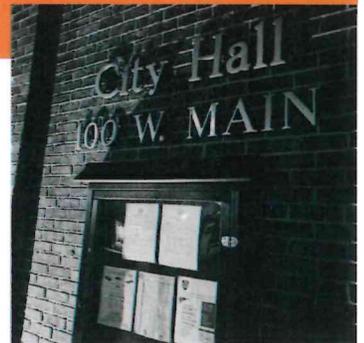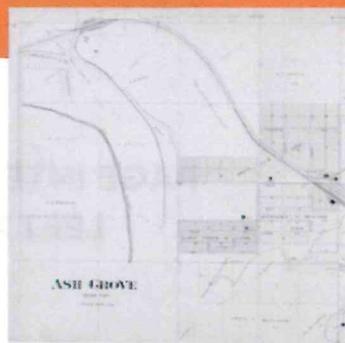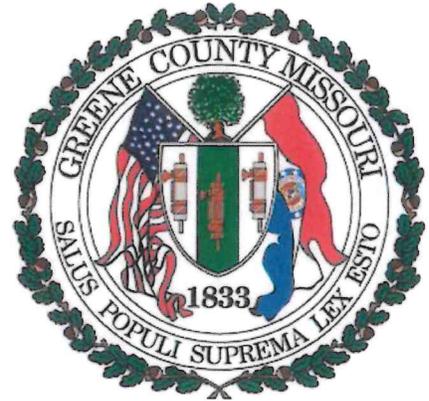# CITY OF ASH GROVE, MO

COMPREHENSIVE PLAN

20 24

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THIS PLAN WAS PREPARED BY SOUTHWEST MISSOURI COUNCIL OF GOVERNMENTS (SMCOG) FOR THE CITY OF ASH GROVE, MO IN ACCORDANCE WITH MISSOURI REVISED STATUTES CHAPTER 89.

THIS PLAN WAS MADE POSSIBLE BY A GREENE COUNTY, MO ARPA GRANT AWARD FOR LOCAL GOVERNMENTS. THESE PARTNERSHIPS CONTINUE TO RECOGNIZE THE NEED FOR SUPPORT OF RURAL COMMUNITIES WITHIN THE COUNTY.

Southwest Missouri COUNCIL OF GOVERNMENTS
"Enhancing the quality of our communities through regional cooperation"

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Chapter 1

EXECUTIVE SUMMARY

Overview

This chapter provides this plan's key themes and a reference guide for how to use this plan, how to apply the plan, SWOT analysis, and how navigation through each chapter's implementation matrix.

EXECUTIVE SUMMARY

Toolbox

Purpose of a Comprehensive Plan

The purpose of this plan is to serve as the city's guide, providing recommendations and actions for updating existing policies and programs or implementing new ones. This **plan is not a legally binding document,** but it is intended to be an advisory document for the next 10-20 years, utilizing the identified actions to achieve the outlined goals and objectives. This detailed document sets forth the community's vision and is intended to inform Ash Grove's policy makers, guide decisions regarding future physical, social, and economic changes, and visualize data through maps, charts, illustrations, and graphics.

It is recommended that the city consider updating this plan once 80% of its total strategies have been accomplished. The development of this plan involved community engagement, stakeholder and planning committee meetings, and extensive data analysis and research.

Use this plan as Ash Grove's playbook:

- **Framework for Action:** Provide a structured approach to manage the entire adoption process, from initial adoption to future updates.

- **Guidance for Stakeholders:** Serve as a guide for investors, developers, agencies, non-profits, and legal professionals.

- **Resource Allocation:** Ensure that resources are appropriately allocated to support the needs of the community and businesses.

- **Monitoring and Evaluation:** Establish metrics and processes to monitor the success and effectiveness of this plan.

- **Compliance and Standards:** Ensure that all policy changes and program implementations are made in consideration of this plan.

How To Use This Plan

This plan is intended to aid in the decision-making process. Individual chapters can be used as quick guides when addressing related issues. The plan addresses potential changes, such as future land uses and policy updates regarding planning and zoning, but it does not change or inhibit existing policy, such as current land uses, zoning codes, or other land use regulations.

Decisions about future development proposals, zoning changes, and business approvals should be consistently applied and remain valid through changes in board and commission memberships until an updated version of this plan is needed. The planning process should occur only when the community, city, commercial, and industrial partners align for a greater vision of the city.

Apply this Plan:

- **Assessment and Inventory:** Begin by conducting surveys and creating inventories as recommended in each chapter. This will provide a clear understanding of current conditions and needs.

- **Prioritization:** Use the prioritization goals and objectives to identify the most urgent and impactful projects within strategies. Consider factors such as funding availability, community needs, staff capabilities, and the weight of potential benefits.

- **Funding and Resources:** Explore the funding opportunities and grants mentioned in this plan or new studies and plans that are related to the various initiatives. This includes federal, state, and local funding sources.

- **Collaboration:** Engage with community members, local businesses, and regional partners to implement collaborative initiatives.

- **Implementation and Monitoring:** Implement the strategies according to the outlined objectives. Regularly monitor progress and update the plan as needed to ensure goals are being met.

How to Use Each Chapter

The chapters function as an in-depth exploration of a topic that supports the overall plan, with key elements derived from the plan's main themes. Each chapter contains a brief overview of the content, key chapter themes, case studies and scenarios, and the specific goals and actions of each chapter. The chapters are laid out to facilitate the ease of use and application. Here's an explanation of how chapters are organized:

Key Themes.

Derived from extensive community input, these themes highlight the priorities and concerns that shape the chapter's implementation.

Case Studies and Hypothetical Scenarios.

To provide practical context, these include case studies and hypothetical scenarios that the community may experience in relation to the measurable actions.

Goals & Objectives Page(s)

Detailed listings of prioritized goals and corresponding objectives.

> **Navigation Abbreviations:**
> - Goals (G): FLU G1, FLU G2, etc.
> - Objectives (OBJ): FLU 1.1, FLU 1.2, FLU 2.1, FLU 2.2, etc.
> - Strategy: FLU 1.1.1, FLU 1.1.2, etc.

- **Goals (G): Overarching targets that the chapter aims to achieve.**
- **Objectives (OBJ): Specific outcomes that support each goal.**
- **Strategies: Actions and policies designed to achieve the objectives.**

Each goal and objective is accompanied by a community priority ranking, indicating its importance relative to other goals and objectives in the plan. For instance, a high-priority goal might be labeled as **G1 (Rank 1)**, while an objective under this goal could be designated as **FLU 1.1 (Rank 3)**. Additional information, such as potential funding sources, grants, or programs that can support the implementation of the strategies, is provided at the bottom of these pages.

Chapter goals are associated with their respective chapter abbreviations. The following chapters are included in this plan: Future Land Use (FLU), Housing (H), Economic Development (ED), Transportation (TN), and Community Facilities & Services (CFS).

Actions Page(s)

Specific actions to achieve the objectives, including related goals, potential funding sources, and additional relevant information, are outlined in the actions sheet following each goals and objectives page. This sheet includes detailed steps to be undertaken, labeled as **STRATEGY**. Related goals, identified in circles (e.g., H1, ED2), are ● placed after the objective. These related goals should be reviewed during the implementation of a strategy as they may overlap with or support others. Strategies will follow the same format and are renumbered to correspond with each goal and objective they support. For example, FLU 1.1.1 would refer to Future Land Use Goal 1, Objective 1, Strategy 1.

Consider Planning

There may come a point during the life of this plan which suggest the future land use designations and recommendations no longer are applicable. To determined if this is the case the City's Planning and Zoning Commission and Council should evaluate and determine if there has been unexpected change of direction after this plan's adoption. This could be caused due to the lack of implementation of the plan, implementation of the plan hasn't brought in the employers and development it was intended to, or other scenarios. It would be helpful to ask a few questions such as these:

- Have there been new development requests with unidentified uses which were unforeseen during the time of this plan's process?
- Is the city dealing with new issues that were not considered?
- Are there new projects that have potential funding opportunities if addressed in a comprehensive planning update?
- Is there a recent study or plan that affects the city?
- Is the city experiencing unexpected growth or infrastructure needs that need to be addressed?

The community should also consider the reasoning behind when to plan and when not to plan. Ash Grove can ask these relative questions and consider the following:

- Only plan when we are convinced the community agrees this planning activity is a necessary process in order to see change and improvements.
- Only plan to promote community engagement and help anticipate future changes by collaborating with major stakeholders, CEO's, residents, and persons' with different backgrounds.
- Only plan when there are multiple issues or complex, interrelated issues to resolve, not for individual issues.
- Only plan to promote regionalism and align studies.

Does the City Need a New Plan Checklist

Additional questions to consider when determining the right time to update this plan or overhaul a complete new plan:

1. Is this plan older than 10 years?
2. Do the current water and sewer systems have the capacity to handle development or redevelopment?
3. Does the plan attract desired businesses and employers?
4. Have the zoning map and code received regular updates and continue to align with this plan?
5. Does the city need to update outdated policy and inhibitors to housing development?
6. Have this plan's goals and objectives been successfully implemented or do they near completion?

Plan Themes

This plan's themes summarize all public engagement, comprehensive planning committee activities, and surveys. These five themes provide a high level view of the areas this plan aims to address. Each chapter expands on these themes with the key findings of each section.

Theme 1 - Community Growth and Development

The community of Ash Grove aims for moderate growth, welcoming more families and businesses into the area. Residents prefer to achieve this growth through infill development, utilizing vacant lots and revitalizing existing structures. The city is well-prepared for this expansion, with sufficient capacity in its water and wastewater facilities to support future growth.

Theme 2 - Residential Development

Residents feel there's a need for more variety in housing options in Ash Grove, with the most desired type of housing development including large single-family homes with 3 or more bedrooms, alongside more multi-family and two-unit developments through infill projects. Available housing is a significant concern for the community, emphasizing the need to widen the range of housing options to cater to all income levels and families with different household sizes. This also includes increasing the number of smaller, one to two-bedroom homes and larger homes with four or more bedrooms, ensuring a variety of choices that appeal to different demographics within the community.

Theme 3 - Infrastructure and Services

Residents of Ash Grove have expressed dissatisfaction with current infrastructure and services, particularly concerning existing sidewalks, crosswalks, pedestrian signals, or the absence of such infrastructure. Prioritizing the maintenance of roads and enhancing pedestrian infrastructure, access, and mobility is crucial to the community's well-being. Securing adequate broadband internet services throughout Ash Grove is also a concern.

There is strong interest in improving emergency services, including competitive wages, sufficient staffing, equipment upgrades, and faster response times. The community also desires to enhance educational opportunities and ensure clean drinking water for all residents.

Plan Themes cont.

Theme 4 - Community Character and Engagement

Residents of Ash Grove take great pride in the sense of community and the small-town atmosphere. This pride is evident from community events such as Sparks in the Park and the Christmas Parade. Preserving this small-town feel and sense of community is highly valued by many residents.

There is also a strong appreciation for the historic character of downtown and its older buildings. There is a shared interest in preserving this historic charm while revitalizing downtown areas.

Additionally, the community seeks to expand youth engagement in activities and programs. While many students are already involved in various activities, there is a desire to encourage more inclusive community participation among youth and to increase the range of available programs.

Theme 5 - Economic and Business Environment

Ash Grove is opportunistic for the expansion of the farmer's market and businesses coming to the city. These opportunities can enrich the local economy and strengthen the social fabric. Residents have expressed a strong desire to expand their options, particularly with more dining choices and extended operating hours. Many residents commute to different areas in the region for services due to limited business options and hours of operation, but they would prefer to spend their income locally in Ash Grove.

Downtown Ash Grove is a focal point for community aspirations to increase business activity and revitalization through adaptive reuse of existing structures. Encouraging new businesses to establish roots here is seen as vital to addressing revenue concerns that are a significant community issue.

Additionally, the community is keen on expanding the local school's facilities as a revenue-generating measure. There's also a growing interest in enhancing technical workforce training programs within the school curriculum to better prepare students for future job opportunities with real world experience provided through local partnerships.

SWOT Summary

Infrastructure Development

Ash Grove's strengths include community growth, water infrastructure capacity for development, and highway connectivity. Opportunities lie in Main Street revitalization, infill growth, and new recreational centers. However, revenue gaps, poor financial history, and potential overextension of resources pose significant threats.
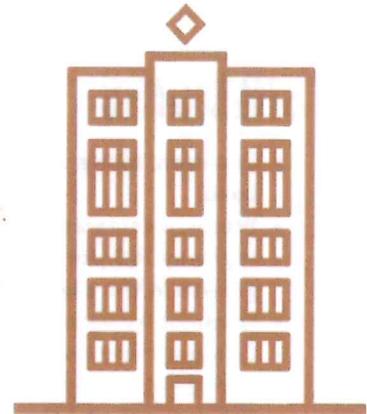
Community Engagement & Identity

Ash Grove thrives on strong community values, local festivals, and a unique downtown. Opportunities include boosting volunteerism, creating fall events, sports leagues, and a Chamber of Commerce. Threats include losing its identity and lacking unified representation.

Economic & Business Environment

Ash Grove boasts diverse businesses, well-maintained rentals, and a vibrant farmer's market. Challenges include revenue shortages, few downtown businesses, and limited restaurants. Growth opportunities include: tiny home communities, storage units, school expansion, and workforce training. Threats include: difficulty of attracting businesses, lack of school resources, and financial unsustainability.

Services and Accessibility

Ash Grove has a supportive community, quality schools, and improved trails. Challenges include accessibility, ADA non-compliance, officer staffing, and a volunteer fire department. Opportunities include: ambulance barn, school technical training, and ADA upgrades. Threats include: slow emergency responses, revenue gaps, and managing growth.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS (SWOT)

INTERNAL POSITIVE IMPACTS
Internal advantages the city can leverage.

STRENGTHS

- Location, being close to Springfield and being on the way to Stockton Lake.
- Water/wastewater systems capacity to accommodate growth.
- Highway 160 potential along with other connectivity opportunities to growth in the region.
- Community values.
- City park and pool are valued resources for residents.
- Variety of businesses.
- The schools and the support for the schools within the community.
- Quality growth of the community.
- Quality landlords that do a good job with the upkeep of their rental properties.
- The people and the sense of having a close, tight knit community.
- Actively pursuing trails and sidewalk improvements
- Passion
- Unique downtown core
- "Small town" identity
- Local celebrations & festivals – Sparks in the Park, Christmas Parade
- Nathan & Olive Boone State Historic Site – brings in tourists. Major community resource.
- Farmer's Market, Tree City USA also nationally recognized.

INTERNAL NEGATIVE IMPACTS
Internal challenges the city needs to address.

WEAKNESSES

- Lack of revenue.
- Officer staffing due to regional competitive wages
- Volunteer-only fire department whereas other similar communities have a paid fire department.
- Home maintenance/upkeep of properties.
- Lack of improvements/lack of publicity of some of the improvements taking place.
- Accessibility and not having ADA compliant facilities.
- Not having a grant writer.
- Location (bedroom community), not enough activities in Ash Grove so people commute elsewhere for work, entertainment, etc.
- Access to healthcare and emergency services.
- Property owners on Main Street and the current use of the properties.
- Noise issues on Main Street due to loading, unloading trucks, and industrial uses.
- Downtown parking/not having ADA compliant parking.
- Many downtown buildings are not currently in use.
- Lack of restaurants & other businesses downtown.
- Restaurants are not open on days when residents need to access them.
- No active Chamber of Commerce/visible sign of leadership.

OPPORTUNITIES, THREATS (SWOT)

STRENGTHS, WEAKNESSES,

EXTERNAL POSITIVE IMPACTS
External chances the city can use to improve current conditions.

OPPORTUNITIES

- Establish a location for an ambulance barn (Mercy)
- Revitalization potential of Main Street/code enforcement of the historic district.
- Potential for a tiny home community (Potential location where the Old CMH building was – 7 acres lot off of Meadowview).
- Growth by infill.
- The potential to have an industrial park, and the potential that has to bring in more business and industry to Ash Grove.
- Storage units if placed in the proper location (Differentiate between metal siding and rows vs climate controlled style with concrete or modern siding materials). Make decisions on warehousing land use type as well as style and building type considerations.
- Increasing school size and increased revenue
- Bring back the Fall Rendezvous/or a new and creative Fall event
- Recreational sporting league (baseball, pickleball, soccer)
- Recreation center/splash pad of some kind.
- All inclusive parks and trails combine sites for retail or commercial events, primarily only used for recreation with equipment designed to meet the needs of all individuals including with disabilities
- Working with the school and businesses to create a pilot program for technical training or direct workforce training after graduation.
- Collaborate with the school and media to help manage social media posts and reaching the public.
- Create a school government organization to be involved with and learn about Ash Grove's government policy and decision making. Educating the youth.
- Require new residents/property owners register with the city providing non-sensitive information such as number of people in households, students entering the district, or entering the district, etc. Share information with the schools to anticipate school staff and facility needs.
- Potential collaboration with Frisco Highline Trail – "Leaky Roof" spur.
- Downtown could be potential destination.
- A reorganized, active, and engaged chamber of commerce could help Ash Grove speak with one voice.
- "Gateway to Stockton Lake" branding
- Encourage volunteerism.
- Space to accommodate growth.

EXTERNAL POSITIVE IMPACTS
External risks and hazards the city can't control.

THREATS

- Lack of growth or not being able to bring in more people or business.
- Ensuring that the schools are successful and providing them with the resources necessary to provide a quality education.
- Emergency services and the lengthy response time (limited volunteers + equipment + location)
- Revenue gap compared to similar communities/ not having enough revenue to fund what is necessary.
- Capacity to accommodate growth and the possibility of growing too fast.
- Spreading the city staff and funds too thin trying to take on too many projects/events at once.
- Historically poor city financial decisions with the selling and buying of property.
- Loss of identity/autonomy – the recent decision to transfer the municipal court to the county leaves residents inconvenienced when it comes to legal matters. No effort to gather opinions of residents on this issue.
- No Chamber of Commerce to represent the community.

Chapter 2
INTRODUCTION

Overview

This chapter provides credit to the individuals involved with the creation of this plan and outlines the planning process providing a snapshot of comprehensive planning timeline.

INTRODUCTION

Acknowledgements

City Leadership
Caleb Smith, Mayor

City Officials & Staff
Melissa Mau, City Clerk
John Davis, Police Chief
Chris Boyd, Public Works Director
Jennifer Wilkinson, Utility Billing Clerk
Casey Benson, Alderman Ward I
Kyle Feasel, Alderman Ward I
Kristina Fry, Alderman Ward II
Ronessa Williams, Alderman Ward II

Planning Commission
Jeff West
Doug Renshaw
Dennis Davis
Pat Hurley
Oran Thornton

Tree Board
Jennifer Wilkinson
Susan Crawford
Nedra Bouling
Marcia Harper

Comprehensive Planning Committee
Caleb Smith, Mayor
Melissa J. Mau, City Clerk
John Davis, Police Chief
Chris Boyd, Public Works Director
Jennifer Wilkinson, Utility Billing Clerk
Todd Wilkinson, James River Partnership
Jackson Jones, Fire Department
Mike Busekrus, Nathan & Olive Boone Homestead
Kasey Griffin, Business Owner
Catherine Medley, Non-profit
Bill Owens, State Representative
Tyler Gunlock, AG Community Foundation
Tonya Card-Evans, Property Rental Landlord
Sean Thouvenot, Contractor Branco
Kevin Baker, Pastor
Cassy Ballard, Business Owner
Matt Baker, Realtor
Chala Baker, Realtor
Alex Acosta, Student

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Evan Schultz, GIS Analyst
Evan Cook, Planning
Jacob Wimsatt, Planning
Christopher Lynn, GIS Analyst
Christine Lotigo, Planning
Michael Kohler, Planning
Preston Jones, Planning

Planning Process

In 2023, **Southwest Missouri Council of Governments (SMCOG)** contacted the City of Ash Grove and letters of support for their application to Greene County's available grants from the American Rescue Plan Act (ARPA) for local governments. The City of Ash Grove and SMCOG were aware of the need for a new comprehensive plan through ongoing conversations and collaboration, seeking a funding opportunity like this.

Throughout a **10-month time** period, Southwest Missouri Council of Governments worked with the City's officials, a 20 member comprehensive planning committee (CPC), citizens, and other members of the community members to develop this plan.

Collaborating with the community helped to formulate the proposed future land use designations, maps, and further refined the areas of interest.

Public input is essential for the community to continue to support this plan through policy changes, volunteer opportunities, and future city events.

