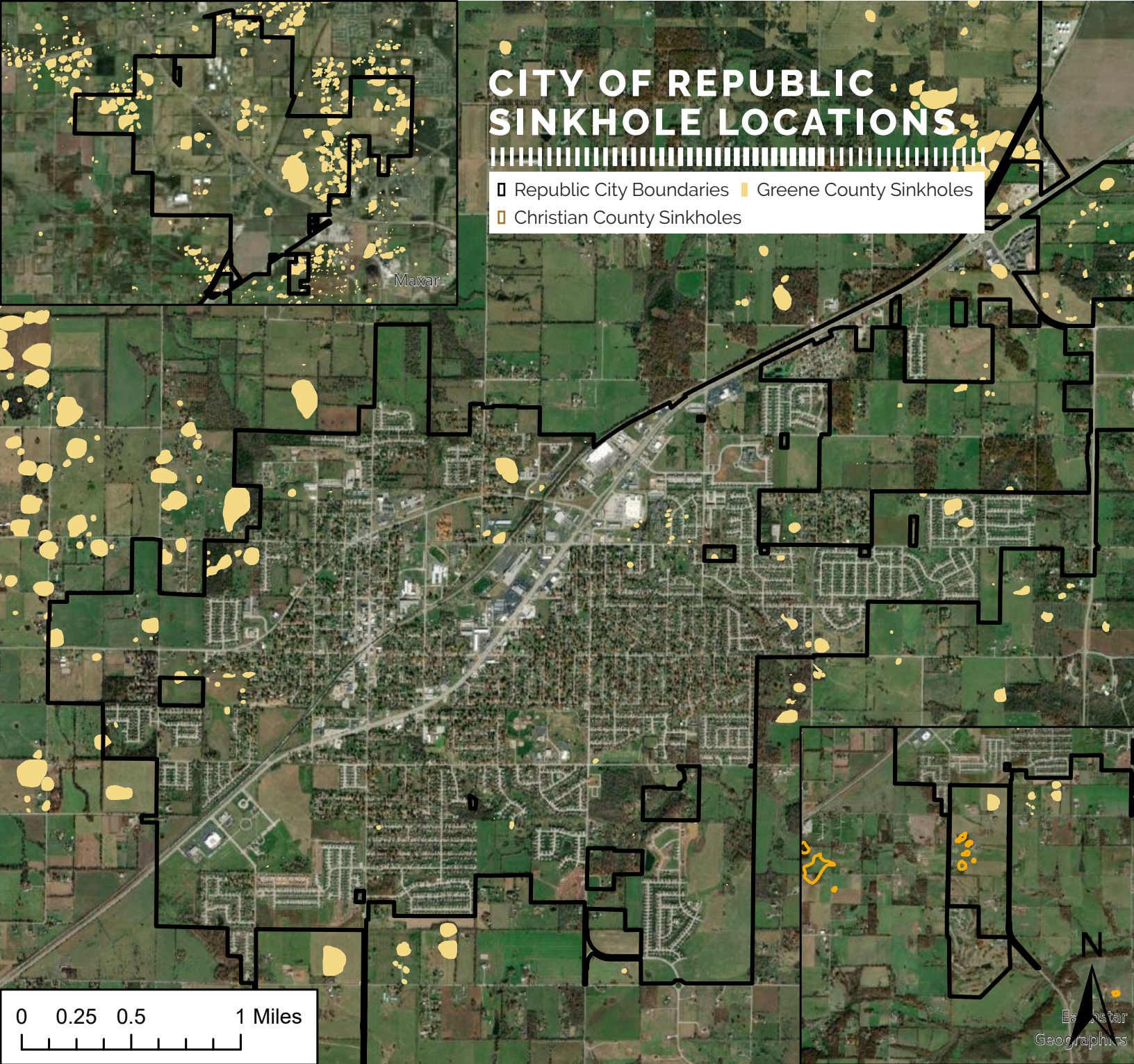
Sinkholes may limit the opportunity for development on the property without due diligence to analyze soil characteristics and modify site design as necessary.



REPUBLIC IS MORE THAN JUST A PLACE.

CITY OF REPUBLIC SINKHOLE LOCATIONS

- Republic City Boundaries
- Greene County Sinkholes
- Christian County Sinkholes



Data provided by the City of Republic

Prepared by
4/29/2021



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Floodplains

The 100-year floodplain is a delineation identified by the Federal Emergency Management Agency that indicates a 1% chance for an area to flood in any given year. The City evaluates floodplain coverage using the 2010 FEMA Floodplain Maps, which have been adopted by ordinance. FEMA is

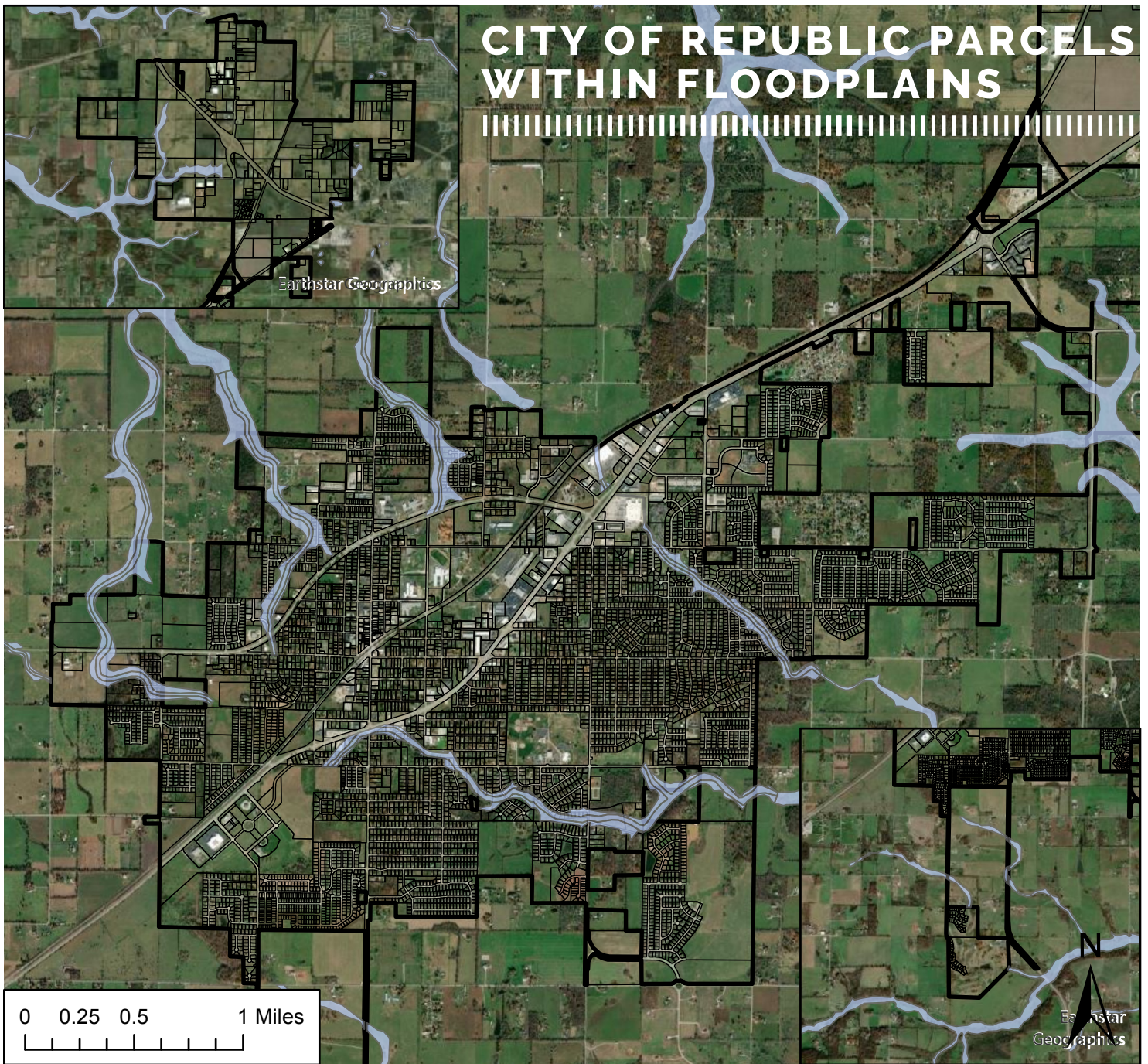
currently in the process of updating floodplain maps, which may change how coverage affects areas of the City. Once those maps have been finalized the City will begin the process of adoption.



REPUBLIC IS BIGGER THAN OUR BOUNDARIES



CITY OF REPUBLIC PARCELS WITHIN FLOODPLAINS



Data provided by the City of Republic



FEMA Floodplain - Adopted 2010 Map

 1% Flooding Chance w/o BFE

 1% Flooding Chance w/ BFE

 City Limits

 Republic Parcels

Prepared by
4/29/2021



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Farmland and Forestland

Prime farmland is designated by the Department of Agriculture as healthy land that is of top quality to be used for farming. A majority of the prime farmland within and immediately surrounding the city that is not developed and is located in and around Republic North. Forest coverage is similar to prime farmland, with significantly less area identified by the United States Geological Service's National Land Cover Dataset. An overwhelming majority of the land coverage qualifying as forestland is primarily deciduous, with some small pockets of evergreen.

While preservation of these natural resources is not critical nor required by development standards in many cases, some developers have utilized a technique known as clustered subdivisions to preserve a portion of natural assets on a parcel. Clustered subdivisions provides for the same number of units to be located on a parcel but allow the

developer to reduce minimum lot sizes so that a percentage of the parcel with existing natural assets is preserved. These areas may include some public or semi-private amenities, including nature trails through preserved forestland or community garden in prime farmland. Such development requires flexibility in land use and would be possible under a Planned Development District

According to the USDA, prime farmland is "land that has the best combination of physical and chemical characteristics for food production". While prime farmland designation is one of many factors in land use decisions, communities should be aware of the impacts resulting from the loss of prime farmland when development occurs.

CITY OF REPUBLIC USDA PRIME FARMLAND

- Prime Farmland
- Farmland of Statewide Importance
- City Boundaries

Earthstar Geographics

Earthstar
Geographics

0 0.25 0.5 1 Miles



Prepared by
4/21/2021



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Land use is primarily driven by decisions of the private market. Factors such as socioeconomic characteristics of residents, market demands for commercial and industrial development, environmental assets and constraints, as well as availability of infrastructure, all impact the development potential of a property. Public sector activity has the ability to support private development through targeted public investments in infrastructure and services that may reduce the cost of development and make a project financially feasible.

local ordinances, allow city officials to encourage or prohibit development based on its impacts to those factors listed above.

The goals and objectives outlined on the following pages were identified based on extensive public input and at the direction of the Comprehensive Planning Committee. It is important to note that a comprehensive plan is typically a 10–20-year plan, so not all of the goals and objectives may be achieved in the near term. As market demands, community desires, and available resources change, some of these goals may take on a different shape or may no longer be relevant. Stakeholders can use these goals and objectives to evaluate land-use decisions as they arise to make the most informed choices possible. Goals are typically high-level aspirations for a community that may be difficult to quantitatively measure but are apparent when achieved. Objectives break down goals into actions or recommendations that stakeholders can pur-

IT IS IMPORTANT THAT CITY OFFICIALS AND STAFF EVALUATE ANY SUPPORT FOR PRIVATE DEVELOPMENT FOR ALIGNMENT WITH PLANNING EFFORTS AND COMMUNITY DESIRES.

Communities most often regulate land use through zoning and subdivision regulations. These regulatory powers, established under state statutes and

sue to achieve the overall goal. Goals and objectives are organized into three sections, each with a specific focus:

1. **Community Development** – this section identifies goals and objectives to support market conditions for development of new and rehabilitation of existing residential and commercial structures;
2. **Coordination with Infrastructure** – this section identifies goals and objectives that ensure development is aligned with existing and anticipated infrastructure capacity, as well as planning efforts; and
3. **Community Support** – this section identifies goals and objectives aligning all stakeholders to achieve outcomes desired by the community and focuses specifically on how residents and partner agencies can be involved to achieve outcomes.

Existing Land Use

Existing land use patterns within the City of Republic are typical for communities located along major transportation corridors within a large metro area. Higher intensity uses, including commercial and dense residential, are primarily focused along US Hwy 60, as the main thoroughfare, with less intense uses branching outward. An existing land use analysis was conducted using a combination of aerial photography, Geographic Information System, and field visits to determine the current use of each property within the city.