This document represents the culmination of local insights, information gathered, data collection, site visits, community engagement events, and public outreach events.

Legend: COMPLETED ▬▬▬ REMAINING

CITY DETERMINES PLANNING NEEDS & OPENS DISCUSSIONS WHILE EVALUATING PREVIOUS PLANNING GOALS

06.22.23, SMCOG and City staff met to discuss the key issues and themes.

◀ Pre-Planning Activities

FUNDING

INFORMATION GATHERING
- Data Collection
- Community Engagement
  - Meetings, survey
  - Visioning, goals & objectives

06–08.24 City creates a comprehensive planning committee.

◀ Data Collection ← RESEARCH

09.26.24, CPC Meeting #1 Orientation meeting

STUDIES & ANALYSIS
- Current and Future Land Use
- Transportation
- Economic Development
- Community Facilities
- Housing
- Demographics

03.05.24, CPC Meeting #2 SWOT Analysis workshop & community survey results.

◀ Concept Development ← FEEDBACK

12.14.23 – 02.06.24, Community Survey period.

◀ Survey & Public Engagement ← COMMUNITY DIRECTION

06.12.24, CPC Meeting #3, Draft GOs & FLU Charrattee.

◀ Goals & Objectives ← RESEARCH

08.13.24, Goals & Objectives priority survey and public open house event. The GOs survey closed on 09.03.24

◀ Prioritization & Open House ← FEEDBACK

DOCUMENT PREPARATION
- Prepare Draft Plan
- Create Draft Maps
- Provide draft text for municipal review
- Update Document based on input
- Adopt Final Plan

Plan was presented to the city for comments

◀ Public Comment – DRAFT THE PLAN

Final plan was delivered to the city to complete the formal process of adopting the plan.

◀ Deliverables ← ADOPTION

IMPLEMENTATION & POLICY MAKING
- City works towards completing goals and objectives
- Develops municipal policies to align with the community plan

SMCOG STEPS BACK AND CONTINUES TO SUPPORT THE CITY, AS ITS REGIONAL PLANNING COMMISSION

03

Chapter 3
COMMUNITY ENGAGEMENT

Overview

This chapter provides a detailed timeline of events including comprehensive planning committee workshops, community surveys, and the public open house comments.

COMMUNITY ENGAGEMENT

Outreach

Community outreach is a cornerstone of the planning process, ensuring that the development of the plan reflects the community's needs. By engaging a broad spectrum of residents, business owners, and stakeholders, we gather perspectives that support the plan's content and direction.

This planning process collected input through the comprehensive planning committee workshops, community surveys, a public open house, and public meetings for the adoption of this plan. The plan was made available for public review and comment.

This participatory approach helps create a sense of ownership and accountability within the community, as people see their input directly influencing the decisions that will shape their environment.

LAND USE, TRANSPORTATION, AND HOUSING COMMITTEE WORKSHOP

The comprehensive planning committee (CPC) met on June 12, 2024 to discuss possible land use scenarios, housing developments, and road improvements. At this workshop, representative committee members from nonprofits, local businesses, residents, community partners, and city government leveraged their local insight to provide recommendations. The committee was presented draft goals and objectives when participating in three exercise. The committees participation was instrumental in the development of the future land use plan.

GOALS AND OBJECTIVES PRIORITIZATION SURVEY

The goals and objectives survey is intended to help gather public feedback regarding the level of importance for implementing the plan's actions. This additional survey was made available to the public from August 8 to September 9, 2024. This prioritization process provides a quantitative value to each goal and objective. Goals and objectives were ranked individually, but the total sum of each objective also added weight into its related chapter goal. The rankings of each goal and objective can be referenced throughout this plan's chapters and in the implementation chapter.

PLANNING AND ZONING ADOPTION

The comprehensive plan was made available for public comment for 30 days, with the required public notification provided for the plan's adoption meeting. This advisory plan was also presented before the Planning and Zoning Commission. The commission was briefed on the process and engaged in discussions regarding public feedback received during the comment period. This adoption meeting serves as the final and most critical public meeting in the plan's implementation process.

The adoption officially recognizes this document as Ash Grove's community advisory plan. This endorsement is in accordance with RSMO. Chapter 89, which authorizes the city to implement measures that effectively manage land use and protect the quality of life within city limits, including areas earmarked for future expansion.

CPC members participated in land use planning charrettes to highlight community needs. These same exercises were conducted by members of the public at the open house.
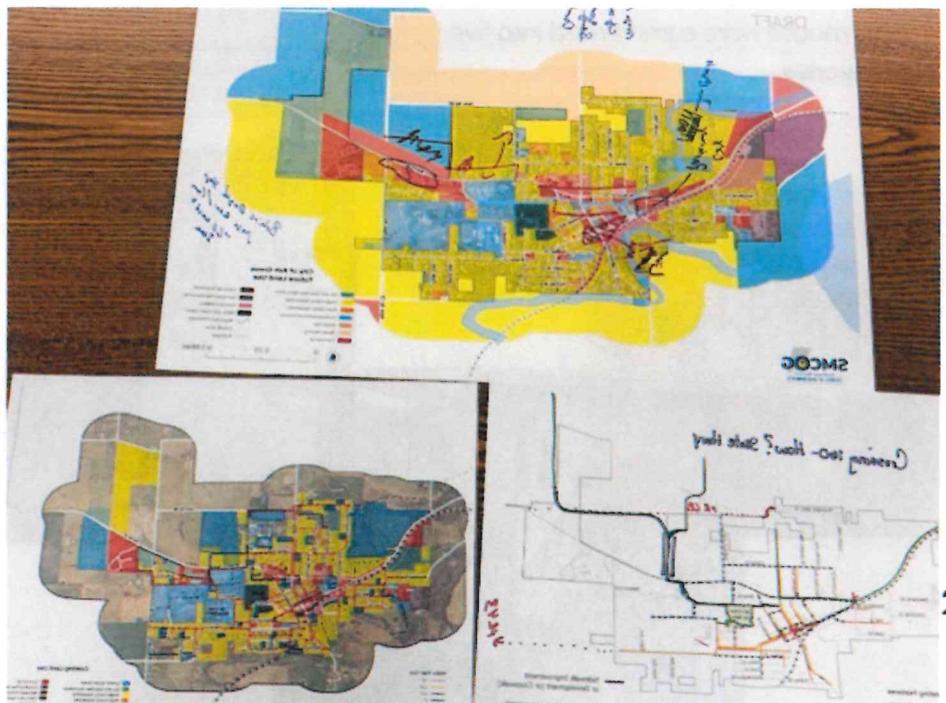
PUBLIC OPEN HOUSE

A public open house event is an additional tool in the planning process and encourages participation by meeting the community in-person.

Ash Groves' open house was held at city hall on August 13, 2024. The city organized local food trucks to help support business; Jack's Ice Cream parked in front of city hall helped gather attention to the event. This event helped planners and city staff present the DRAFT land use map, goals, and objectives. Additionally the public was presented with activity boards to help identify problem areas regarding transportation improvements,. Attendees helped provide housing types and location recommendations that the community may support. These discussions helped provide guidance for recommended changes to the future land use map.

The event date and time were advertised in the local newspaper as well through social media and flyers distributed throughout town.

The community's comments from the open house were summarized into five categories.

FUTURE LAND USE COMMENTS

- Promote the infill of vacant properties
- Interest in maintaining and improving existing structures, especially historic ones.
- Enforcement of building codes to preserve historic buildings.
- Consider city purchase of a downtown building for a museum.
- Maintain and restore existing structures, like the cemetery, with improved fencing and entrance.
- Demolition of dilapidated and unsafe properties to maintain community standards.
- Infrastructure investments and new business opportunities are causing concerns about impacts on historic views and commercial development proposals.
- Mitigate increasing costs to attract more new businesses.
- Concern over a residential house in a commercial area refusing to sell for commercial purposes.

ROADS, INTERSECTIONS, ACCESSIBILITY COMMENTS

- Proposed four-way improvement at Highway 160 and Maple Lane for better access to schools (some disagreement among residents).
- Sidewalks needed in several areas:
  - Crestview to the new fire department.
  - Webster/HWY 160 at Muncy's Grocery (crosswalk needed).
  - Eagle Stop to Dollar General to Nursing Home.
  - Piper Road (near college).
  - Thurmond by carwash.
  - To and from Serenity Valley.
- High grass obstructing walking paths; sidewalks needed.
- Desire for a new trail connecting different parts of town.
- Streets are too empty, without enough activities nearby, suggesting a need for better connectivity and vibrancy.

PUBLIC OPEN HOUSE, CONT.

COMMUNITY SERVICES, INFRASTRUCTURE, AND FACILITIES

- *Desire for a community event center, FEMA shelter, Chamber of Commerce, and museum.*
- *Need for a community storm shelter.*
- *A potential RV park/campground near Cubs Lake, though the area needs cleanup due to mosquitoes.*
- *Need for something for teens and adults to do, similar to the former Farmhouse Café.*
- *Residents would like to see the thrift store expand to a larger location with better parking and an office.*
- *Desire for a coffee spot and a bicycle shop to promote a cyclist-friendly community.*
- *Suggestions to improve resident engagement through social media, TVs, signs, and schools.*
- *A "Thank You" sign board for investors to attract more new businesses.*
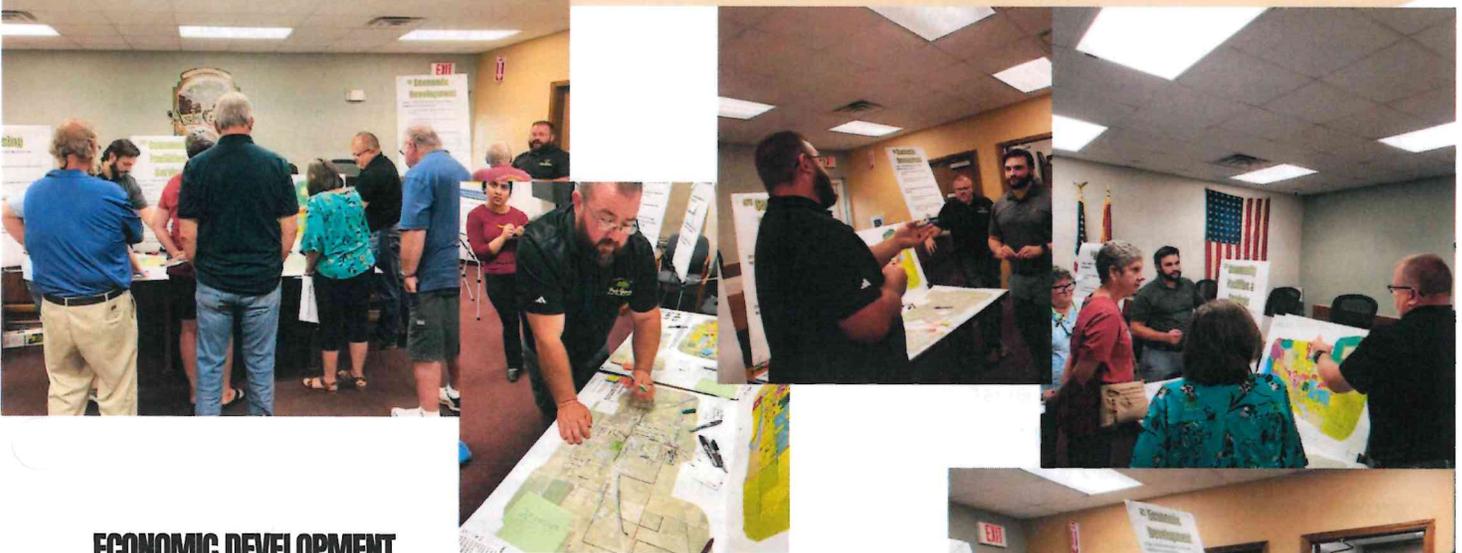
ECONOMIC DEVELOPMENT

- *Promote and attract new businesses by reducing costs.*
- *Promotion of Main Street for economic vitality.*
- *Improve Main Street parking and ADA*
- *Concerns about commercial development proposals being denied on Highway 160.*
- *Desire to develop a cyclist community, including a bicycle shop.*
- *Comments on the need for more building code enforcement, especially on rental properties.*
- *Unmanaged and unclean properties are reducing property values and safety.*

HOUSING

- *Residents say there is a need to clean up existing buildings; rental properties, if not they should be demolished*
- *Enforcements, it lowers property values*
- *Safety issues due to vacant properties, they are not appealing too*
- *Many houses has very unmanaged and unclean front yard and backyards*
- *Residents say there is not enough building code enforcement*
- *Around 4/5 people are wanting to build duplexes; but Multi-family-duplexes are not in city codes*
- *Maintain what the city has before dilapidation occurs; tear the vacant properties down*

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2024 SURVEY KEY INSIGHTS

Ash Grove in 20 years

Based on the survey results, the most important changes in how Ash Grove should grow and develop in the next 20 years seem to focus on *infill development* and expansion:

1. **Grow by infill** (develop empty spaces or fix up old buildings) – With 97 respondents selecting this option, it is clear that the community sees infill development as the highest priority. This approach focuses on revitalizing underutilized spaces within the existing city limits, such as vacant lots or old buildings, rather than expanding outward.
2. **Grow by spreading out** (expand city limits into rural, undeveloped open areas) – With 49 responses, expanding into nearby undeveloped rural areas is also seen as a significant option. However, it is less favored than infill development.
3. **Grow upward** (build more in existing neighborhoods and along big roads) – With 41 responses, there's also a desire for growth within existing neighborhoods, particularly along major roads. This suggests that there is interest in adding more housing or businesses within the current footprint of the city, possibly by increasing density.
4. **Remain the same** (little to no change) – Only 11 respondents feel that the city should remain unchanged, indicating a relatively small group that wants to preserve the status quo.

Growth Management & vision:

The survey results reveal a clear preference for moderate growth in Ash Grove over the next 20 years:

1. **Grow moderately**, with more families and businesses moving in – With 87 responses, the majority of participants want the community to grow at a moderate pace, attracting more families and businesses. This suggests a desire for balanced development, where Ash Grove remains a manageable size while also expanding its economy and residential options.
2. **Grow slightly**, with a few more people moving in – 16 respondents prefer a more gradual increase in population, indicating a preference for small-scale growth without a significant influx.
3. **Stay the same as it is now, no change** – 13 people wish for no changes, preferring the current size and characteristics of the community.
4. **Not sure yet, still deciding** – 12 respondents are undecided, signaling some uncertainty about the future direction of the community.
5. **Grow significantly, becoming a larger and bustling community** – 10 respondents favor more aggressive growth, envisioning Ash Grove as a larger, bustling city, but this is the least popular option.
6. **Shrink slightly, with some people moving away** – Only 3 people prefer a slight reduction in population, indicating minimal support for contraction.
7. **Shrink moderately, with a decrease in population and businesses** – No one selected this option, showing that there is no desire for significant shrinkage.
8. **Shrink significantly, becoming a smaller and quieter community** – Similarly, no one favors a major decrease in population or size.

Key Takeaways:
- Moderate growth is the overwhelming preference, with a focus on attracting more families and businesses while maintaining the community's current character.
- There's a small but notable interest in gradual growth or maintaining the current size.
- There's minimal support for contraction or large-scale expansion.

COMMUNITY SURVEY RESULTY SUMMARY

A community survey was conducted during the initial phase of this plan. This survey was proposed by SMCOG after the orientation meeting helped identify key socioeconomic and demographic information. The CPC finalized the survey before distributing for public feedback. This survey was distributed to students and staff in the Ash Grove school district. See Appendix for full survey results and comments.

A community survey is a tool which was used to gather input from the Ash Grove community within and outside of city limits. This targeted approach help gather essential input from residents, students, commuters, and others that have a relationship with the city either involved with the school district or business.

Questions for the survey were proposed by SMCOG to the City and the planning committee after completing the community assessment. During the initial meeting with the committee, the survey was finalized to target key topics and city issues.

The survey was posted and advertised through the Ash Grove schools, local businesses, at the senior center, and at City Hall. Flyers were distributed throughout the city which provided a description of the comprehensive plan, location of paper surveys, QR code, and a direct link to participate. SMCOG staff attended the Christmas parade to pass out survey information and speak to the public.

The community survey received 253 combined responsed from December 14, 2023 to February 6, 2024. The results of the survey were presented to the CPC and used to help develop targeted strategies.

Key focus areas of this survey included:

- **Demographics:** Collecting data on the community's composition to better understand who is being served and how their needs may differ.

- **Land Use Development:** Understanding community preferences for how different areas of the city should be developed or preserved.

- **Economic Needs and Desired Businesses:** Identifying the types of businesses and economic activities the community wants to attract and support.

- **Community Facilities and Infrastructure:** Gathering feedback on the adequacy of existing facilities such as emergency services (EMS, law enforcement, fire services), parks, and public buildings, and identifying needs for new or improved infrastructure.

- **Housing Needs:** Determining the types and sizes of housing units that are most desired by the community, including single-family homes, apartments, and preferred housing type or size.

- **Transportation Needs:** Assessing the need for new transportation projects, including sidewalks, road alignments, and public transit options.

2024 SURVEY KEY INSIGHTS

Respondent Profile

Residency:
- The largest group of respondents has lived in the city for 5-10 years, followed closely by those with less than 5 years of residency, indicating a relatively recent influx of newer residents.
- A significant number of long-term residents (11-20 years or more) also completed the survey, which provides insights into perspectives from both newer and established community members.

Age and employment status:
- A large proportion of respondents are students at the Ash Grove School District, followed by those employed full-time.
- Retirees and part-time employees also make up a significant portion of respondents.
- Only a small number of respondents are unemployed, either seeking or not seeking employment, suggesting lower representation of unemployed individuals in the survey.

Industry:
- Health Care and Social Work and Education are the most commonly reported industries, with a strong representation in both fields.
- Government and Public Administration also has a significant presence, which may include military, postal, and local government, and educational roles.
- Other notable industries include Retail or Sales, Food and Beverage, and Manufacturing sectors.

Educational Attainment:
- The most common response is Student in the School district, followed by Some College (No degree), suggesting a significant portion of respondents have attended college but did not complete a degree.
- High School Graduates and Bachelor's Degree holders follow, reflecting a mix of individuals with secondary and higher education.
- There is also a notable representation of Graduate or Professional Degree holders, indicating a relatively educated segment within the community.

Dependents:
- A larger portion of respondents currently do not live in the Ash Grove School District, though some plan to in the near future.
- The majority do not have dependents in the school district, though there is a significant portion that does.
- Future residency and dependents in the district suggest a potential for growth or demographic changes in the school district area over the next five years.

Live or Work in Ash Grove:
- The majority either live or live and work within city limits, indicating a strong resident base.
- There is a notable portion of respondents who neither live nor work within city limits, which might include those with other connections to the city (e.g., nearby residents, property owners, etc.).
- A smaller group reported only working within city limits, possibly reflecting employees who commute into the city.
- Those who previously lived in the city might offer perspectives on reasons for moving, city engagement, or housing trends.

2024 SURVEY KEY INSIGHTS

Common Reasons for Living Inside City Limits:

- **Rural, Small-Town Character:** Many respondents value the rural, small-town atmosphere, which seems to be the most frequent reason for choosing to live in the city.

- **I Grew Up Here:** A significant number of people mentioned they grew up in the area, indicating strong ties to the community.

- **Sense of Community:** This was another frequently cited reason, with many individuals emphasizing a strong sense of belonging or community within the city.

- **School District and Education:** Several respondents highlighted the quality of the local school district as a factor influencing their choice to live within the city limits.

- **Essential Amenities:** Access to medical facilities, churches, libraries, and other essential services was an important factor for many people.

- **Recreational Amenities:** Parks, trails, sports, and historical sites were also significant reasons for living in the city, suggesting that people value recreational opportunities.

- **Low Cost of Living:** For some, the affordability of living in the area was a key factor in their decision to live within the city limits.

- **Local Shops and Businesses:** The presence of local businesses also seems to play a role in residents' decisions.

- **Family Connection:** A few people mentioned that their families live here or have deep roots in the community.

Other Notable Points:
- Some responses highlighted that they live in Ash Grove due to work, either having a job there or being close to family or work opportunities.

- A few responses also noted that they purchased homes in the city for convenience or because it offered a better lifestyle than nearby cities like Springfield.

29

2024 SURVEY KEY INSIGHTS

Resident Characteristics:

- **Own with a Mortgage:** A significant portion of respondents (about 45% of the visible entries) indicated that they own their homes with a mortgage.

- **Own Without a Mortgage:** Another large group (around 20-25%) reported owning their homes outright without a mortgage.

- **Rent a Home/Apartment:** Around 20% of respondents rent their homes or apartments.

- **Live with Friends or Family (No Monetary Contributions):** A smaller portion (roughly 5-10%) live with friends or family without making monetary contributions.

- **Other:** A small number of responses fall under an "Other" category (e.g., parsonage or different arrangements).

Insights:

- **Homeownership Dominates**: The majority of respondents either own with a mortgage or outright, showing that homeownership is a common living situation.

- **Renting**: While not as prevalent as owning, renting is still a significant factor, particularly for those who are in transition, students, or those with different housing needs.

- **Living with Family**: The "living with family" category, although less common, could indicate younger or older residents, or individuals in specific personal situations.

Housing Satisfaction

Satisfaction Summary:

- **Highest Satisfaction:** Home condition, location, and energy efficiency received high satisfaction ratings, indicating these are strengths in the housing experience.

- **Areas of Concern:** Sidewalks, street lighting, and curb appeal may require attention to address the dissatisfaction levels, as a notable portion of respondents expressed dissatisfaction in these areas.

- **Neutral Responses:** For many aspects like traffic signage and neighborhood curb appeal, a significant portion of respondents remained neutral, which could suggest areas for improvement or unclear expectations.

Issues and Concerns:

- **Affordable Housing (Dissatisfaction: 30%):** High dissatisfaction indicates an urgent need for more affordable housing options.

- **Variety of Housing (Dissatisfaction: 25%):** There is a desire for more diversity in housing stock, indicating that some feel their options are limited.

- **Housing Quality (Dissatisfaction: 22%):** While not as high a priority as affordability, improving the condition of existing homes could also help address community satisfaction.

- **Homeownership Opportunities (Dissatisfaction: 15%) :** There is moderate dissatisfaction regarding homeownership, suggesting the need for better programs to assist potential buyers.

- **Rental Housing (Dissatisfaction: 12%):** Although less of an issue, addressing rental housing quality and availability would be beneficial for renters.

- **Infrastructure and Housing Services (Dissatisfaction: 9%):** A smaller concern, but could still be an area for improvement for overall satisfaction.

2024 SURVEY KEY INSIGHTS

Transportation

Commute:

- A significant number of respondents (29%) commute less than a mile, suggesting many live near their work or study locations.
- The second largest group, commuting 21-30 miles, indicates a portion of respondents live farther from their workplace or school.
- Telecommuting is reported by 7%, reflecting flexibility or remote work options.
- The "More than 30 miles" group also reflects a notable number of long-distance commuters.

Ranking of the priorities for roads, sidewalks, intersections, and related issues:

Future Projects or Services (top, highest priority):

- Maintenance of existing roads and sidewalks is overwhelmingly the top priority, with around 60% of respondents placing it as the highest priority. Ensuring the upkeep of existing infrastructure should be the city's top focus to improve overall mobility and safety.

- Improving pedestrian access and mobility ranks high as a major priority for residents. This indicates a strong desire for better pedestrian infrastructure, likely to enhance safety and encourage walking.

- Limited Parking is a noticeable concern, with significant weight placed on addressing it in the second-highest priority. Additional parking solutions should be considered to accommodate the community's needs.

- Widening Roads and Improving Bicycle Access appear to be important, but with less urgency compared to maintenance and parking issues. These should still be considered but after more pressing needs.

- Improving Street Lighting for Safety and Appeal is moderately prioritized, reflecting the need for better visibility and security in certain areas.

- Implementing Traffic Calming Measures shows notable interest, particularly in mitigating speeding or hazardous driving behavior in certain areas.

- Electrical Charging Infrastructure received the lowest interest by far, with 70% placing it as the least priority. It indicates that, while future planning may consider electric vehicle needs, it is not an immediate concern.

For Ash Grove, focusing on road and sidewalk maintenance, parking solutions, and pedestrian improvements should be the highest priorities, with secondary attention given to road widening and traffic calming measures.

2024 SURVEY KEY INSIGHTS

Housing

Preferred household size:

- The 1,500 - 2,000 sq. ft. range is by far the most popular choice, indicating that medium-sized homes are the preferred option for the majority of respondents.

- A significant portion also prefers 2,000 - 2,500 sq. ft. homes, reflecting a preference for slightly larger living spaces.

- The Over 2,500 sq. ft. category is less popular but still shows interest, particularly among those desiring larger homes.

- Smaller homes, particularly in the 400 - 800 sq. ft. range, are chosen by a small but notable portion, possibly reflecting a preference for more compact, affordable living options.

Housing Development Opportunities

Unit Type (top being most preferred):

- **Single-Family Homes:** This type is consistently mentioned as either a need or a missing element across various responses. Many respondents indicate that the city could benefit from more single-family homes.

- **Multi-Family Housing:** There is also significant interest in increasing the availability of multi-family housing, such as apartments, triplexes, and quadplexes. This suggests a need for more density in residential options.

- **Duplex or Two-Unit Homes:** This housing type is noted as lacking by several respondents, suggesting a demand for options that provide a balance between single-family homes and multi-family developments.

- **Tiny Homes/Small Homes:** Small homes or tiny homes (400 sq. ft. or less for a single-story unit) are highlighted in several responses as a needed development type, which may cater to those looking for more affordable or minimalist housing options.

- **Senior Living Facilities:** Senior living communities, such as 55+ communities, assisted living, and nursing homes also appear to be a needed development type. This is important for aging populations and those requiring specialized care.

- **Manufactured/Modular Homes:** There's a suggestion that manufactured or modular homes (built off-site and placed on permanent foundations) could fill a gap, offering affordable housing options.

2024 SURVEY KEY INSIGHTS

Community Focus

If any new development were to occur, priorities for Ash Grove, ranked from most important to least important based on the survey responses are:

1. **Community facilities** (schools, healthcare, libraries, social services) – 61% Extremely Important
2. **Disaster response, emergency planning, flooding minimization** – 52% Extremely Important
3. **Parks and recreation** (trails, parks, public use areas) – 51% Extremely Important
4. **Utilities** (internet, sewer, water, electricity, etc.) – 51% Extremely Important
5. **Economic growth** (job creation, business diversity, hours of operation) – 48% Extremely Important
6. **Housing that is affordable** – 46% Extremely Important
7. **Available housing** (variety of choices for moving up, size down, or moving into a similar unit) – 42% Extremely Important
8. **Roads, intersections, sidewalks, crosswalks, etc.** – 36% Extremely Important

This shows that community infrastructure and emergency preparedness are top priorities, followed closely by parks and utilities, indicating a strong desire for foundational improvements alongside economic development and affordable housing options.

Community Services Satisfaction Rating

Here's the list of services in Ash Grove, ranked from most satisfied to least satisfied based on the survey responses:

1. Sidewalks – 18% Very Satisfied, 18% Somewhat Satisfied
2. Trash and recycling – 12% Very Satisfied, 35% Somewhat Satisfied
3. Drinking water – 16% Very Satisfied, 27% Somewhat Satisfied
4. Internet (access, speeds, quality) – 17% Very Satisfied, 24% Somewhat Satisfied
5. Public parks, green spaces, trails – 17% Very Satisfied, 30% Somewhat Satisfied
6. Law enforcement – 13% Very Satisfied, 31% Somewhat Satisfied
7. Fire protection – 8% Very Satisfied, 29% Somewhat Satisfied
8. Ambulance services – 2% Very Satisfied, 22% Somewhat Satisfied
9. Sewer – 8% Very Satisfied, 26% Somewhat Satisfied
10. Roads – 8% Very Satisfied, 16% Somewhat Satisfied
11. Flooding issues – 10% Very Satisfied, 22% Somewhat Satisfied

From this, it's clear that sidewalk services and trash/recycling are the most positively rated, while services like ambulance, flooding issues, and roads have lower satisfaction, indicating potential areas for improvement.

2024 SURVEY KEY INSIGHTS

"Imagine the city has identified several project areas, but due to resource limitations, they need to prioritize.." (top having the highest priority):

This ranking places Emergency Response as the top priority due to its high percentage, with Drinking Water and Educational Opportunities following closely behind. Trash/Recycling and Parks and Recreation rank lower in importance compared to infrastructure and safety-related projects.

Based on the provided data, here's how the priorities for Ash Grove should be ranked from 1st (top priority) to 10th (lowest priority):

1. Emergency Response – 28% (Top priority)
2. Drinking Water – 23%
3. Educational Opportunities – 14%
4. Road Quality, Safety, etc. – 12%
5. Sewer – 9%
6. Electricity – 15%
7. Disaster Preparedness – 14%
8. Internet – 14%
9. Parks and Recreation – 13%
10. Trash/Recycling – 17%

Future Projects:

- **Ambulance Services and Fire Protection**: There are notable dissatisfaction rates for ambulance services and fire protection. However considering priority of future projects this area received the highest prioritization. Suggesting that improvements in these emergency response services should be prioritized in future planning to ensure adequate response times and resources for emergencies.

- **Flooding and Sewer Systems**: Flooding issues and sewer services have significant dissatisfaction levels, with over 30% of respondents either dissatisfied or very dissatisfied. Addressing infrastructure issues related to stormwater management and sewer systems could alleviate long-term concerns.

- **Internet Services**: There is clear room for improvement in internet access, speed, and quality, given the significant dissatisfaction (28% combined) in this area. Expanding and upgrading broadband services will be crucial to meet future demand and support sustainable economic development.

- **Road Quality and Sidewalk Infrastructure**: Although roads and sidewalks show moderate satisfaction levels, over 20% are dissatisfied. Investing in road repair, road safety, and pedestrian infrastructure could improve satisfaction levels and overall connectivity in Ash Grove.

- **Trash and Recycling**: Trash and recycling services have moderate satisfaction, but there is still dissatisfaction that could be addressed with better waste management practices, more frequent pick-up, or better recycling options.

Additionally, focusing on these areas of dissatisfaction could help improve the quality of life for residents and better meet their needs in the coming years. Addressing these service gaps will foster a stronger, more resilient community.

General

What is your age?

- 18 and under
- 19-29
- 30-39
- 40-49
- 50-59
- 60-64
- 65+

50%
9%
4%
6%
13%
10%
7%
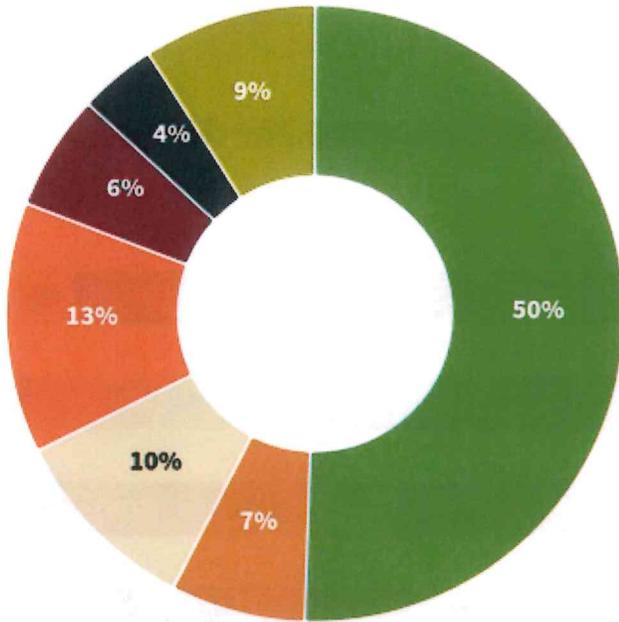
What is your current employment status?

- Student (Trade/Technical Certification): 0%
- Student (College or University): 0%
- Unemployed seeking emplyment: 1%
- Unemployed not seeking emplyment: 3%
- Other: 4%
- Employed part-time: 8%
- Retired: 9%
- Employed Full-Time: 30%
- Student: 44%

Please select from the following, which best describes the highest level of education you have achieved.

3%
6%
9%
11%
13%
15%
20%
22%
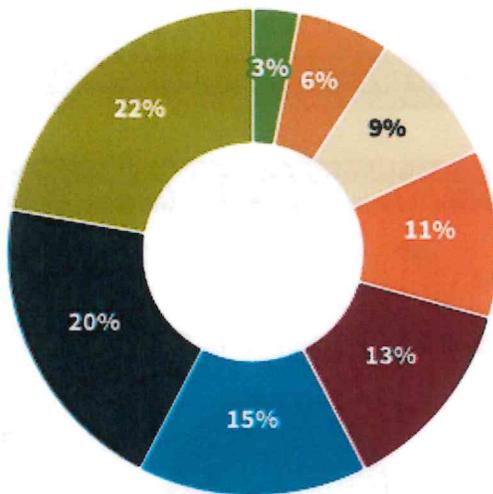
- Other
- Vocational/Trade or Technical/Certifications
- Less than High school (No diploma or equivalent)
- Associate degree
- Graduate or Professional degree
- High School Graduate (Diploma or equivalent)
- Some College/no degree
- Bachelor's degree

Do you live in the Ash Grove School District?

92% Yes
8% No

Do you have any dependents in the Ash Grove School District?

Yes: 37%
No: 58%
I will in the next 5 years: 6%

35

Student

What grade are you in? (Student)

- **12th 6%**
- **11th 42%**
- **10th 37%**
- **9th 26%**

What is the most important aspect when you think of your ideal community? (Student)

Legend: ■ 1st ■ 2nd ■ 3rd ■ 4th ■ 5th ■ 6th ■ 7th ■ 8th

Aspect	1st	2nd	3rd	4th	5th	6th	7th	8th
Safety and security	60%	24%	8%	4%				
Access to quality education	14%	32%	22%	13%	9%	4%	5%	
Availability of jobs and work opputunities	5%	15%	28%	22%	14%	9%		
Being close to family	16%	17%	13%	11%	13%	11%	4%	17%
Sense of community and belonging		5%	8%	19%	19%	19%	16%	11%
Recreational oppurtunities and parks			11%	20%	16%	19%	26%	7%
Entertainment and shopping		4%		9%	16%	29%	19%	19%
People my age				5%	9%	8%	26%	42%
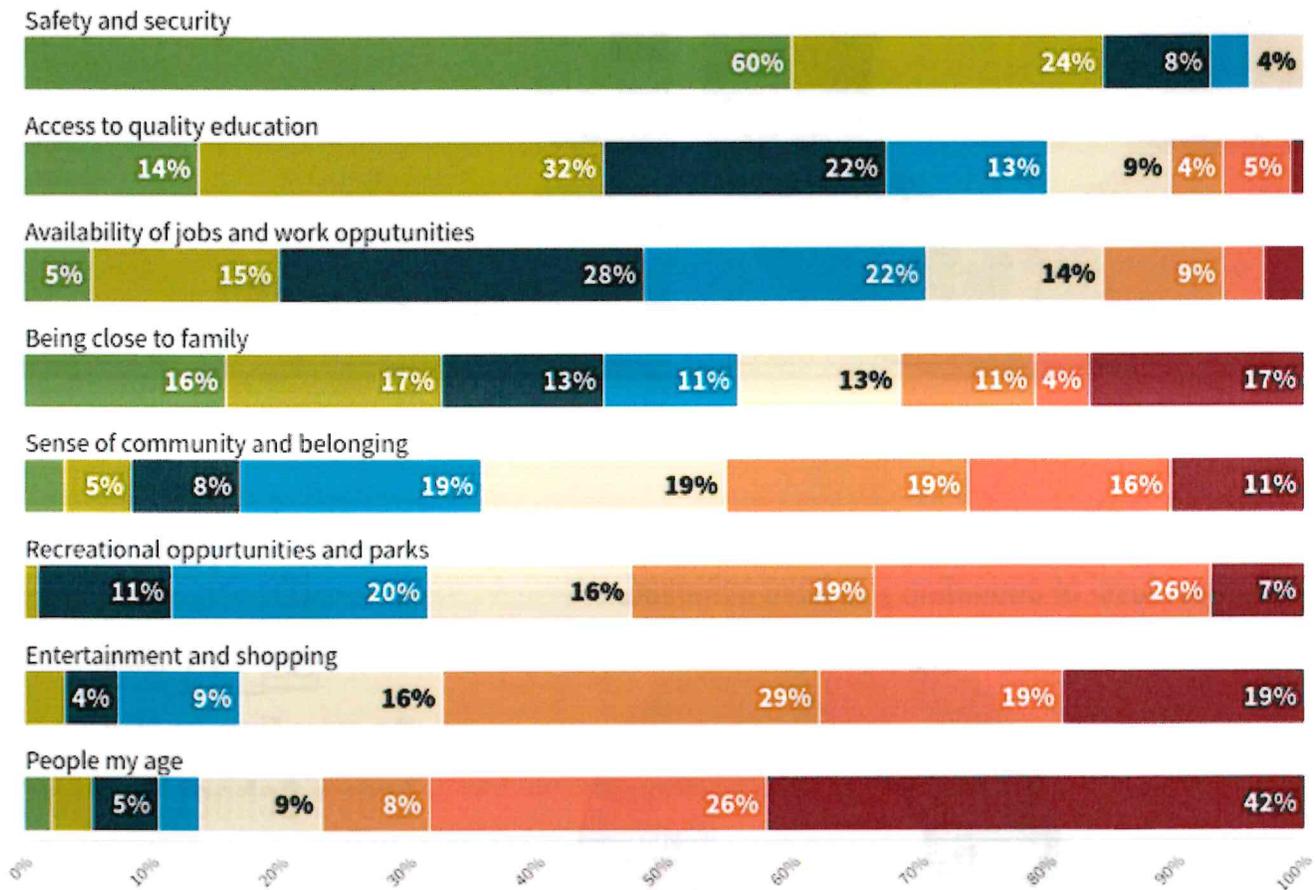
What improvements would you like to see to the Ash Grove School District?