Existing land use designations were generally identified as one of the following classifications:

- **Residential** – any property for which the primary use was housing
- **Commercial** – any property upon which a commercial business was operating, or a commercial structure existed on-site
- **Industrial** – any property upon which

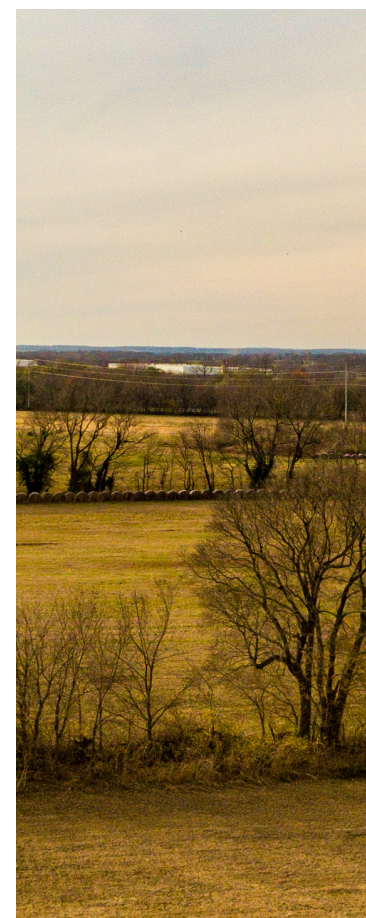
What's the Difference?

Land Use

- *Indicates how the property is currently being used*
- *Can change over time*

Zoning

- *Regulations that determine how a property may legally be used*
- *Can only change through a regulatory approval*

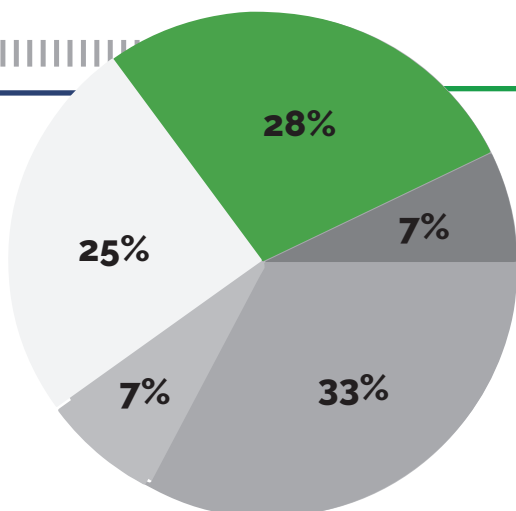


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a manufacturing or freight-related use existed

- **Institutional** – any property that is publicly-owned (excluding parks) such as utilities infrastructure or public service buildings (such as education or fire), and churches
- **Agricultural** – any property which appeared to be actively cultivating crop or containing livestock
- **Open Space** – any property that is used for parks and recreation or stormwater management
- **Vacant** – any property that did not appear to have any structures nor an active use



CURRENT LAND USE IN REPUBLIC

By Acre

25% of land is used for agriculture

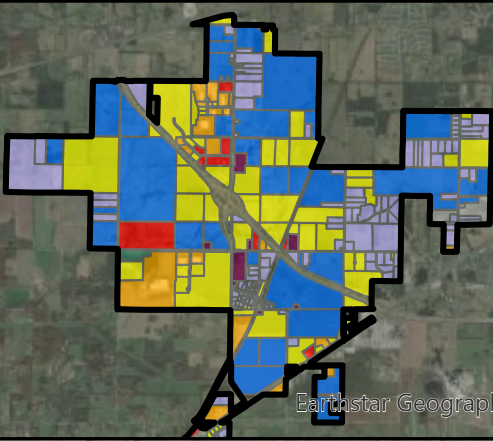
28% of land is vacant

33% of land in Republic is residential buildings

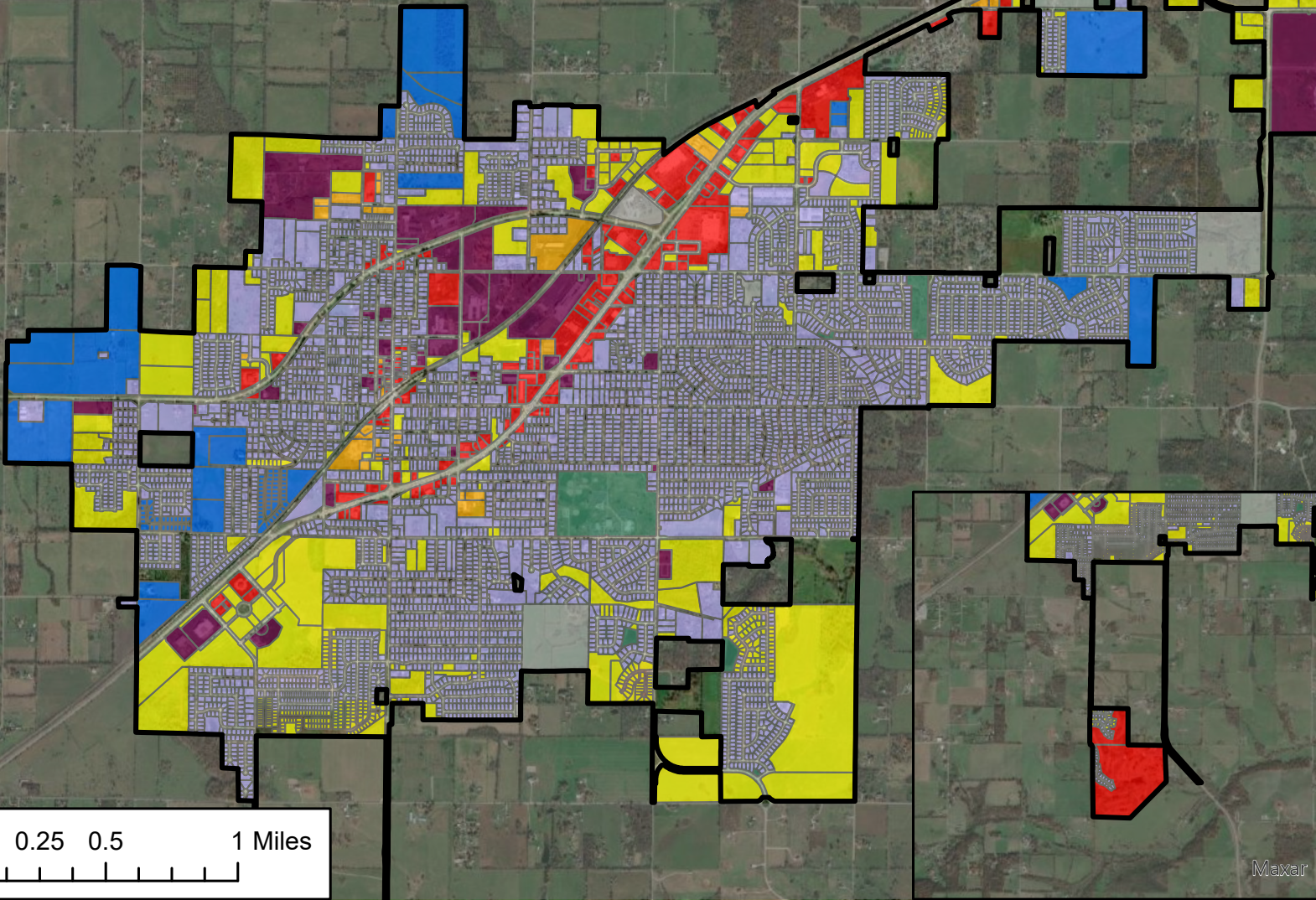
7% of land is used for commercial buildings