- Safer and accessible transportation
- Additional extracurricular activities
- Improved facilities and classroom
- Additional teachers and staff
- Expanded course options
- Other
- More accessible and available student services
- Expanded technical training programs

Student

Do you currently feel like you play a role in your community, and that your opinions regarding the future of Ash Grove are considered in the city's decision-making process? (Student)

■ Yes ■ No ■ Maybe ■ Unsure
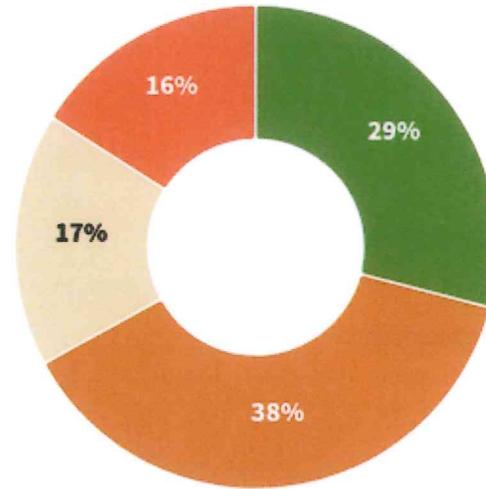
Other Comments:

- Too young
- Not taken seriously
- Family has a poor reputation
- I do not pay taxes

Pie chart:
- 29% (Yes)
- 38% (No)
- 17% (Maybe)
- 16% (Unsure)

Do you participate in any of the following activities? (Student)

■ Yes, I am currently involved ■ No, I am not involved ■ I would like to get involved ■ I don't know how to get involved
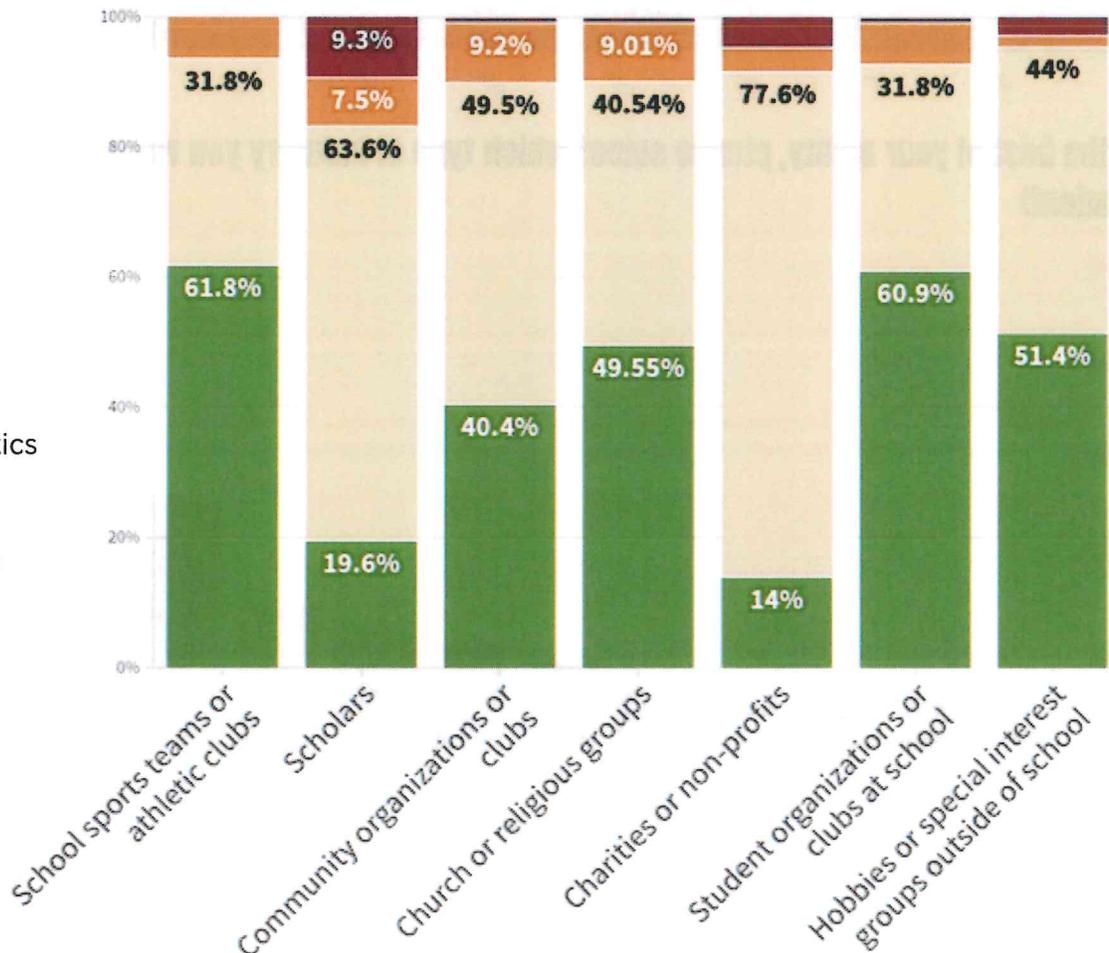
Other Comments:

- Boxing
- Gymnastics
- Improv
- Cooking
- Lacrosse
- Yoga

Stacked bar chart data:

Category	Yes, I am currently involved	No, I am not involved	I would like to get involved	I don't know how
School sports teams or athletic clubs	61.8%	31.8%		
Scholars	19.6%	63.6%	7.5%	9.3%
Community organizations or clubs	40.4%	49.5%	9.2%	
Church or religious groups	49.55%	40.54%	9.01%	
Charities or non-profits	14%	77.6%		
Student organizations or clubs at school	60.9%	31.8%		
Hobbies or special interest groups outside of school	51.4%	44%		

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Student

After high school, what do you think you might do next? (Student)

Enlist in a military service
4%

Join a vocational or technical program
5%

Other
5%

Take time to travel or explore other interests
6%

Pursue an apprenticeship or internship
6%

Not sure yet
9%

Start working full-time
16%

Attend college or university
49%

0% 5% 10% 15% 20% 25% 30% 35% 40% 45% 50%
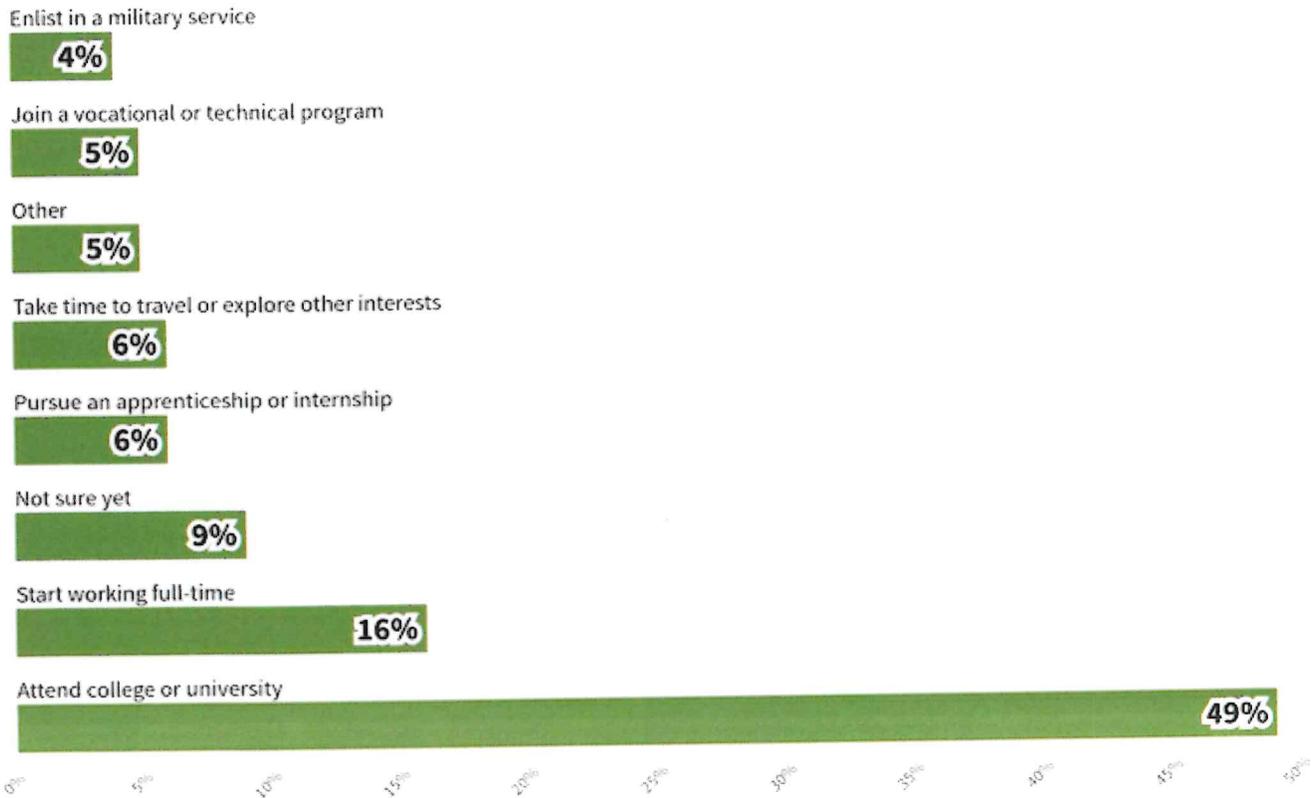
To the best of your ability, please select which type of industry you would like to work in? (Student)

Industry	Percentage
Non-profit	0%
Retail or sales	0.9%
Food and beverage	0.9%
Manufacturing, indutrial, wholesale trades	0.9%
Transportation and warehousing	3.7%
Education	4.6%
Government and public administration	5.6%
Construction	6.5%
Technical services	7.4%
Professional	13%
Other	15.7%
Agriculture, forestry,fisheries, wildlife management	16.7%
Health care and social work	24.1%

Student

If you decide to live within the city limits of Ash Grove when you are older, what do you think would be your main reasons? (Student)

Quality healthcare
1%

Access to education and training
2%

Recreational oppurtunities
2%

Other
3%

Job oppurtunities
5%

Affordability and low cost of living
12%

Want to raise a family in Ash Grove
21%

Being close to family and friends
54%
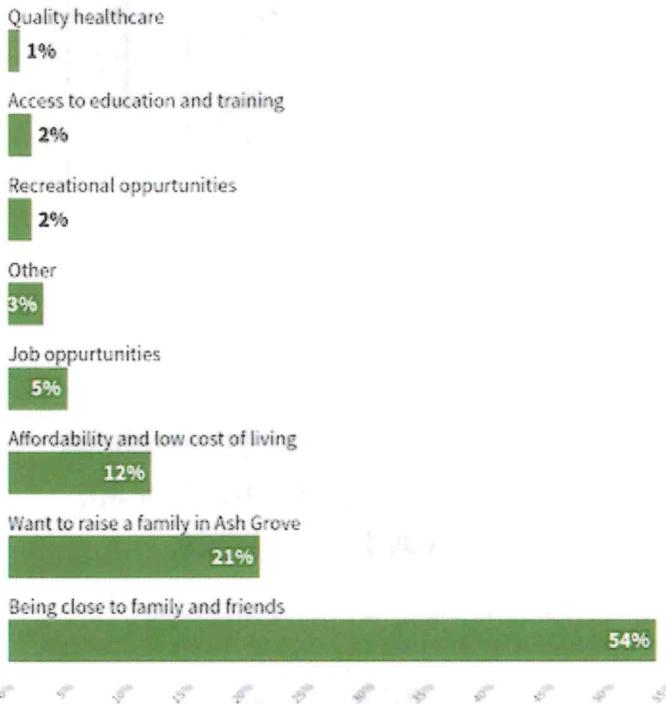
When you become an adult (18 years old or older), how likely do you think you will want to live and stay in Ash Grove? (Student)

■ Very likely ■ Somewhat likely ■ Neither
■ Somewhat unlikely ■ Very unlikely

7.3%
29.1%
20.9%
15.4%
27.3%
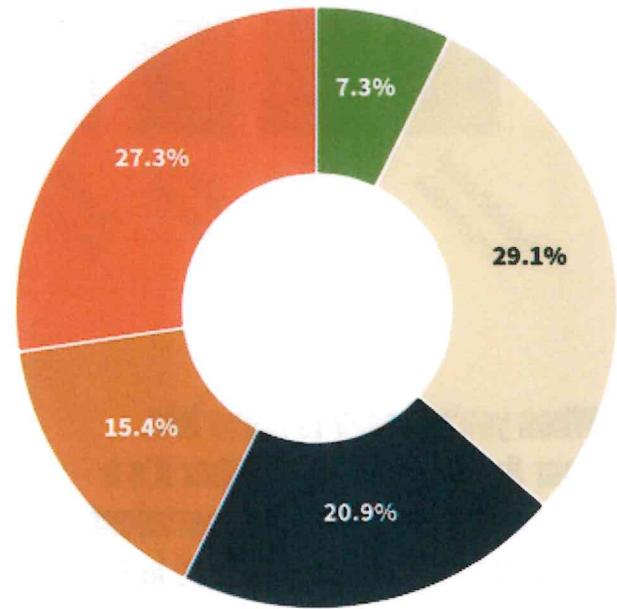
If you decide to live somewhere else as an adult, what do you think would be the main reason? (Student)

■ Housing options and affordability ■ Other ■ Closer to friends and family in another location
■ Access to more activities and entertainment ■ More recreational opportunities and outdoor activities
■ Pursuing higher education or specific career oppurtunities ■ Better job oppurtunities on another city or area

9.3%
44.4%
9.3%
2.8%
10.2%
3.7%
20.4%

39
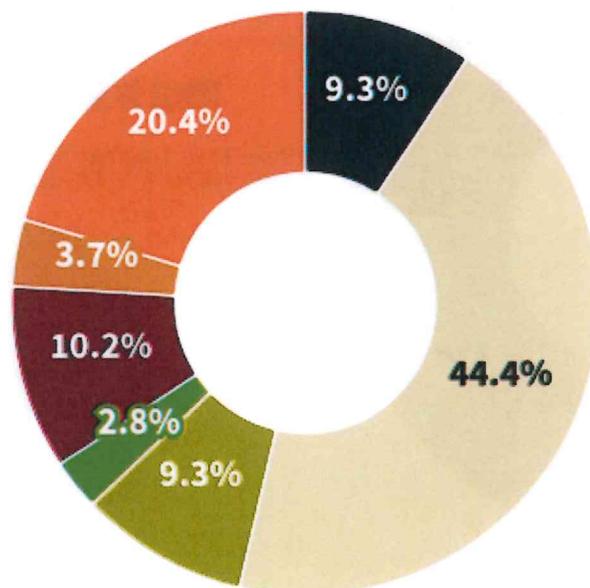
Housing

Why did you choose to live inside the city limits?

Bar chart values:
- Recreational amenities: 7%
- Other: 7%
- Local shops and businesses: 8%
- Essential amenities: 9%
- School district and education: 10%
- Low cost of living: 11%
- Sense of community: 15%
- I grew up here: 16%
- Rural, small-town character: 20%
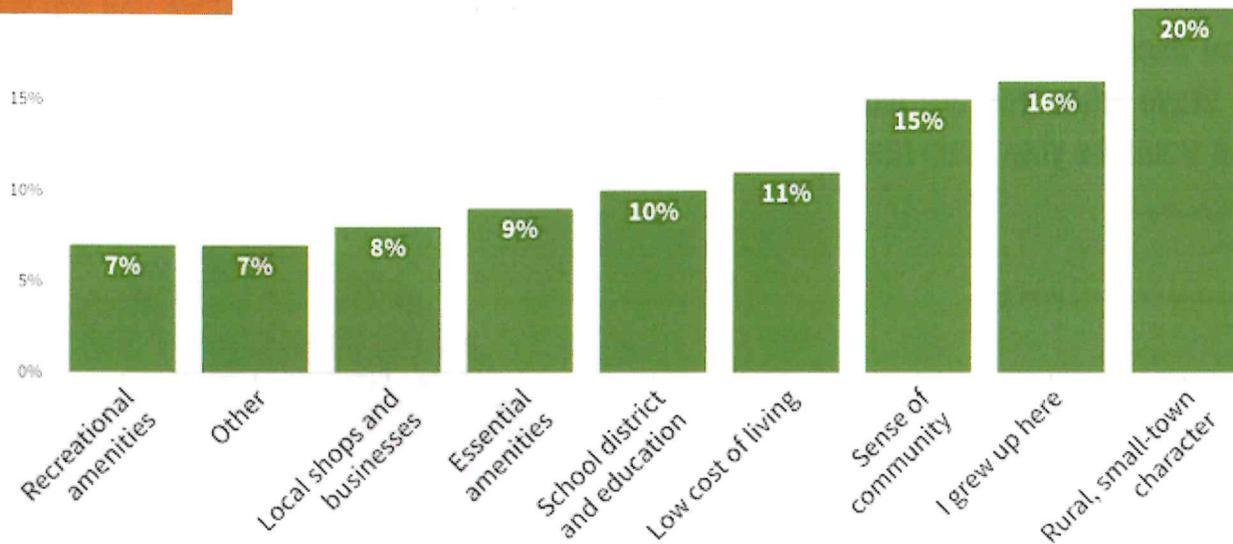
When you're ready to move into your first residence, whether it's a starter home or a rented apartment, what would be your preferred home size? (Student)

- Under 400 sq. ft.
- 400 - 800 sq. ft.
- 800 - 1,000 sq. ft.
- 1,000 - 1,500 sq. ft.
- 1,500 - 2,000 sq. ft.
- 2,000 - 2,500 sq. ft.
- Over 2,500 sq. ft

Values: 1%, 25%, 24%, 29%, 15%, 4%, 12%
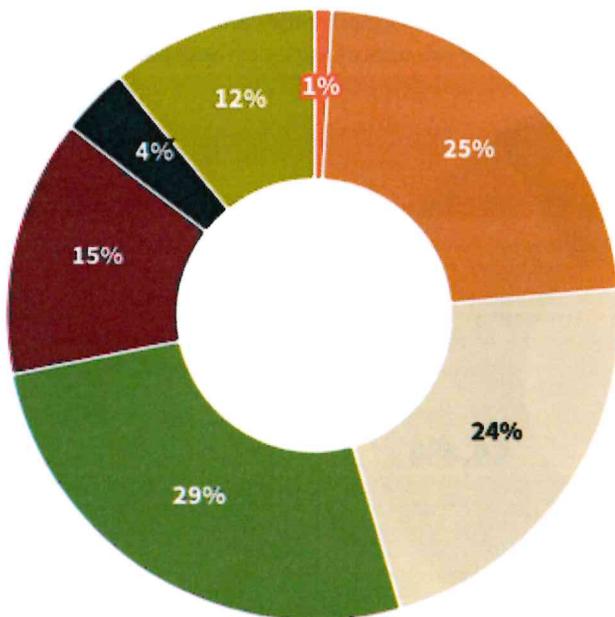
Please select the option that best describes your living situation while you were (or are currently) residing within city limits.

- Other
- Live with friends or family (no monetary contributions)
- Rent a home/apartment
- Own without a mortgage
- Own with a mortgage

Values: 2%, 21%, 24%, 45%
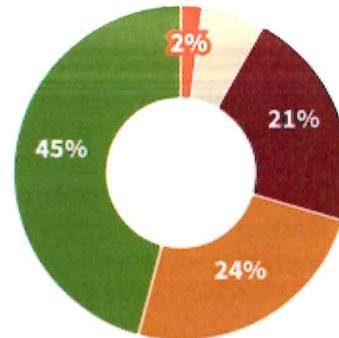
What is your preferred home size?

- Under 400 sq. ft. (average tiny home)
- 400 - 800 sq. ft.
- 800-1500 sq. ft.
- 1,500 - 2,000 sq. ft.
- 2,000 - 2,500 sq. ft.
- Over 2,500 sq. ft

Values: 1%, 43%, 30%, 6%, 6%, 15%
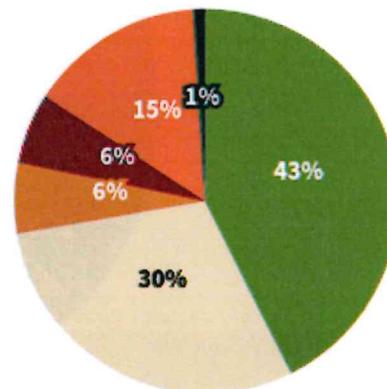
Housing

Which types of housing developments do you feel are lacking within the city limits?

■ Student ■ Non-Student

Single-family homes
- Student: 6%
- Non-Student: 1%

Senior living facilities
- Student: 7%
- Non-Student: 4%

Mobile homes
- Student: 11%
- Non-Student: 5%

Manufactured or modular
- Student: 15%
- Non-Student: 8%

Multi-family
- Student: 16%
- Non-Student: 19%

Duplex or two-units
- Student: 21%
- Non-Student: 20%

Small homes/tiny homes
- Student: 25%
- Non-Student: 43%

Overall, how satisfied are you with the various aspects pertaining to housing inside the city limits?

■ Very satisfied ■ Somewhat satisfied ■ Neither ■ Somewhat dissatisfied ■ Very dissatisfied

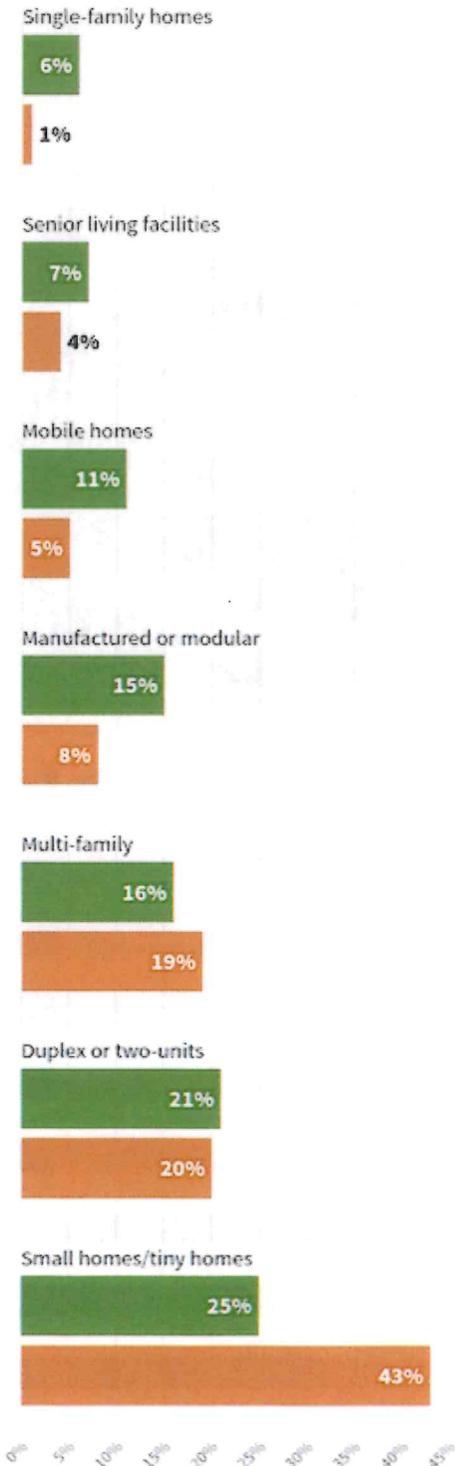| Aspect	Very satisfied	Somewhat satisfied	Neither	Somewhat dissatisfied	Very dissatisfied
Housing conditions	6%	17%	30%	40%	7%
Property conditions	8%	21%	24%	34%	12%
Affordable housing	8%	27%	45%	16%	
Community character and appeal	6%	37%	36%	16%	
Housing variety	7%	25%	42%	19%	7%
Neighborhood safety and framework	10%	26%	29%	26%	8%
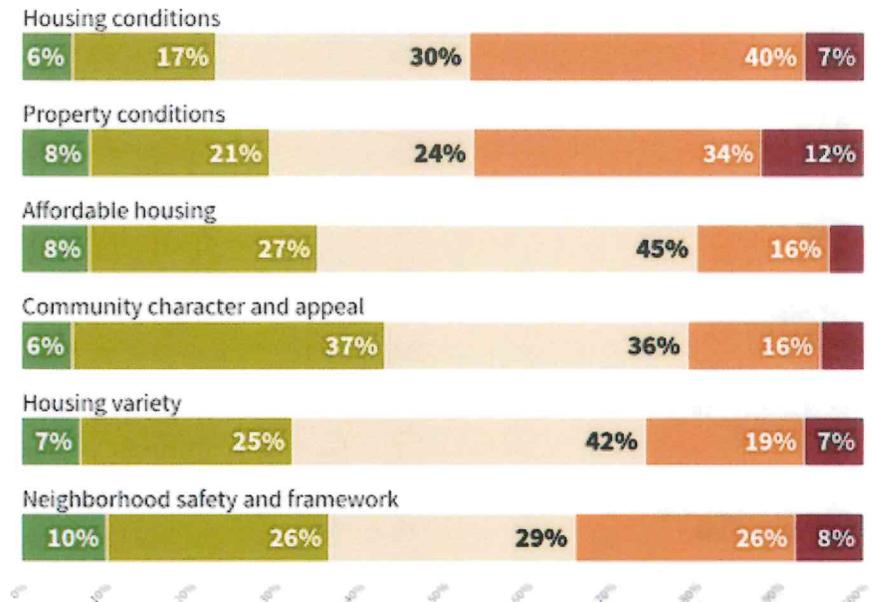
For those who currently reside or previously resided within city limits, how satisfied were you with the following aspects of your housing situation:

■ Very Satisfied ■ Somewhat Satisfied ■ Neither ■ Somewhat Dissatisfied ■ Very Dissatisfied

Aspect	Very Satisfied	Somewhat Satisfied	Neither	Somewhat Dissatisfied	Very Dissatisfied
Home condition	45%	28%	11%	9%	6%
Location of your home	55%	27%	9%		
Size of your home	44%	29%	11%	11%	
Energy efficiency	23%	39%	16%	14%	8%
Affordability of your home	38%	33%	16%	7%	6%
Neighborhood safety and security	35%	29%	18%	12%	6%
Street lighting	22%	32%	17%	23%	6%
Sidewalks and crosswalks	11%	22%	22%	26%	19%
Traffic signage	25%	32%	25%	13%	
Neighborhood curb appeal	16%	24%	31%	19%	11%
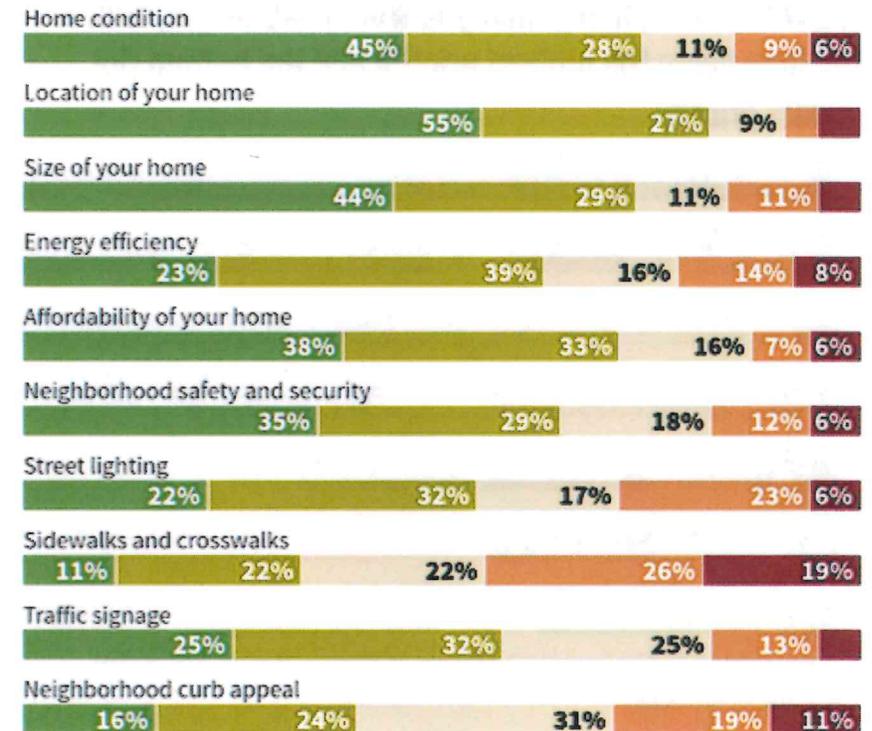
Land Use

What size do you want the Ash Grove community to be in 20 years?

■ Student ■ Non-Student

Shrink significantly, becoming a smaller and quiter community
0%

Shrink moderately, with a decrease in population and business
1%

Shrink slightly, with some people moving away
4%

Grow significantly, becoming a larger and bustling community
8%

Not sure yet, still deciding
10%

Stay the same as it is now, no change
15%
9%

Grow slightly, with a few more people moving in
17%
11%

Grow moderately, with more families and businesses moving in
45%
62%

What do you think should be the most important change in how Ash Grove grows and develops in the next 20 years?

Grow by infill (develop empty spaces or fix up old buildings)
49%

Grow by spreading out (expand city limits into rural, undeveloped open areas)
25%

Grow upward (build more in existing neighborhoods and along big roads)
21%

Remain the same (little to no change)
6%
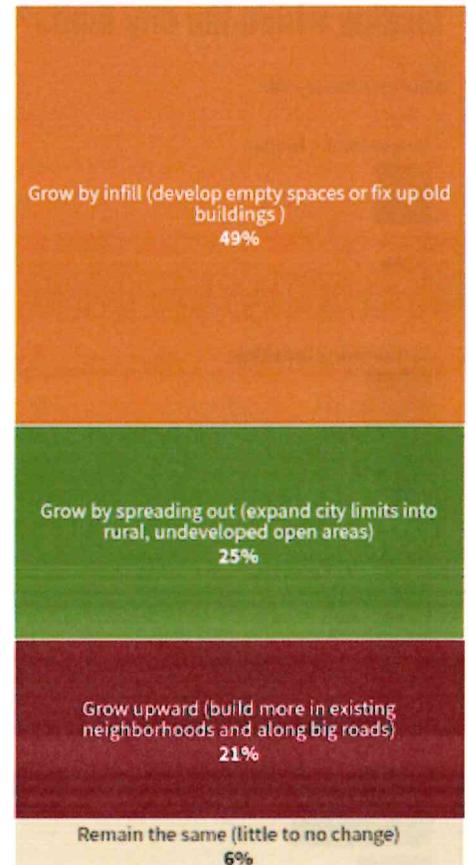
Please prioritize the following types of new or redevelopment, if any, that you would like to see, with the top item being the highest priority and the bottom the lowest priority.
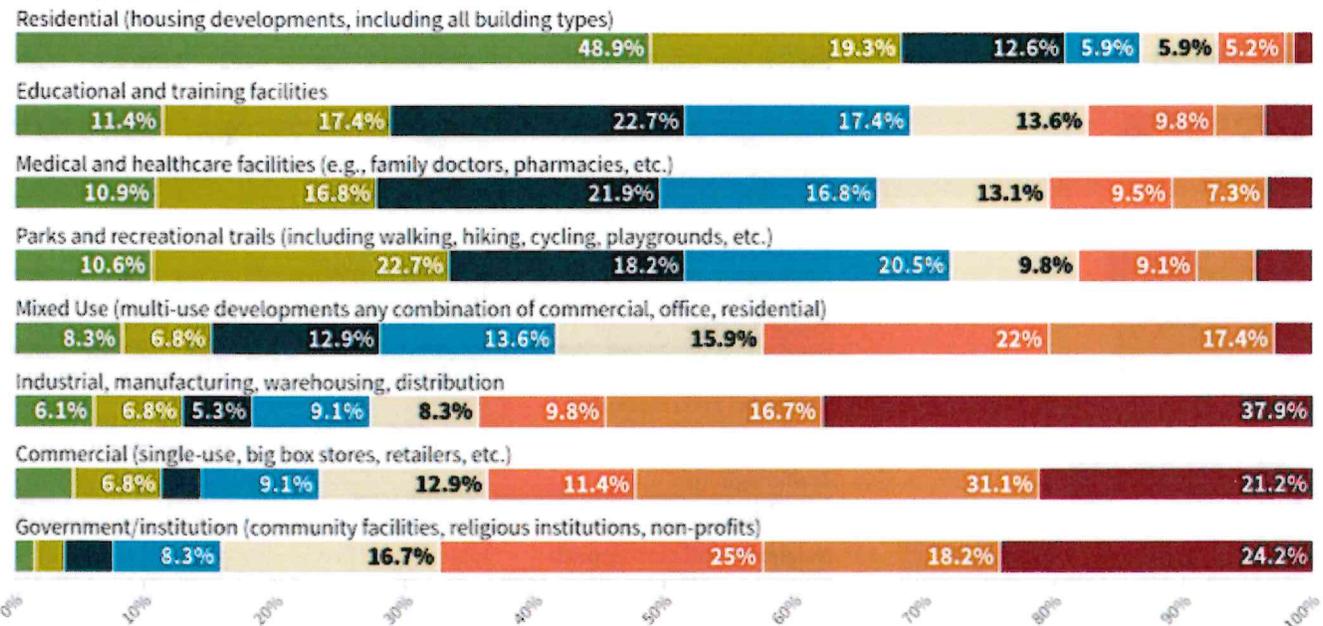
■ 1st ■ 2nd ■ 3rd ■ 4th ■ 5th ■ 6th ■ 7th ■ 8th

Residential (housing developments, including all building types)

1st	2nd	3rd	4th	5th	6th
48.9%	19.3%	12.6%	5.9%	5.9%	5.2%

Educational and training facilities

1st	2nd	3rd	4th	5th	6th
11.4%	17.4%	22.7%	17.4%	13.6%	9.8%

Medical and healthcare facilities (e.g., family doctors, pharmacies, etc.)

1st	2nd	3rd	4th	5th	6th	7th
10.9%	16.8%	21.9%	16.8%	13.1%	9.5%	7.3%

Parks and recreational trails (including walking, hiking, cycling, playgrounds, etc.)

1st	2nd	3rd	4th	5th	6th
10.6%	22.7%	18.2%	20.5%	9.8%	9.1%

Mixed Use (multi-use developments any combination of commercial, office, residential)

1st	2nd	3rd	4th	5th	6th	7th
8.3%	6.8%	12.9%	13.6%	15.9%	22%	17.4%

Industrial, manufacturing, warehousing, distribution

1st	2nd	3rd	4th	5th	6th	7th	8th
6.1%	6.8%	5.3%	9.1%	8.3%	9.8%	16.7%	37.9%

Commercial (single-use, big box stores, retailers, etc.)

2nd	3rd	4th	5th	6th	7th	8th
6.8%		9.1%	12.9%	11.4%	31.1%	21.2%

Government/institution (community facilities, religious institutions, non-profits)

4th	5th	6th	7th	8th
8.3%	16.7%	25%	18.2%	24.2%

Land Use

Using the map, please envision the future development of Ash Grove by indicating the preferred land use for each numbered section on the map. Considering your preference for development, please indicate your most preferred land use category for each block on the map.

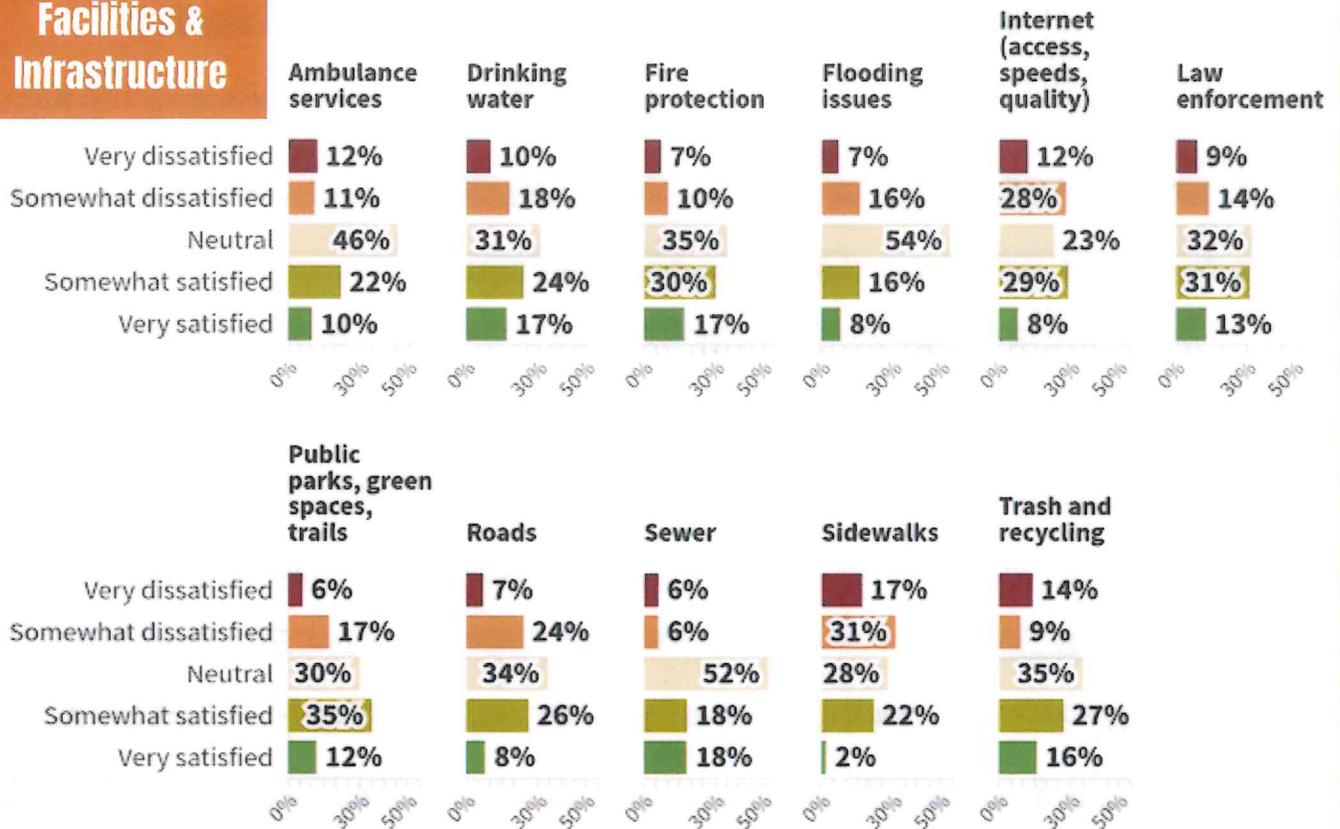|				
■ Agriculture	■ Commercial	■ Industrial	■ Mixed-Use	■ Single-Family

0   0.5   1 Miles
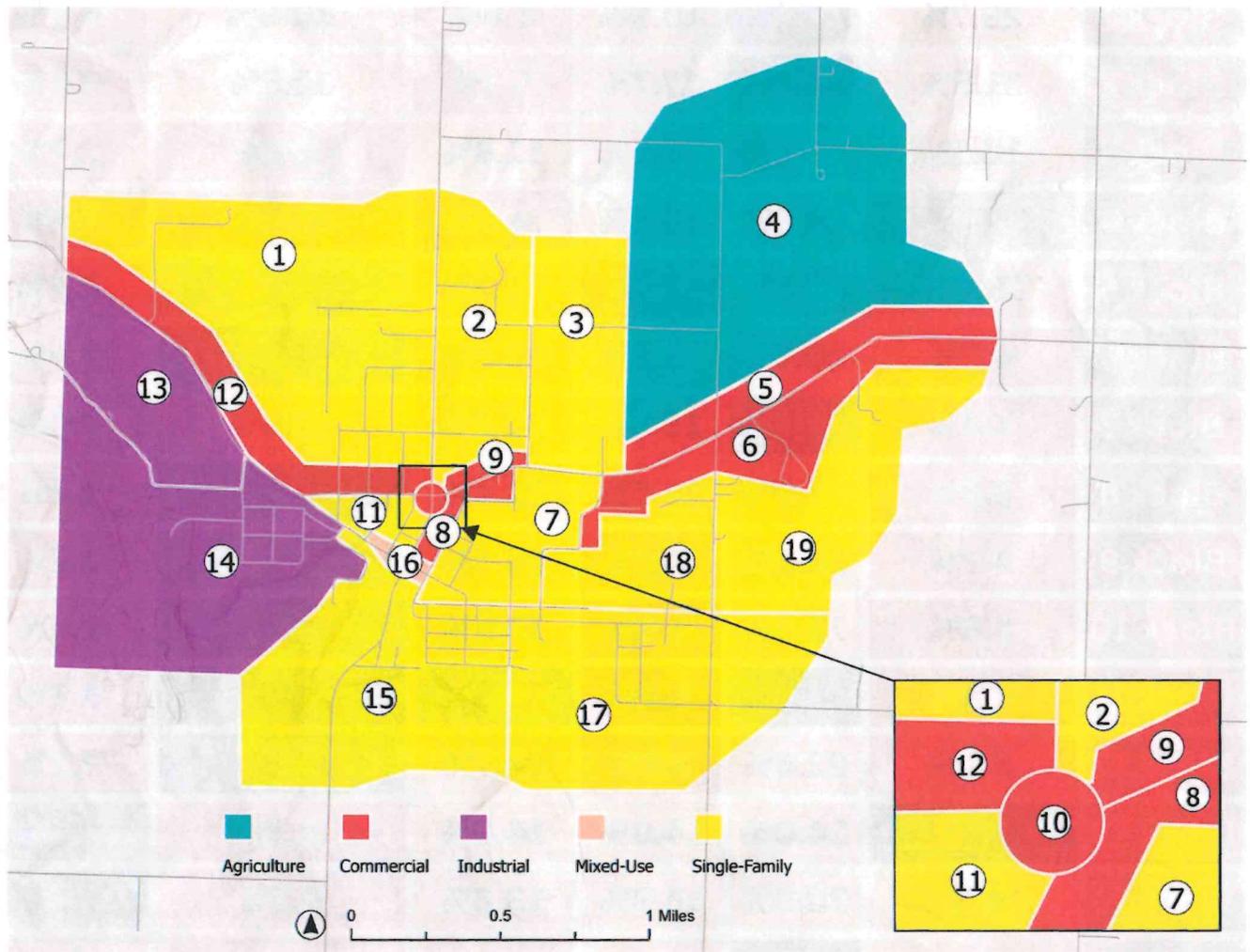
The community survey included a question to help determine the most desired land uses within the community. The city was divided into 20 sections based on various factors such as roads, landmarks, and existing uses. The map above shows the most suggested use for each of those 20 sections. The map also includes future growth areas which were considered in the future land use map for if the city were to anticipate any type of growth. The feedback that was received for this question on the community survey was used to help influence the future land use map of Ash Grove so that it aligns with public interests and the goals of this comprehensive plan.