7% other uses

CITY OF REPUBLIC CURRENT LAND USE



Earthstar Geographics



Maxar



- | | |
|---|---|
| ■ Commercial | ■ Open Space |
| ■ Institutional | ■ Agricultural |
| ■ Residential | ■ Unsure |
| ■ Vacant | □ City Boundaries |
| ■ Industrial | |

Prepared by
4/21/2021



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Community Development

Existing Conditions

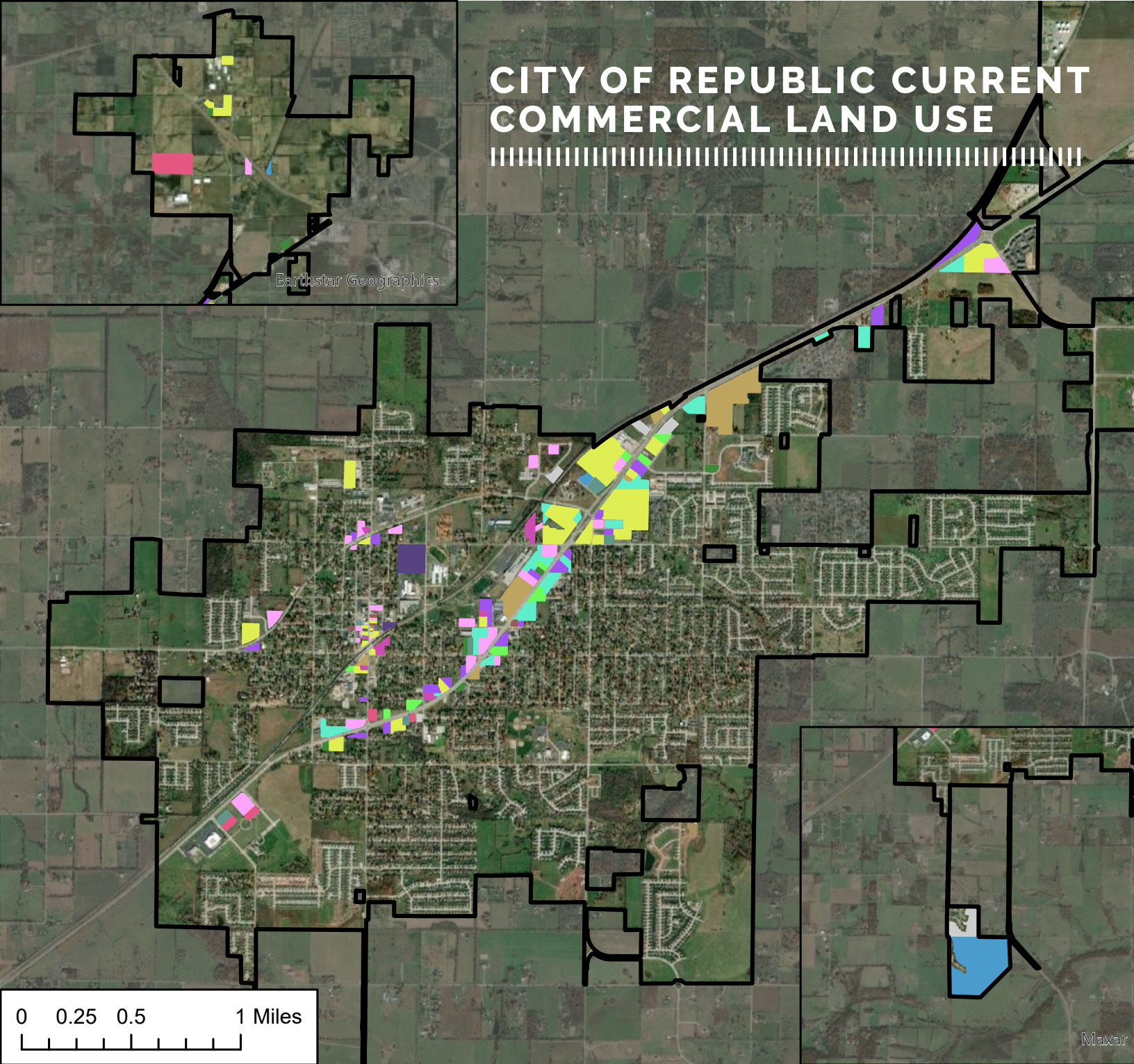
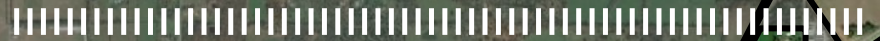
Community development focuses on supporting the creation of new and rehabilitation of existing residential and commercial developments. Quality housing development that provides a variety of types of housing (including single-family homes, plexes, townhomes, and apartments) is essential to any successful city, especially one with a growing population such as Republic. Local governments operate with very constrained fiscal resources and typically cannot be involved in developing properties or rehabilitating private structures. They can, however, support private activity to develop those types of products that are desired by residents and are supported by market demands.

The most successful communities also provide for a mixture of uses, both throughout the community and within specific developments. Mixing uses allows for more **fiscally sustainable** development than might otherwise occur.

Republic has a highly diversified commercial base meaning that it has a healthy mix of retail, office, food service, and personal services. A diverse local economy is healthier and more resilient to economic downturns, ensuring a stable market in the future.