On the next page is a table that shows the full results for each section. The cells in the table that are highlighted green are uses that were the most suggested, red cells are the land uses that were suggested the least, and the yellow cells are the land uses that scored in the middle, with a few people suggesting it but not enough to be significant.
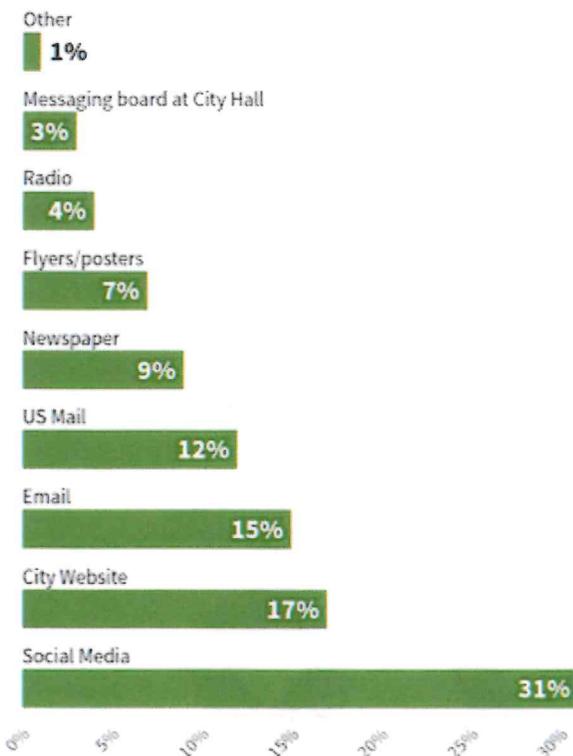
Land Use

	Agriculture	Single-Family	Multi-Family	Mixed-Use	Commercial	Industrial
Block 1	29.7%	40.6%	10.9%	3.0%	10.9%	5.0%
Block 2	11.5%	50.0%	17.7%	5.2%	12.5%	3.1%
Block 3	16.1%	43.0%	21.5%	11.8%	5.4%	2.2%
Block 4	47.4%	16.8%	10.5%	9.5%	8.4%	7.4%
Block 5	18.0%	22.5%	7.9%	20.2%	28.1%	3.4%
Block 6	6.0%	20.5%	16.9%	19.3%	33.7%	3.6%
Block 7	4.8%	40.5%	15.5%	20.2%	19.0%	0.0%
Block 8	3.6%	25.0%	15.5%	21.4%	33.3%	1.2%
Block 9	4.7%	18.8%	7.1%	16.5%	51.8%	1.2%
Block 10	3.6%	15.5%	4.8%	17.9%	56.0%	2.4%
Block 11	4.8%	30.1%	8.4%	28.9%	26.5%	1.2%
Block 12	8.2%	22.4%	5.9%	24.7%	31.8%	7.1%
Block 13	25.6%	14.0%	14.0%	14.0%	8.1%	24.4%
Block 14	19.3%	20.5%	15.9%	13.6%	4.5%	26.1%
Block 15	26.7%	32.6%	15.1%	10.5%	5.8%	9.3%
Block 16	7.1%	19.0%	11.9%	33.3%	23.8%	4.8%
Block 17	28.0%	39.0%	9.8%	7.3%	7.3%	8.5%
Block 18	13.6%	39.5%	22.2%	14.8%	3.7%	6.2%
Block 19	29.8%	34.5%	19.0%	7.1%	2.4%	7.1%
Block 20	34.5%	31.0%	10.3%	15.5%	3.4%	5.2%

Community Facilities & Infrastructure

How satisfied are you with the current quality of service?

	Ambulance services	Drinking water	Fire protection	Flooding issues	Internet (access, speeds, quality)	Law enforcement
Very dissatisfied	12%	10%	7%	7%	12%	9%
Somewhat dissatisfied	11%	18%	10%	16%	28%	14%
Neutral	46%	31%	35%	54%	23%	32%
Somewhat satisfied	22%	24%	30%	16%	29%	31%
Very satisfied	10%	17%	17%	8%	8%	13%

	Public parks, green spaces, trails	Roads	Sewer	Sidewalks	Trash and recycling
Very dissatisfied	6%	7%	6%	17%	14%
Somewhat dissatisfied	17%	24%	6%	31%	9%
Neutral	30%	34%	52%	28%	35%
Somewhat satisfied	35%	26%	18%	22%	27%
Very satisfied	12%	8%	18%	2%	16%

How would you like for Ash Grove to communicate with you?

Other	1%
Messaging board at City Hall	3%
Radio	4%
Flyers/posters	7%
Newspaper	9%
US Mail	12%
Email	15%
City Website	17%
Social Media	31%

Which aspects of the historic downtown would you prioritize for improvements?

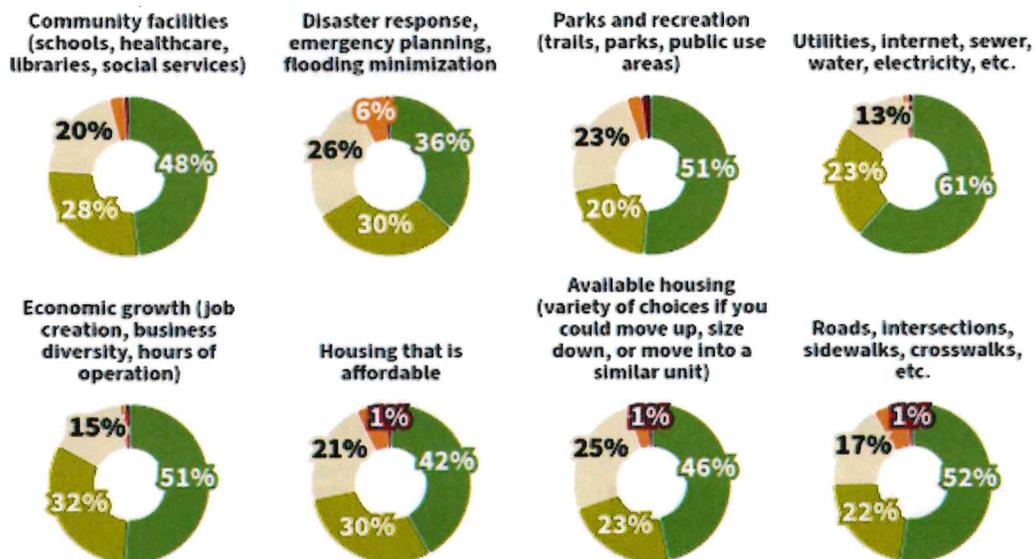|	
Signage	7%
Public art and murals	9%
Road Improvement	11%
Pedestrian improvement	12%
Street lighting and streetscaping	13%
Public spaces and parks	13%
Outdoor seating and gathering areas	16%
Historic preservation	20%

45
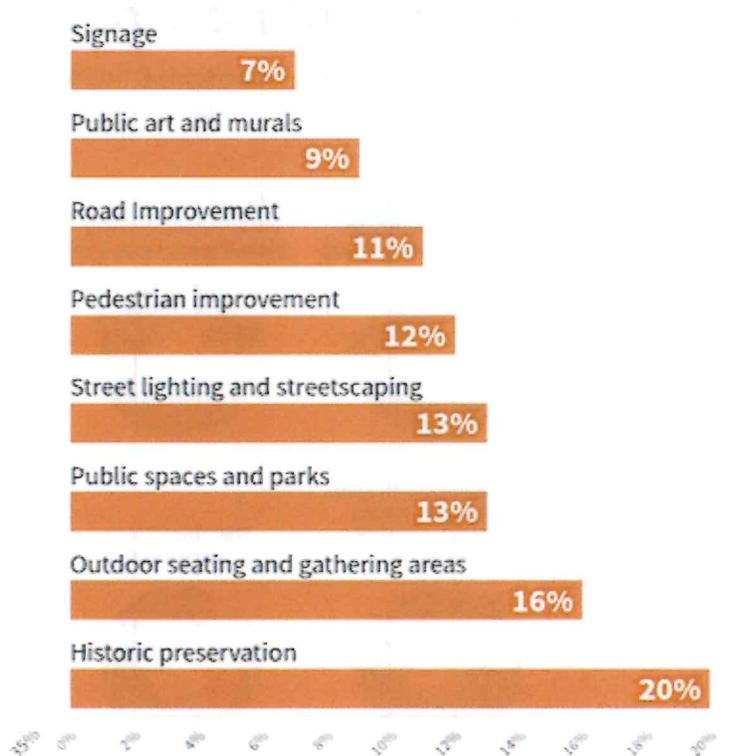
Community Facilities & Infrastructure

Imagine the city has identified several project areas, but due to resource limitations, they need to prioritize which ones to address first.

Legend: ■ 1st ■ 2nd ■ 3rd ■ 4th ■ 5th ■ 6th ■ 7th ■ 8th ■ 9th ■ 10th

Project area	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th
Emergency Response	28%	22%	15%	12%	6%	5%	4%	4%		
Drinking water	23%	14%	14%	17%	13%	9%	4%			
Educational oppurtunities	14%	14%	17%	8%	6%	11%	4%	5%	13%	9%
Road quality, safety, etc.	12%	10%	9%	11%	7%	9%	17%	16%	8%	
Sewer		12%	10%	12%	13%	17%	13%	9%	7%	5%
Electricity	4%		10%	14%	15%	12%	14%	16%	12%	
Disaster Preparedness	4%	11%	7%	8%	14%	7%	10%	9%	17%	13%
Internet	4%	6%	8%	4%	11%	14%	14%	9%	14%	14%
Parks and recreation	9%	7%	9%	9%	6%	5%	5%	7%	9%	33%
Trash/ recycling		6%	10%	11%	14%	22%	16%	17%		

Axis: 0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

In terms of new development, how important are the following items to you?

Legend: ■ Extremely important ■ Somewhat important ■ Neutral ■ Somewhat not important ■ Extremely not important

Community facilities (schools, healthcare, libraries, social services)
48%, 28%, 20%

Disaster response, emergency planning, flooding minimization
36%, 30%, 26%, 6%

Parks and recreation (trails, parks, public use areas)
51%, 20%, 23%

Utilities, internet, sewer, water, electricity, etc.
61%, 23%, 13%

Economic growth (job creation, business diversity, hours of operation)
51%, 32%, 15%

Housing that is affordable
42%, 30%, 21%, 1%

Available housing (variety of choices if you could move up, size down, or move into a similar unit)
46%, 23%, 25%, 1%

Roads, intersections, sidewalks, crosswalks, etc.
52%, 22%, 17%, 1%

Do you live or work within city limits?

■ Work Only ■ Previously lived ■ Neither ■ Both ■ Live Only

8%
8%
37%
23%
25%

More specifically, please indicate how interested you would be in seeing the following types of businesses inside city limits.

■ Extremely Interested ■ Somewhat Interested ■ Neutral ■ Somewhat Not Interested ■ Extremely Not Interested
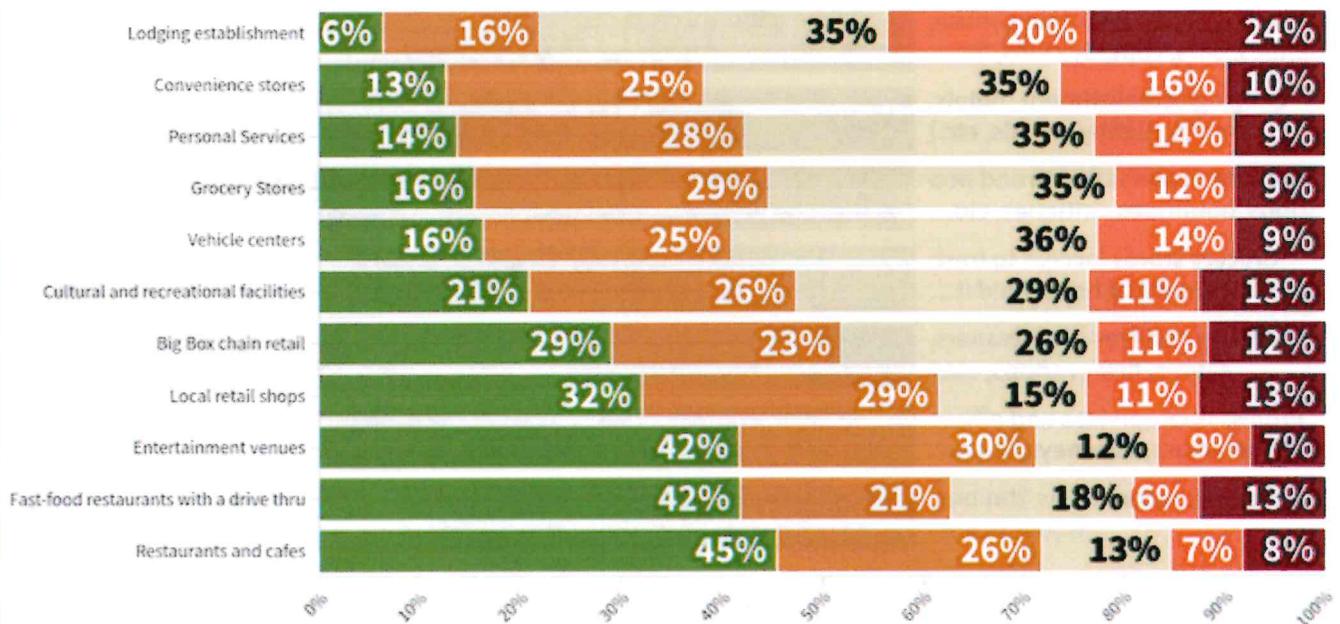
Business	Extremely Interested	Somewhat Interested	Neutral	Somewhat Not Interested	Extremely Not Interested
Entertainment venues (theater, bowling, rock climbing, arcade…	34%	22%	32%	11%	
Fast-food restaurants with a drive-thru	54%	29%	13%		
Vehicle centers (auto sales, maintenance, and repair services)	31%	25%	23%	11%	11%
Restaurants and cafes (dine-in)	41%	33%	20%		
Cultural and recreational facilities (community centers, ball fields,…	20%	16%	24%	15%	26%
Big Box chain retail (Walmart, Dollar General, O'Reilly's, etc.)	19%	21%	35%	12%	13%
Evening economy (dining, music venues, bars, comedy clubs, loc…	38%	27%	22%	8%	
Lodging establishment (hotels, motels, nightly rentals, etc.)	37%	30%	24%	6%	
Local retail shops (mom and pop shops, boutiques, antiques, clo…	33%	39%	21%		
Grocery stores (access to fresh food and essential household it…	23%	40%	20%	9%	7%
Personal services (dry cleaners, salons, flower shops, etc.)	17%	22%	34%	15%	12%
Professional services and offices (chiropractors, attorneys, finan…	36%	28%	22%	9%	6%
Convenience stores (Gas Stations, liquor stores)	23%	35%	32%	6%	

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

To the best of your ability, please select which type of industry you work in?

Technical services — 2%
Transportation and warehousing — 3%
Construction — 4%
Agriculture, forestry, fisheries, wildlife management — 5%
Non-Profit — 6%
Food and beverage — 6%
Manufacturing, industrial, wholesale trades — 6%
Professional — 7%
Government and public administration — 9%
Retail or sales — 9%
Health care and social work — 13%
Other — 14%
Education — 16%

Please indicate how interested you would be in seeing the following types of new commercial development come to Ash Grove. (Student)

Legend: ■ Extremly interested ■ Somewhat interested ■ Neutral ■ Somewhat not interested ■ Extremely not interested

	Extremly interested	Somewhat interested	Neutral	Somewhat not interested	Extremely not interested
Lodging establishment	6%	16%	35%	20%	24%
Convenience stores	13%	25%	35%	16%	10%
Personal Services	14%	28%	35%	14%	9%
Grocery Stores	16%	29%	35%	12%	9%
Vehicle centers	16%	25%	36%	14%	9%
Cultural and recreational facilities	21%	26%	29%	11%	13%
Big Box chain retail	29%	23%	26%	11%	12%
Local retail shops	32%	29%	15%	11%	13%
Entertainment venues	42%	30%	12%	9%	7%
Fast-food restaurants with a drive thru	42%	21%	18%	6%	13%
Restaurants and cafes	45%	26%	13%	7%	8%

Transportation

How safe do you feel using the following transportation options when traveling to and from school? (Student)

■ Very Safe ■ Somewhat Safe ▪ Unsure/ No concerns ■ Somewhat Unsafe ■ Very Unsafe

Bicycling
| 17% | 23% | 40% | 16% | 5% |

Walking
| 23% | 22% | 37% | 13% | 6% |

School bus
| 24% | 25% | 37% | 11% | |

Driving
| 53% | 28% | 16% | 4% |

Pick up or drop off at the school
| 55% | 14% | 26% | 5% |

Riding with parent, guardian, friends
| 70% | 17% | 9% | |
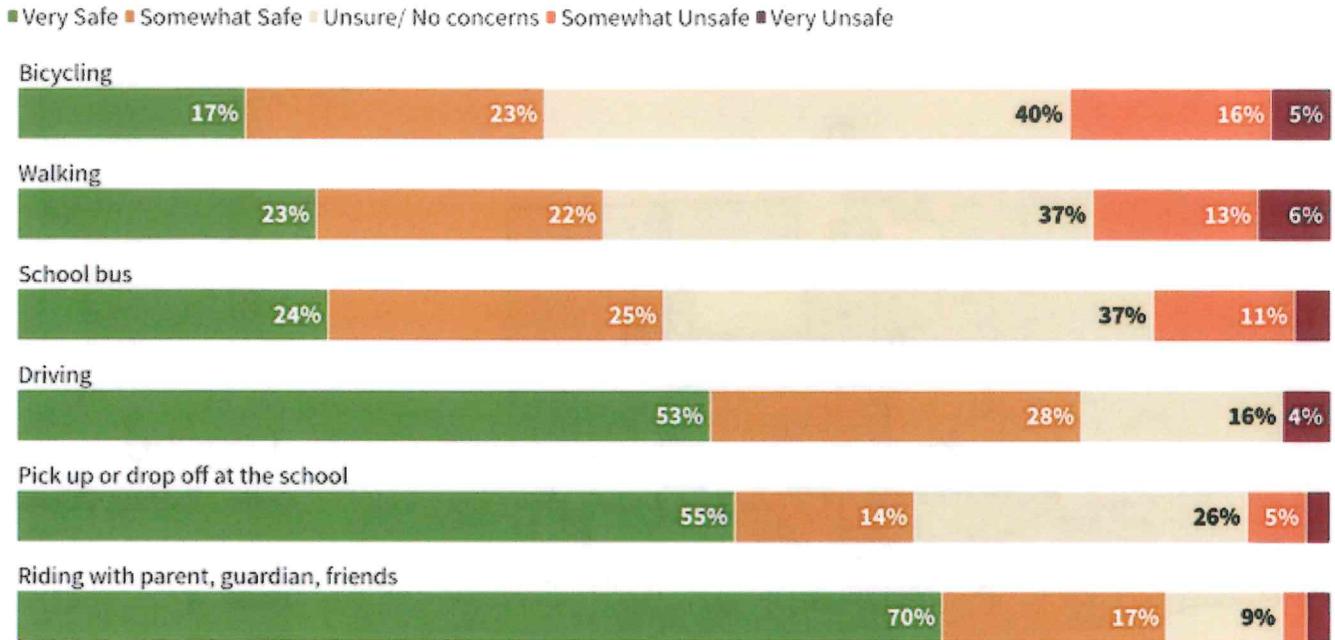
Think about roads, sidewalks, intersections, and other related issues in the city. With limited resources, the city needs help to decide what to focus on first.

■ 1st ■ 2nd ■ 3rd ■ 4th ▫ 5th ■ 6th ■ 7th ■ 8th

Maintenance of existing roads and sidewalks
| 60% | 21% | 10% | 6% | |

Improving pedestrian access and mobility
| 12% | 21% | 25% | 21% | 13% | 7% |

Improving street lighting for safety and appeal
| 28% | 21% | 10% | 7% | 9% | 13% | 9% |

Improving bicycle access
| 5% | 16% | 19% | 14% | 13% | 11% | 15% | 6% |

Limited Parking
| 12% | 6% | 10% | 15% | 19% | 21% | 15% | |

Widening roads
| 6% | 6% | 10% | 17% | 18% | 15% | 24% | |

Implmenting traffic calming measures
| 15% | 25% | 26% | 21% | 7% |

Electrical charging infustructure
| 10% | 12% | 70% |

Transportation

We have identified nine proposed routes for sidewalk improvements in our community. Please prioritize these routes based on your assessment of urgency and impact.

1st	2nd	3rd	4th
Route C	Route E	Route A	Route B

5th	6th	7th	8th
Route D	Route F	Route G	Route H

What is the approximate distance in miles, do you commute from your residence to your place of work or study?

- Less than 1 mile **29%**
- 1-5 miles **13%**
- 6-10 miles **5%**
- 11-20 miles **7%**
- 21-30 miles **18%**
- More than 30 miles **11%**
- Other **9%**
- Telework/remote work from home **7%**

Chapter 4
COMMUNITY ASSESSMENT

Overview
This chapter provides a detailed timeline of events including comprehensive planning committee workshops, community surveys, and the public open house comments.

COMMUNITY ASSESSMENT

TRENDS & CONDITIONS

The information in this chapter provides a snapshot of the community's current conditions. This provides crucial insight and information used in the planning process, including demographic data pertaining to income, households, families, local economy and workforce, land use statistics, and more. It should noted that data and information change frequently. However, this can also be taken advantage of to analyze key trends and changes over time.

Past Planning Activities

The following plans were reviewed for any circumstances or previous planning activities that could further support Ash Grove in the comprehensive plan. It should be noted that some planning activities not described below may have also been completed, including those focused on historical, cultural, and economic aspects. This may include engineering reports related to infrastructure, local and state studies on water quality, and more.

Community Visioning Charrette 2004

Community participates in the visioning charrette. Image source: Ash Grove's 2015 Comprehensive Plan.

In September of 2005, the City of Ash Grove won an award for Excellence in Planning from the Missouri Chapter of the American Planning Association based on extensive community participation through charrettes. In collaboration with Tony Nelessen of A. Nelessen and Associates, the City of Ash Grove hosted a four-day visioning and planning charrette in 2004 that lasted from November 17th to 20th.

The charrettes focused on the issues that were brought up in a previous community survey conducted in 1998 by Missouri State University's Center for Resource Planning and Management (CRPM). The event consisted of morning and evening sessions, with participation from around 110 stakeholders from the community.

Main Street Revitalization 2006

In 2006, Ash Grove hired the Center for Community Studies at Drury University in Springfield, MO to develop a Main Street Revitalization plan. The advisory committee for this plan included Main Street task force citizen volunteers along with two other residents. This plan helped to establish guidelines for the facades of the historic buildings downtown in order to preserve the historic character of downtown. There was a lot of emphasis on development through infill with the intent of eliminating vacant of undeveloped lots throughout the downtown. This plan also aimed to better create a sense of place through the preservation of community green spaces. Transportation-related issues in downtown were also mentioned, such as parking issues and lack of connectivity to the rest of the community.

Ash Grove Comprehensive Plan 2015

The City of Ash Grove received its most recent comprehensive plan in 2015, though it was not fully completed. The plan discusses various topics, but did not provide a future land use plan. The plan is broken up into five chapters total. These chapters consider past planning activities, surveys, and data addressing the physical environment (karst topography, sinkholes, and flooding issues), current conditions of the community (economic development, housing, and transportation), conducted community engagement activities and their received feedback, and the identification of and implementation planning for future goals of the community.

Green County Multi-Jurisdictional Hazard Mitigation Plan 2020-2025

The Greene County Multi-Jurisdictional Hazard Mitigation Plan is a regularly updated five-year plan aimed at reducing or eliminating long-term risks to life and property from hazard events in Greene County and participating jurisdictions. Participating in this plan also enables cities to join the National Flood Insurance Program. It identifies and provides recommendations to address areas of concern, including emergency response teams, equipment needs, hazardous materials experts, and other environmental practices that foster resiliency.

On-going Planning Activities

The following planning activities should be acknowledged by Ash Grove and its partners, as they may provide additional resources and information or consider the City's participation.

Greene County Rural Housing Study 2024

This housing study, facilitated by Point Consultant group and SMCOG, was underway during the time of this plan and focused on housing in Greene County as a whole as well as Ash Grove's specific housing conditions.

Greene County Zoning Updates 2024-2026

As identified in the strategies, the City of Ash Grove should collaborate with Greene County in their process of updating county zoning regulations, specifically the potential growth areas surrounding Ash Grove.

Regional Setting

Ash Grove, Missouri, is a rural community located in northwest Greene County, approximately 20 miles from Springfield. While not within the Springfield metropolitan area, its proximity allows Ash Grove to maintain close ties with the region's economic, cultural, and social activities. The city's location along U.S. Route 160 provides vital connectivity to the broader road network. This highway facilitates easy access to the City of Willard and Springfield. Additional state routes, including Route F and Route V, link Ash Grove to neighboring towns and rural areas, promoting the efficient movement of people and goods. This network is essential for local commerce because it links locals to Ash Grove's historic downtown, ensuring Ash Grove remains an accessible community.
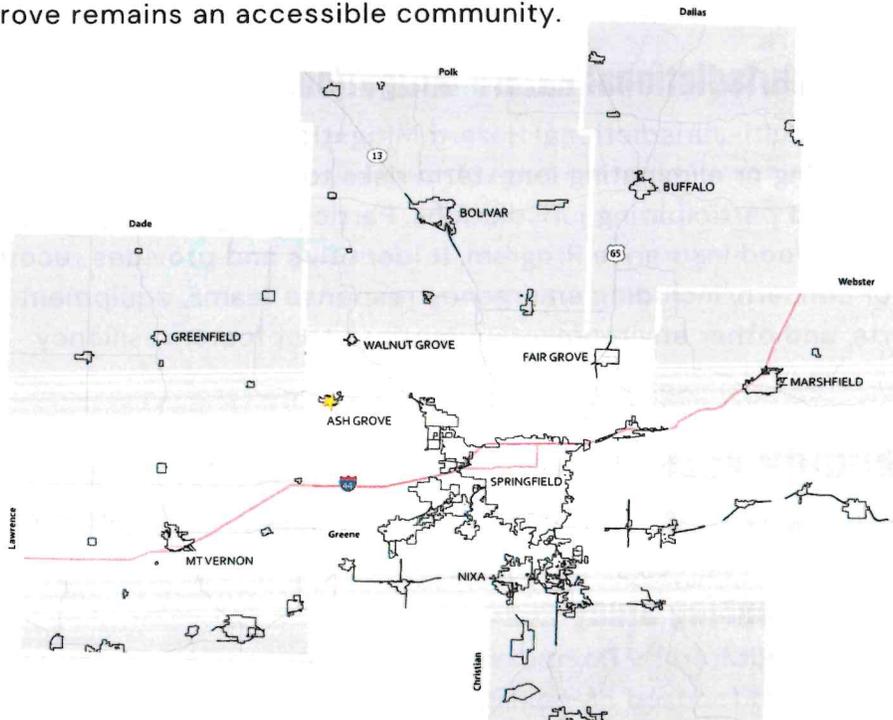
Ash Grove participates in regional planning efforts to ensure sustainable development across the city and the Springfield region. Collaborations with organizations like the Southwest Missouri Council of Governments (SMCOG) help align Ash Grove's growth with broader regional goals, fostering a cooperative approach to addressing common challenges and opportunities. The City of Ash Grove serves as a bedroom community for the cities of Willard and Springfield, and benefits from the amenities, services, and employment opportunities of these cities. Residents can access educational institutions, healthcare facilities, shopping centers, and entertainment options. The opportunities in neighboring areas impacts Ash Grove itself, as many residents commute to the city for work, contributing to their local economies rather than Ash Grove's. While the access to amenities and employment in other areas is good for Ash Grove residents, the city must ensure it captures those benefits for the sustainability of its economy.

Ash Grove has many amenities itself. The city is surrounded by natural beauty, with lakes and recreation areas nearby. These include Stockton Lake, Nathan and Olive Boone Homestead Historic State Park, and Bois D'Arc Conservation area; this offers a variety of opportunities for outdoor activities, such as boating, fishing, and and hiking. These recreational sites enhance the quality of life for Ash Grove residents and attract visitors, supporting local business and tourism.

Images provided by the City of Ash Grove

History of Ash Grove

Ash Grove was first settled in 1834 by Captain Nathan Boone, son of Daniel Boone. With him were his sons James, John, Benjamin, and Howard, along with his brother Daniel M. Boone. In 1856, Nathan Boone passed and was buried a mile and a half north of Ash Grove. There was no marker of his rest place, save one or two books. One of the first settlers of the current location of Ash Grove was Joseph Kimbrough. In 1856, Kimbrough established a store and later a smithy. This was all that comprised the town until after the Civil War. The town was later incorporated in 1871.

Ash Grove is known as having one of the first known lead mines in Greene County, located near the county lines of Lawrence, Dade, and Greene. Ash Grove was an important station on the Kansas City, Fort Scott, and Gulf railroads due to it being an extensive trade center for lead, zinc, lumber, and crops. Its proximity to the then wealthy locations of Polk, Dade, Lawrence, and Cedar County was a further draw to early settlers.

Demographics & Existing Conditions

The demographics of a community are a necessary component of a plan study, providing insight into Ash Grove's history, as well as the potential outcomes for its future. Demographic data has been collected through a combination of the U.S. Census Bureau's Decennial Censuses, American Community Surveys (ACS), the Missouri Census Data Center, among others. This data is used to make assessments regarding population, employment, income, educational status, and transportation.

Photos courtesy of City of Ash Grove, MO.

Population

1,617
2022 ACS-5YR
Population

↑ **0.4%**
5-year average
growth rate

■ U.S. DECENNIAL CENSUS HISTORICAL POPULATIONS
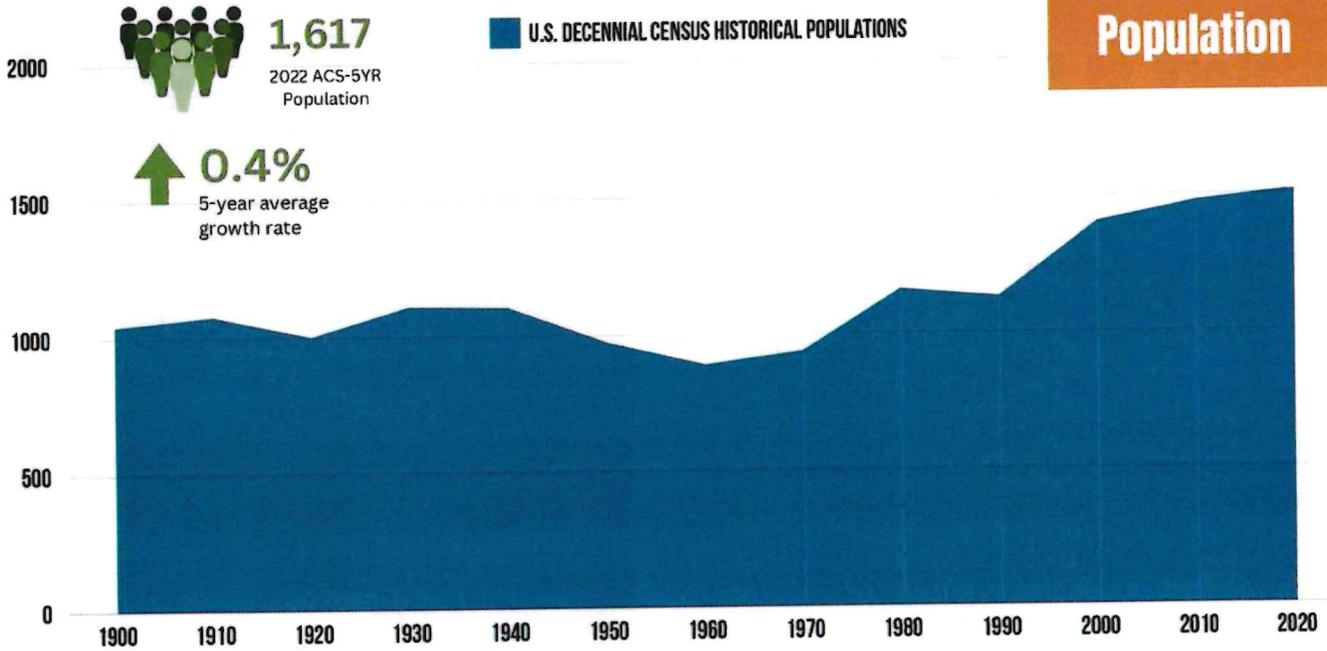
Ash Grove's population has grown fairly consistently over time, with a recent dip in population around 2020. The city has since rebounded, with a current population of 1,617 and a desire to grow slightly.

■ U.S. DECENNIAL CENSUS ■ FORECAST(VALUES) ■ LOWER CONFIDENCE BOUND(VALUES) ■ UPPER CONFIDENCE BOUND(VALUES)

1868

1755

1614

1617
2022 ACS

*The **Upper Confidence Bound** projection should be referred to for considerations when expanding infrastructure. In a scenario where the city anticipates larger than anticipated amount of growth population.*

*The **Lower Confidence Bound** projection should be viewed as a hypothetical floor to the City's population and should be referred to for budgeting purposes and to ensure economic stability when discussing potential improvements and business development needs.*

The 2020 decennial census recorded Ash Grove's population at 1,512. The population Forecast without anticipated housing developments projects growth to 1,614 by 2030, 1,755 by 2040, and 1,868 by 2050. This baseline forecast reflects historical trends and assumes no significant changes in housing availability.

However, the current 2022 estimates show the city has exceeded the projection by 2030. Therefore the anticipated housing developments, particularly to the west and northeast, could significantly influence these projections. If these developments proceed as proposed, the population may grow beyond the forecasted numbers, as new housing would likely attract additional residents. For example, based on the city's current average household size, the completion of these projects could push the population beyond 1,868 by 2050, potentially exceeding the upper confidence range for growth.

Educational Attainment

- Less than high school diploma
- High school diploma or equivalent
- Some college, no degree
- Associate degree
- Bachelor's degree
- Graduate degree

- 6.5%
- 11.4%
- 15.6%
- 32.5%
- 4.9%
- 29.1%
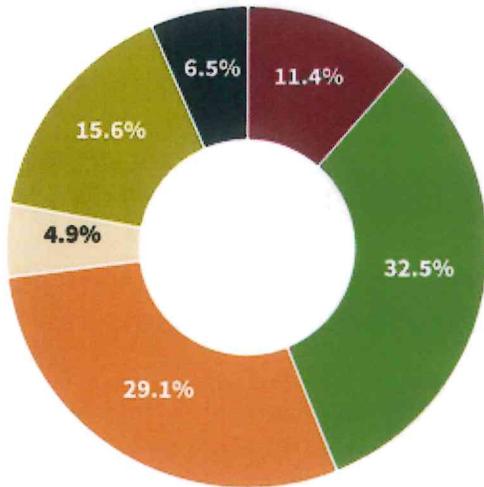
The population pyramid for Ash Grove shows signs of a growing population. The younger age groups outnumber those who are older. There are also a disproportionate amount of elderly women compared to elderly men.

Ash Grove R-IV School District

12.36
Student/ Teacher ratio

732
Total Students

The majority of the citizens in Ash Grove have at least completed high school. There is also a significant portion of the population that has also completed a Bachelor's degree.

Community

Location: The City of Ash Grove is located along Highway 160 and is approximately 17 miles northwest of Springfield, close to the west edge of Greene County. It is accessible from both Highway 160, Route F, and Route V. Ash Grove is connected to Willard, MO by Highway 160 to the east and to Walnut Grove, MO by Route V to the North.

Median Age: **37.8**

Population Pyramid

- Men
- Women

Age	Men	Women
85 and over	0.9%	4%
80-84	1.1%	1.1%
75-79	1.1%	1.1%
70-74	2.5%	4.1%
65-69	2.2%	3.4%
60-64	3.3%	1.6%
55-59	2.4%	2.9%
50-54	0.9%	2.5%
45-49	3.6%	1.6%
40-44	4%	1.7%
35-39	1.4%	5.2%
30-34	4.4%	1.8%
25-29	3.6%	7.1%
20-24	2.4%	2.1%
15-19	2.1%	
10-14	3.5%	4.3%
5-9	4.2%	3.3%
Under 5	4%	4.4%

57
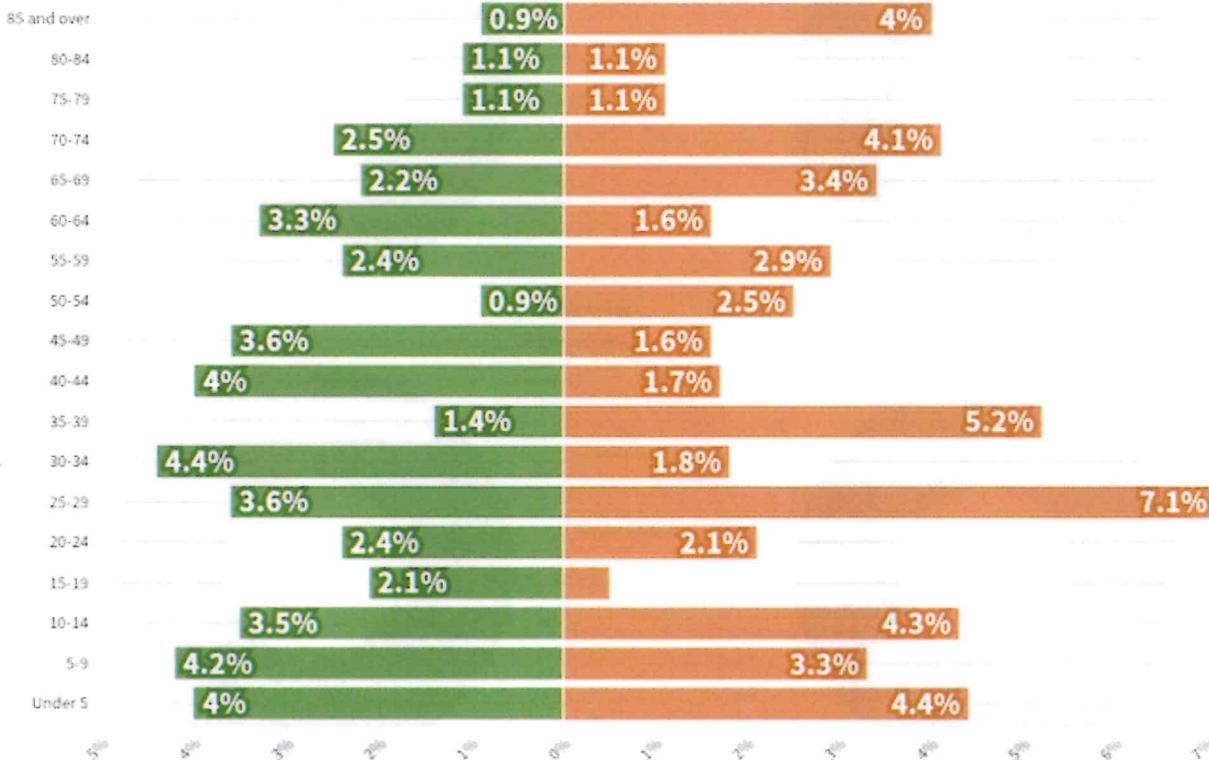
Housing

Average home value:

$248,984
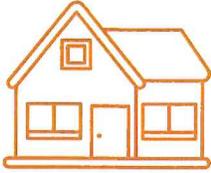
Median Monthly Rent: $682

689 Total Units

663 Occupied Units

Many of the homes within the community are older, which may indicate that they are not energy efficient, may need renovations, or may not be equipped with modern appliances, materials, or infrastructure.

Ash Grove is primarily made up of single-family detached homes with two to three bedrooms. About one third of the homes in Ash Grove are renter-occupied, with the rest being owner occupied. Very few homes are vacant. Ash Grove is also more affordable than many other communities in close proximity.