Fiscally Sustainable:
Development that generates sufficient tax revenue to pay for the cost of infrastructure maintenance and delivery of municipal services, for example fire and parks.

CITY OF REPUBLIC CURRENT COMMERCIAL LAND USE



Commercial Parcels

- | | | |
|----------------------|-------------------|-----------------|
| Auto Sales | Non-profit | Unsure |
| Auto Services | Office | City Boundaries |
| Entertainment | Parking Lot | |
| Fast Food Restaurant | Personal Services | |
| Health Care | Retail | |
| Mixed Use | Storage | |

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4/21/2021



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Community Development Goals and Objectives

1. **Support market conditions to develop a greater variety of residential and commercial options**

Objective 1A: Consider revising existing and/or creating new residential zoning districts that allow for a greater flexibility of building forms.

Construction methods and materials evolve constantly. Such changes, when coupled with fluctuating trend-cycles for lot sizes, building setbacks, and other issues relating to lot configuration, necessitate a habitual review of adopted zoning districts. It will be important to review existing residential zoning districts, in partnership with the development community, to identify any barriers inherent in the code and to determine whether additional zoning districts may be necessary to allow for new types of residential development.

Objective 1B: Support a variety of housing developments and styles to ensure a range of options are available.

Supporting developers with innovative proposals for new residential development is just as crucial as creating legal mechanisms to allow for that type of development. Working with developers from concept through to subdivision would allow city staff and officials to encourage development patterns that align with current trends, citizen desires, and market pressures.

Objective 1C: Support opportunities to create new destination-style commercial developments.

In the community survey, many residents expressed that there was no commercial area in the City that felt “uniquely Republic”. While there are many factors that affect this sense of place, the City staff and officials

should consider supporting innovative commercial developments that provide greater amenities, including entertainment and restaurant venues, along with opportunities to create a sense of place such as public art or pedestrian-oriented development. This type of activity is occurring with recent mixed-use developments in Republic and could be encouraged as a model for other commercial developers.

2. Encourage revitalization or redevelopment of older building stock in commercial and residential districts.

Objective 2A: Promote a diverse, locally owned downtown business district.

There are significant constraints, environmentally and financially, that restrict the redevelopment of the historic downtown. These challenges include an existing Superfund site, inadequate infrastructure to service increases in usage,

and disinvested structures. Encouraging an active business community in this area that can act as champions for redevelopment will be crucial to any revitalization efforts. The local chamber of commerce and other civic organizations may consider engaging with property owners to make small-scale improvements and host community events to bring residents and businesses into the downtown area.

Objective 2B: Support private and local efforts to revitalize downtown residential development as well as the development of a variety of housing styles.

Due to the extreme constraints to the revitalization of downtown, it will be necessary to afford developers maximum flexibility for any reuse of existing or construction of new structures to occur. Within that flexibility, prioritizing a pedestrian-friendly environment with opportunities to live, work, and play will complement



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activities by civic organizations and the chamber of commerce to create a vibrant downtown experience, identified as the top priority in the community survey.

Coordination with Infrastructure

Existing Conditions

The City of Republic operates with highly constrained fiscal resources. As such, it will be important to ensure that any development may be serviced by existing infrastructure capacity or is aligned with planned infrastructure investments. These investments should contribute to a fiscally sustainable government to ensure that future needs are not constrained by present demands on infrastructure and services. Land use decisions should ensure that development is integrated into community planning efforts, promote infill development and reuse of land that is already serviced, and support development efforts of Republic North.

The City of Republic conducts a thorough evaluation of all proposed changes in land use affecting the municipality. City staff utilizes a process that takes into account the capacity and availability of infrastructure, environmental constraints, and also the goals and objectives of Republic's adopted plans.

Water and wastewater utilities are evaluated on a site-by-site basis. When necessary, system changes in the form of main expansions, resizings, and use increases may be modeled to better understand project impacts. Traffic Impact Studies (TIS) and intensity mapping based on regional norms for development build-outs provide guidance for the appropriateness of current road and intersection conditions. The environmental conditions of the site are evaluated with respect to sinkholes and floodplain coverage to ensure that staff reports reflect the challenges associated with the land including

possible interaction between these elements and related Municipal Codes.

The proposed change and analyses are then considered in relation to the goals and objectives of the City's adopted plans to ensure that staff's recommendation is supported by the policy direction set by the City Council.

Coordination with Infrastructure

Goals and Objectives

1. Support new development that is well-connected to the existing community.

Objective 1A: encourage new development that preserves, improves, and expands upon the established transportation network, including streets, sidewalks, and trails, to create more efficient transportation patterns, in alignment with long range transportation planning efforts

An efficient and effective transportation network is an essential component of land use planning, which should complement local and regional transportation planning efforts. Existing regulations require developers to dedicate and sometimes construct any major thoroughfares that have been mapped in the transportation plan. These regulations ensure that development does not preclude an effective and efficient transportation system. Decisions concerning land use should also ensure the City of Republic is well-connected to the regional greenways and trails system, as was desired by residents in the community survey. Subdivision regulations may be amended to require these improvements in a similar fashion to the street network, where appropriate.

Objective 1B: Promote development aligning with current adopted plans of the City. The intensity of uses should match the capacity of infrastructure to serve.

The Intensity Map

should serve as the basis for determining the City's ability to accommodate development proposals.

A copy of the Intensity Map is not included in this document as it is continually updated as development occurs

see more at republic.maps.arcgis.com



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In alignment with the infrastructure Intensity Map developed by the City and its adopted water and wastewater master plans, city staff and officials can provide up-to-date information for prospective developers so that they may make educated investment decisions. Understanding where infrastructure is anticipated to be extended over the next 20 years can provide developers reasonable assurance of a return on their investment. It also allows city staff and officials to ensure that development is contributing to the full system build-out without full reliance on public funds to achieve; it also ensures that infrastructure is installed that will meet anticipated future demands without requiring upsizing or replacement.

2. Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent, established properties.

opportunities for densification that is harmonious with surrounding development.

Vacant properties within the City create the largest net losses in terms of the City's return on investment for providing and maintaining infrastructure and services. The City must maintain the roads, water, wastewater, and other infrastructure that service the lot while receiving minimal property tax revenues in return. These lots represent a substantial opportunity to improve the fiscal sustainability of the City by encouraging higher intensity uses, such as dense residential or commercial development based upon site context. Infill development does present some perceived and real risk of financial and quality of life impacts to surrounding properties, so developments should include adequate buffering and impact mitigating designs where appropriate.

Objective 2A: Support the development of vacant parcels as

Objective 2B: Allow for mixed-use at highly visible vacant properties

within the City and ensure impacts to adjacent properties are minimized.

The annexation of the Republic North and existing large, undeveloped parcels along US Hwy 60 represents prospects for large-scale development projects that can serve as the “façade” for the City. Development on these large properties should maximize frontage onto major thoroughfares and include a mix of uses to create a more tangible sense of community and identity as residents desired. City staff and officials should encourage private development to make bold, innovative investments in strategic locations to achieve this objective.

3. Encourage the redevelopment and integration of the former Brookline area.

Objective 3A: Connect the former Brookline area socially through rebranding as Republic North.

The former Village of Brookline is an essential part of the City of Republic yet has strong historical roots. It will be important for city staff and officials to ensure that this area, poised for significant investment, is developed in such a way to respect the historical roots of what remains of the former village site while still encouraging development. Fostering strong clear communication channels with existing residents will be crucial to ensure that Republic North residents begin to identify with the brand.

Objective 3B: Support the development of an industrial/commercial center where infrastructure and transportation exist.

The western half of Republic North is perfectly primed for industrial and commercial development. Bounded on the north by Interstate 44, to the west and south by James River Freeway, and to the east with over a mile of frontage



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onto the BNSF Cherokee Line, which operates as a relief route for the BNSF Southern Transcontinental route.

A strong transportation network, coupled with planned infrastructure investments and large expanses of largely undeveloped land, make this area primed for development as a regional employment center.

The industrial market study conducted as part of this plan identified this subarea of the City as particularly well-poised for attracting large- and mid-scale transportations and logistics centers. This also builds upon existing distribution center development, including Amazon, Convoy of Hope, and McLane Ozark, among others. These large-scale investments will likely also generate supportive industrial and commercial uses in the area, such as repair/maintenance facilities and food services.

Objective 3C: Allow for market conditions to establish a residential and commercial mixed-use development as the entrance to the community.

In alignment with Objective 2B, the area generally bound by State Hwy MM to the west, US Hwy 60 to the south, and James River Freeway to the northeast represents a prime area for the establishment of a central community location. With over 1 square mile of largely undeveloped land, it represents significant opportunity to serve as a gateway feature for visitors and residents and will be the first thing that residents see when entering the City. City staff and officials should encourage development that incorporates a mixture of intensities of both residential and commercial structures while capitalizing on frontage to several regional thoroughfares.

Community Support

Existing Conditions

An effective comprehensive plan must be derived from community input and stakeholders to be successful. Potential developers are more likely to invest in a city if there is proper demand and support for change in the community. The City of Republic recognizes the limited role it can serve due to its fiscal resources and the proper role of government in implementing land-use decisions. As such, the City fully intends to support any future development that abides by regulatory requirements and is supported by the community. This section identifies ways to support the desires of the community, the City, and private developers.

Community Support

Goals and Objectives

Where appropriate, pursue partnerships to support new development.

Objective 1A: Utilize public-private partnerships to support new development that places the City in a better position to serve residents.

Public-private partnerships (P3s) are one of the most effective ways to support private sector activity with limited public resources. P3s can occur in several different forms, but typically include a cost-sharing agreement, where one entity will front the cost of an improvement to be partially wholly repaid by the other. This may be especially applicable in those areas that are not currently serviced but where the City plans to extend infrastructure. P3s can also be successful in stimulating private sector activity where there would otherwise be market deficiencies to allow redevelopment to occur, such as the historic downtown. It is important to consider every development proposal that is requesting public assistance to understand how it serves the public,

Public-private partnerships (P3s)

are one of the most effective ways to support private sector activity with limited public resources.



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whether the use of public funds is appropriate, and how it aligns with achieving planning efforts.

Objective 1B: Where appropriate, support infrastructure financing alternatives that reduce or eliminate the burden on existing municipal revenue streams.

Local governments are extremely restricted by state statutes in the types of revenues that they can collect, especially in the form of taxes, as discussed in the next chapter. Therefore, identifying alternative financing options for capital projects will be crucial to ensure the City can continue delivering on planning efforts. Oftentimes, these alternative financing mechanisms take the form of an additional tax, a special district, issuance of debt with creative repayment sources, or – most notably – grant opportunities. With a lean and efficient staff, it is especially important for the City to utilize its relationships with partner

agencies to pursue these funding options.

Objective 1C: Leverage current and planned infrastructure expansions and improvements.

Current and planned infrastructure investments are occurring, especially in Republic North, and can be used to draw in potential investors to those area. Development is aligned with current and future planned public infrastructure investments will ensure that development that occurs in a compact and coordinated fashion, reducing the potential for the City to be burdened with overbuild infrastructure or be the sole financier for activities. Communication with the development community will be essential to ensure this type of development occurs.

2. Allow alternative funding mechanisms to promote infill development where appropriate.

Objective 2A: Work with regional partners to pursue grant opportunities that improve public spaces to attract private investment.

Support from a partner agency may be the best way for the City to explore and pursue nearly any grant opportunity.

As participating members, the City can receive assistance from SMCOG in pursuing grant opportunities and the subsequent administration. The organization maintains a list of available funding resources and can also provide research to identify funding opportunities for a specific project.

Grants can support a variety of projects from wastewater expansion to park improvements, and allow local revenues to stretch even further through matching opportunities. Recognizing the limited staff capacity at the City, utilizing its partnership with SMCOG will be crucial.

Other partner agencies, such as the Ozarks Transportation Organization

and the Ozarks Area Community Action Corporation are resources for transportation and housing reinvestment projects, as well.

Objective 2B: Ensure public incentives provide adequate return on public investments.

When offering incentives, the goal is to reduce the cost of investment to make the development feasible when it otherwise would not be. In exchange for this reduction in barriers to development, our expectation is that there should be some benefit to the public besides just making the development feasible. Many communities recognize that, with extreme fiscal constraints, providing extra flexibility to developers means they may be able to ask more of developers in terms of amenities or design. The City should ensure that when incentives are used, the public is receiving a benefit for their worth. The City is known to be cooperative with developers in producing a result that benefits everyone



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3. Support redevelopment of areas along the US-60 corridor to accommodate commercial uses and improve functionality..

Objective 3A: Improve visual attractiveness through public investment at key gateways into the City.

Gateway development is typically a large-scale private investment that occurs at a key entry point into a city. The area west of the intersection of US Hwy 60 and James River Freeway presents the unique opportunity for a large-scale development that is attractive and welcome residents and visitors into the City. Encouraging development that includes a mix of uses and establishes a pedestrian-oriented scale will ensure that this area becomes a thriving economic hub as it is built out.

Objective 3B: Encourage higher intensity uses of large, underdeveloped parcels fronting

onto or located near US Hwy 60.

US Highway 60 is one of the most important economic corridors for the City of Republic. Utilizing this corridor to its maximum potential is imperative to the success of Republic. The City hopes to encourage private development along the corridor at higher intensities to boost the local businesses in the area. This could take on the form of dense housing options, large-scale commercial uses, or a mixture of uses on a parcel as is already occurring in the market. These developments represent a higher and better use that maximize revenues to the City from properties that are already served by infrastructure and city services.

Objective 3C: Support higher density mixed-use developments south of US Hwy 60 at FR 103 to offset increased infrastructure costs.

A potential market for mixed-use development is currently being explored by private developers along US Hwy 60. Encouraging this type of use at contextually-appropriate locations throughout the City will be beneficial, but the area north of Republic High School between State Hwy M and FR 103 presents a unique opportunity for development with prime frontage on US Hwy 60. The location of nearby amenities will make this area especially attractive to developers as the ability to service with infrastructure improves. Encouraging this development to perpetuate the mixed-use model will create more stable and attractive development in this area and is responsive to market conditions.



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Jurisdiction Responsibilities

A local governments primary role is to work with citizens to provide the best community possible, which promotes a healthy and safe environment for everyone. The Planning and Zoning Commission along with the City Council have responsibility of establishing the right policy decisions to stimulate growth and development. This power is granted to cities in Chapter 89 of Missouri Statutes. MO Rev Stat 89.340. While most of the identified goals and objectives may require action on the part of City staff and officials, several other stakeholders influence the likelihood of success.

Elected Officials

Republic's City Council is the main legislative and policy-making body for the community. The Council has the power to pass, amend, and remove local ordinances. Some of these powers may result in changing policies relating to zoning and subdivision regulations, in accordance with recommendations from

the City's appointed officials. City Council should consider guidance provided by the comprehensive plan when making a variety of policy or land-use decisions for Republic.

Appointed Officials

The Planning and Zoning Commission's role is to review land use applications and make decisions based on the comprehensive plan. As an advisory board, the Planning and Zoning Commission makes land use and policy recommendations to the City Council.

Partner Agencies

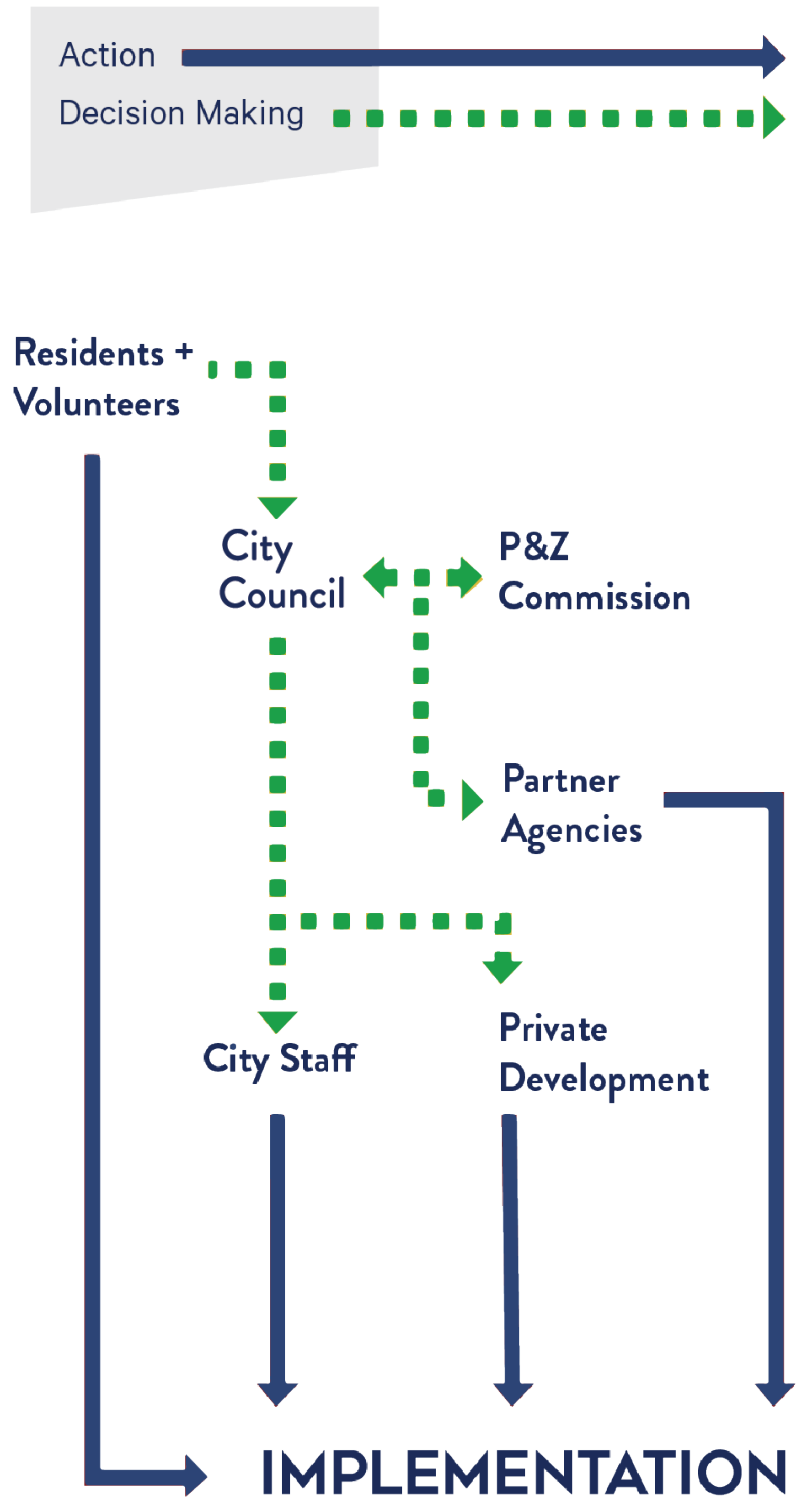
Outside groups identified in the plan, including but not limited to SMOG and the Ozarks Transportation Organization, as well as state and federal agencies, offer expertise in the planning field and provide funding opportunities. The relationship between these organizations and city staff should be close to achieving the best possible outcomes.



Private Developers and Residents

The identified goals and objectives, and strategies in this plan rely on the private sector in order to be realized. Changes in land use, development proposals, and citizen education all require involvement and investment by developers, residents, and/or volunteers. These stakeholders are important in following through with the implementation of the comprehensive plan in the city of Republic. It will be crucial for the City to continue building trust with each of these stakeholder groups and provide them with the tools to successfully implement any planning efforts that are not within the capacity of City staff or officials.

IMPLEMENTATION DUTIES



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Implementation

The following provides a consolidated list of the goals and objectives discussed in previous sections, along with the identification of primary and secondary entities responsible for the implementation of each

Community Development

1. Support market conditions to develop a greater variety of residential and commercial options.

- Consider revising existing and/or creating new residential zoning districts that allow for a greater flexibility of building forms.

Primary: City Officials

Secondary: City Staff

- Support a variety of housing developments and styles to ensure a range of options are available

Primary: Private

Residents and Businesses

Secondary: City Staff, City Officials

- Support opportunities to create new destination-style commercial developments

Primary: Private

Residents and Businesses

Secondary: City Staff, City Officials

2. Encourage revitalization or redevelopment of older building stock in commercial and residential districts

- Promote a diverse, locally owned downtown business district.

Primary: Private Residents and Businesses

Secondary: Partner Agencies

- Support private and local efforts to revitalize downtown residential development and as well as the development of a variety of housing styles..

Primary: Private Residents and Businesses

Secondary: City Staff, City Officials

Coordination with Infrastructure

1. Support new development that is well-connected to the existing community

- Encourage new development that preserves, improves, and expands upon the established transportation network, including streets, sidewalks, and trails, to create more efficient transporta-

tion patterns, in alignment with long-range transportation planning efforts.

Primary: Private Residents and Businesses

Secondary: City Staff, City Officials, Partner Agencies

- Promote development aligning with current adopted plans of the City. The intensity of uses should match the capacity of infrastructure to serve.

Primary: City Officials

Secondary: City Staff

2. Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent, established properties.

- Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development.



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Primary: Private Residents and Businesses

- Allow for mixed-use at highly visible vacant properties within the city and ensure impacts to adjacent properties are minimized.

Primary: City Officials

Secondary: City Staff, Private Residents and Businesses

3. Support market conditions to develop a greater variety of residential and commercial options.

- Connect the former Brookline area socially through rebranding as Republic North.

Primary: City Staff

Secondary: Private Residents and Businesses

- Support the development of an industrial/commercial center where infrastructure and

transportation exist.

Primary: Private Residents and Businesses

Secondary: City Staff

- Allow for market conditions to establish a residential and commercial mixed-use development as the entrance to the community.

Primary: Private Residents and Businesses

Community Support

1. Where appropriate, pursue partnerships to support new development.

- Utilize public-private partnerships to support new development that places the City in a better position to serve residents.

Primary: City Staff

Secondary: Partner Agencies,

Private Residents and Businesses

- Where appropriate, support infrastructure financing alternatives that reduce or eliminate the burden on existing municipal revenue streams.

Primary: City Officials

Secondary: Private Residents and Businesses

- Leverage current and planned infrastructure expansions and improvements.

Primary: City Officials

Secondary: City Staff

2. Allow alternative funding mechanisms to promote infill development where appropriate.

- Work with regional partners to pursue grant opportunities that improve public spaces to attract private investment.

Primary: Partner Agencies

Secondary: City Staff

- Ensure economic incentives provide adequate return on public investments.

Primary: City Staff

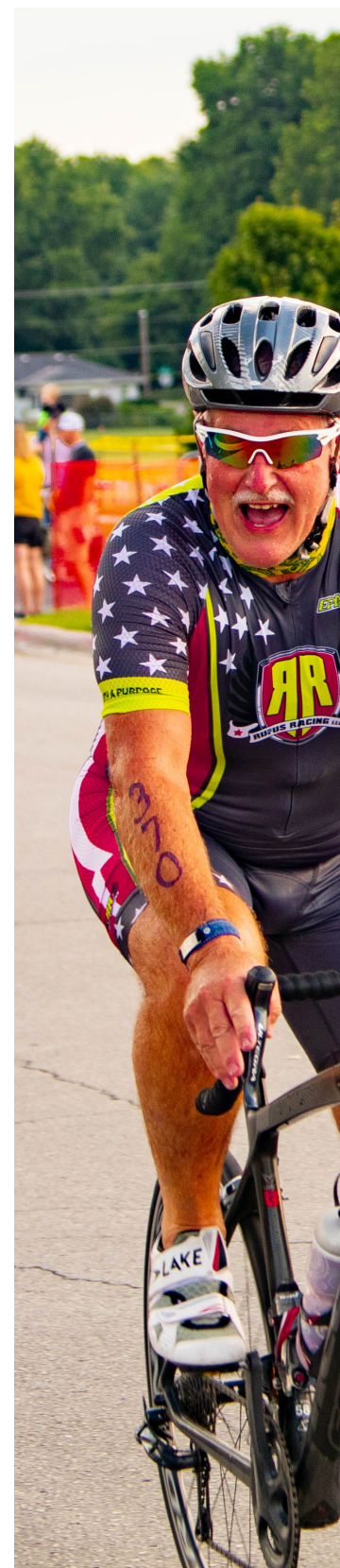
Secondary: City Officials

3. Support redevelopment of areas along the US-60 corridor to accommodate commercial uses and improve functionality.

- Improve visual attractiveness through public investment at key gateways into the city.

Primary: City Staff

Secondary: City Officials



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- Encourage higher intensity uses of large, underdeveloped parcels fronting onto or located near US Hwy 60.

Primary: City Officials

Secondary: Private Residents and Businesses

- Support higher density mixed-use developments south of US Hwy 60 at FR 103 to offset increased infrastructure costs.

Primary: City Officials

Secondary: Private Residents and Businesses

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Appendix A

Currently adopted plans and studies are available

at the city of Republic's website at www.RepublicMo.com.

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