Years homes were built

Period	Percentage
1939 or earlier	31.1%
1940-1959	12.2%
1960-1979	18.4%
1980-1999	21.4%
2000-2009	9.8%
2010-2019	1.2%
2020 or later	5.9%
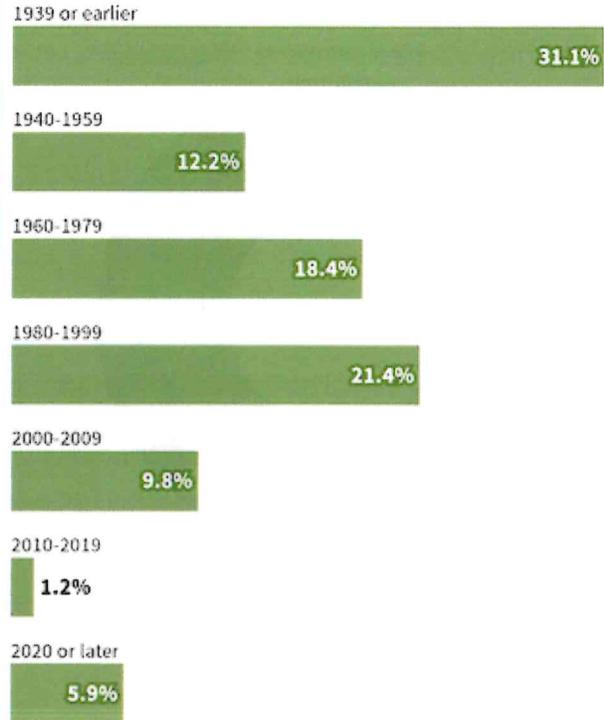
Occupancy & Vacancy

- Occupied - Vacant

Occupied 96.2%
Vacant 3.8%

Number of bedrooms

- No bedroom - 1 bedroom - 2-3 bedrooms - 4 or more bedrooms

No bedroom 2.4%
1 bedroom 14.3%
4 or more bedrooms 14.6%
2-3 bedrooms 68.6%

Housing Tenure

- Owner-occupied - Renter-occupied

Owner-occupied 62.1%
Renter-occupied 37.9%
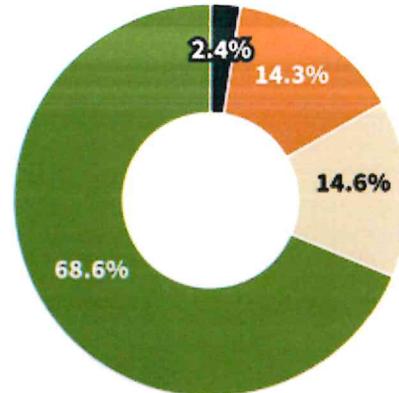
Type of Home

- Single-unit structures - 2 or more-unit structures - Mobile homes/other

Mobile homes/other 3.3%
2 or more-unit structures 10%
Single-unit structures 86.7%

58
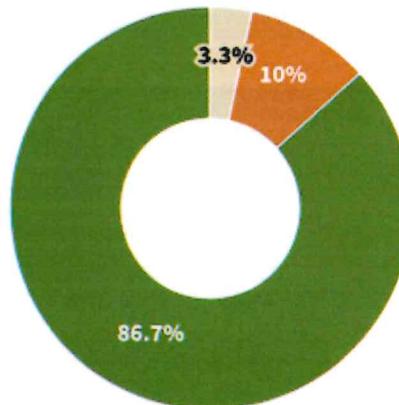
Households & Families

Over half of the community uses less than 20% of their income for housing costs, but 27.1% of households are considered cost burdened by spending more than 30% of their income on housing costs. The majority of families and households make between $50,000 to $100,000 per year. Almost half of households are considered non-family households. All of this data indicates that Ash Grove is likely in need of more housing options with emphasis on units attainable for non-family households as well as varied affordable housing types.

663
Total households

2.33
Average household size

361
Total families

3.20
Average family size

Monthly housing cost as percentage of household income

- Less than 20%   20-29%   30% or more   No cash rent
- Zero or negative income

3.3%
16.4%
52.5%
27.1%
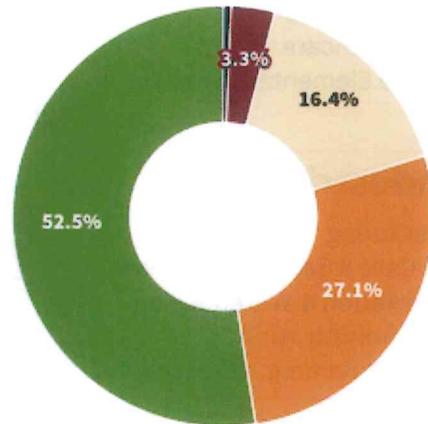
Household type

- Non family household   Married couple household
- Single parent household

10.7%
45.5%
43.7%

Household Income

Median Household Income $50,417
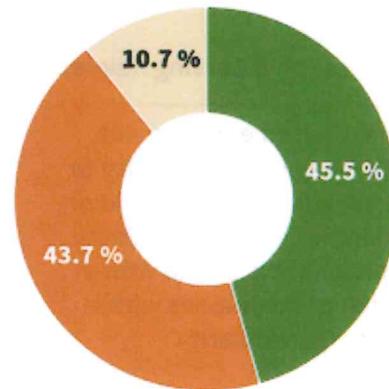
Mean Household Income $61,377
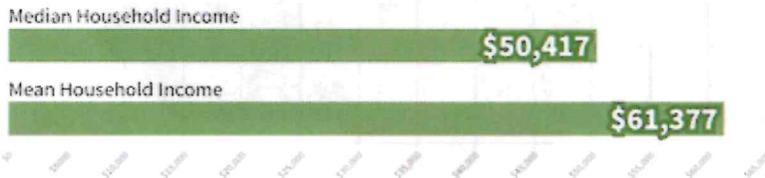
Income Dispersion

Households

- $200,000 or more
- $150,000 to $199,999
- $100,000 to $149,999
- $75,000 to $99,999
- $50,000 to $74,999
- $35,000 to $49,999
- $25,000 to $34,999
- $15,000 to $24,999
- $10,000 to $14,999
- Less than $10,000

Families

- $200,000 or more
- $150,000 to $199,999
- $100,000 to $149,999
- $75,000 to $99,999
- $50,000 to $74,999
- $35,000 to $49,999
- $25,000 to $34,999
- $15,000 to $24,999
- $10,000 to $14,999
- Less than $10,000

Source: U.S. Census Bureau, ESRI

Top Employers

1. Ash Grove Healthcare Facility
2. American Carpets
3. United Healthcare
4. Ash Grove Elementary School
5. YMCA

Top Industries

1. Manufacturing
2. Health Care & Social Assistance
3. Transportation & Warehousing
4. Public Administration
5. Arts, Entertainment, & Recreation

Top Occupations

1. Office & Administrative Support
2. Production
3. Management
4. Sales & Related
5. Food Preparation & Serving Related

Ash Grove has limited employment options, with many leaving the city to work elsewhere such as Springfield or other communities in close proximity. Limited employment is paired with a limited number of businesses within the community, particularity restaurants.

Economy

$42,969
Median earnings for men

$33,438
Median earnings for women

674
In labor force

4.3%
Unemployment Rate

10.6%
Poverty Rate

2.38%
1-year job growth

646
Total jobs

Hourly wages

Mean — $26.76

Median — $20.97

Work in Ash Grove 472

Live and work in Ash Grove 48

Live in Ash Grove 473
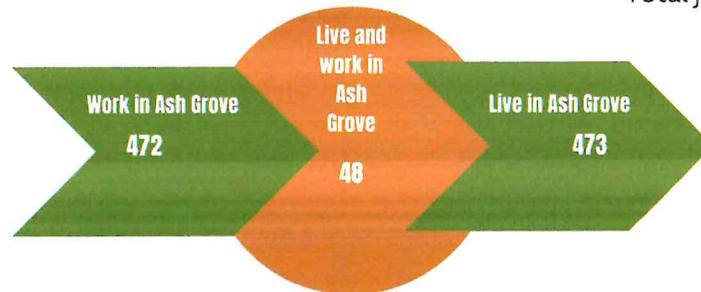
Average Wage of Top Occupations

Management — $153,269

Sales & Related — $82,479

Business & Financial Operations — $78,483

Office & Administrative Support — $64,972

Construction & Extraction — $63,125

Transportation

Overview: Ash Grove is located at the intersection of Route V, Route F, and Highway 160. Route V and Route F are Major Collectors and Highway 160 is a Minor Arterial. These are indicated on the functional classification below. Downtown Ash Grove is located along Main Street which sits on the southern part of town and is classified as a collector street.

Number of vehicles per household

- No vehicle available
- 1 vehicle available
- 2 vehicles available
- 3 or more vehicles available

9.5%
16.3%
34.2%
40%

Primary method of commute	Drove alone:	Carpooled:
	80.5%	**3.67%**
	Worked from home:	Walked:
	13.4%	**2.39%**
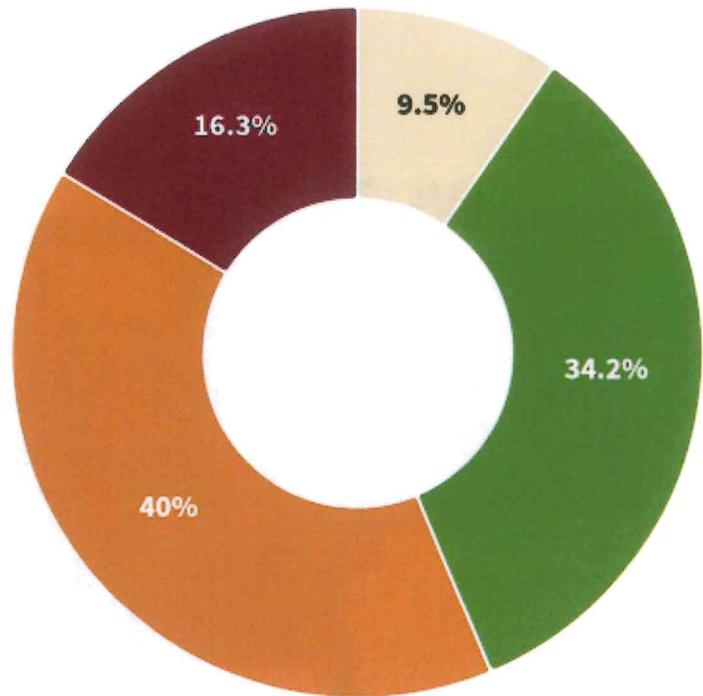
27.4 minute average commute

Busiest Time On Roads:

6:00 AM - 6:30 AM

Time of commute

Less than 10 minutes — 15.7%

10-14 minutes — 4.8%

15-19 minutes — 3.3%

20-24 minutes — 4.2%

25-29 minutes — 10.1%

30-34 minutes — 29.3%

35-44 minutes — 23.8%

45-59 minutes — 5.9%

More than 60 minutes — 2.9%

61

Source: U.S. Census Bureau, Townfolio

Minor Arterial

Major Collector
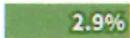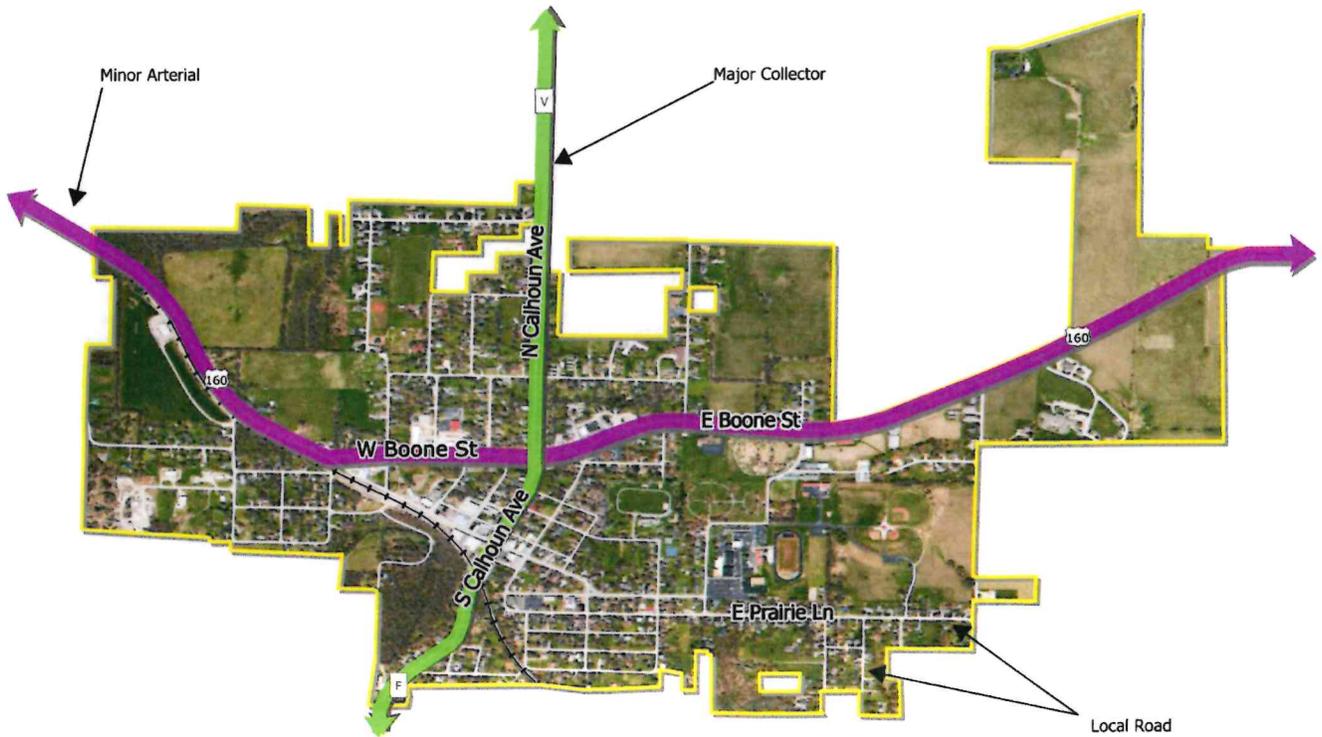
Local Road

Legend

—— Major Collector
—— Minor Arterial
Local Road

Ash Grove Functional Classification

0   0.25   0.5 Miles

SMCOG
Southwest Missouri
COUNCIL OF GOVERNMENTS
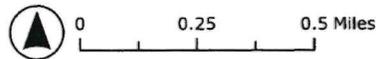
Major Collectors: Provide access to other areas that are not on arterial routes. They also serve larger towns that are not served by higher highway classification roads. They are typically used to serve intercounty travel corridors.

Minor Arterials: These are roads meant for moderate length trips and serve areas smaller than higher arterial roads. Minor arterials also connect to the higher arterial systems. They link cities and towns and provide service to corridors that connect to areas with greater travel densities and trip lengths.

Local Roads: Have the primary purpose of providing access between neighborhoods, parks, schools, and to other roads of higher functional classifications.

Existing Land Use Type

City of Ash Grove

As the long-term blueprint for development in a community, land use is one of the most important elements of a comprehensive plan, and its analysis is required by state statutes. By identifying current land use as well as anticipated future uses, a municipality can implement zoning codes and regulations that are consistent with the needs and desires of its residents.

It is important to explain the difference between land use and zoning, as the two are easily conflated. Land use describes how property is currently being used in a community and can change over time. On the other hand, zoning is decided by regulations enacted by a municipality that determine how property can be used, and requires further regulations to be altered.

Existing Land Use

- Ash Grove City Park
- Ash Grove R-IV
- Vacant/Undeveloped
- Parks and Open Space
- City and Suburban Agriculture
- Single-Family Residential
- Multi-Family Residential
- Mobile Homes
- Institutional/Governmental
- Commercial
- Railroad/Utilities
- Industrial/Manufacturing
- Railroads

0   0.28   0.56 Miles
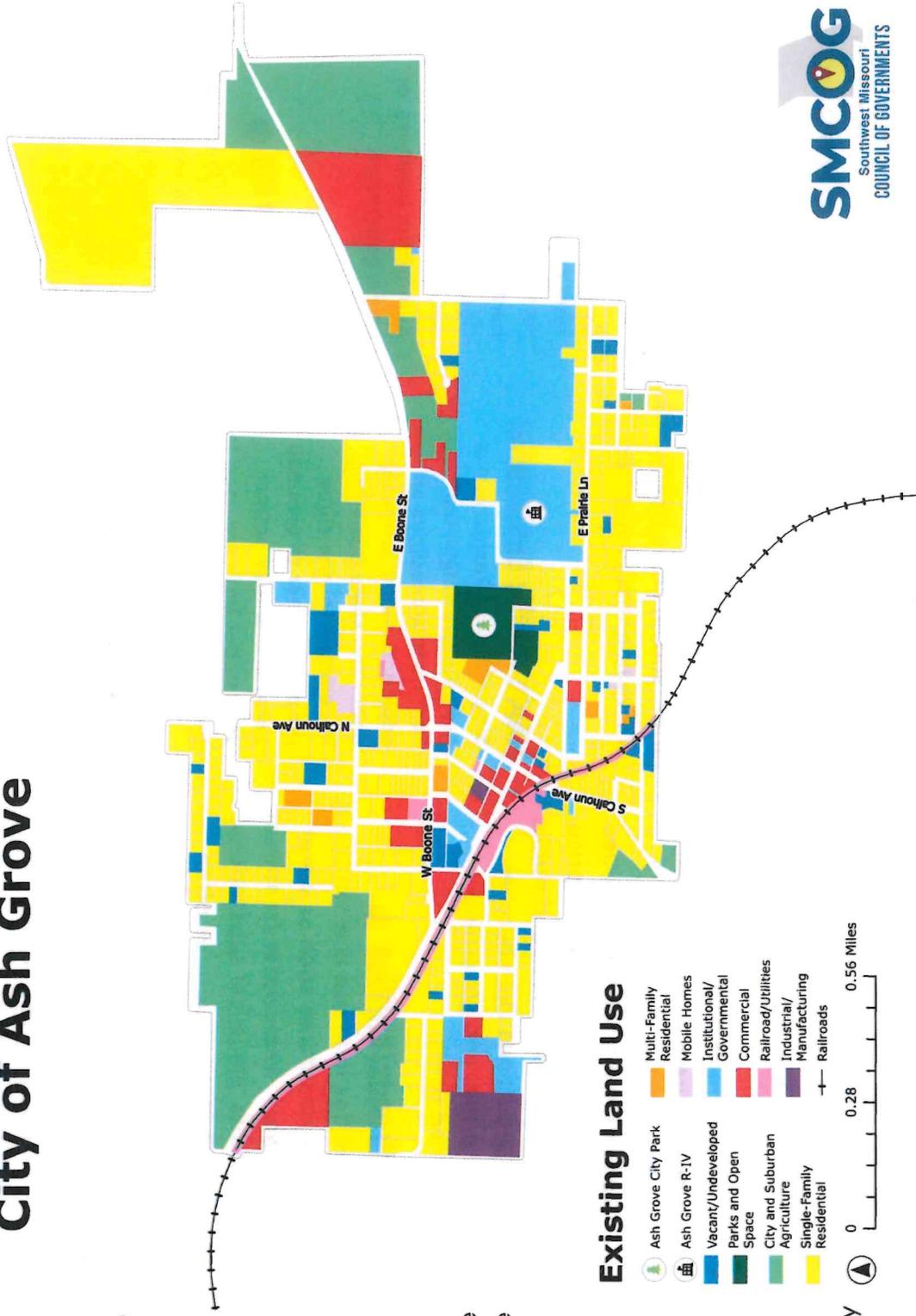
Vacant /Undeveloped ●

Vacancy is defined as when a property or parcel's use cannot be determined. This is because the property is dilapidated, ready for development, has no structures on the property, overgrown, or has no clear use.

Parks & Open Space ●

Parks are defined as areas of land that have been left for recreational areas or open spaces. These places are often maintained by local government or park authorities. These are properties that may not be developed in the future.

Governmental/ Institutional ●

Institutional and Governmental land use involves parcels occupied by governmental or institutional entities.

Governmental entities include police, fire services, city halls, capitols, and other government-related activities. Institutional entities comprise non-profits, private and public organizations like churches, hospitals, and government-owned lands.

Railroads/Utilities ●

Utilities land use is when there are structures such as water towers, wastewater treatment plants, electrical substations, and other structures often owned by the city or other utility companies. Railroad infrastructure is also included under this designation. Railroad infrastructure can include rails, power stations, stations and terminals, and other aspects needed for railroad functions.
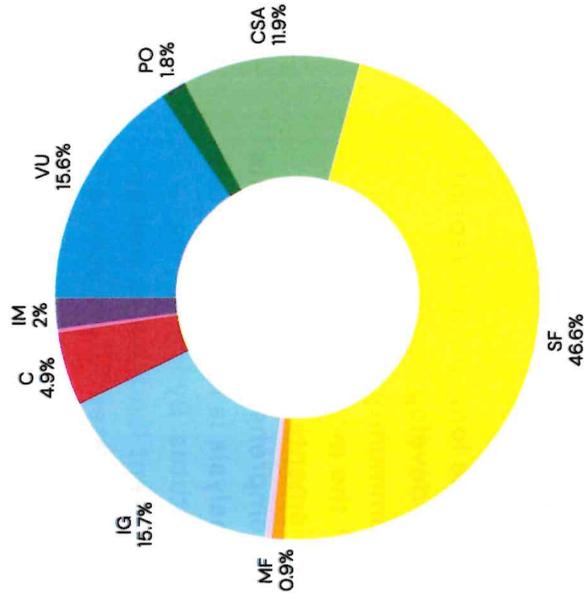
Mobile Homes ●

Factory-built homes on a chassis for transportation to different sites, often placed in mobile home parks or on individual lots for permanent or semi-permanent residential use.

Commercial ●

Commercial uses range from restaurants, offices, retail stores, gas stations, banks, and much more. Commercial land uses are activities that include commerce, business, or profit generation.

City and Suburban Agricultural ●

Agriculture-designated land is intended for agricultural activities in or near urban areas. This can encompass small-scale farming, community gardens, urban farms, and, in some cases, rural residential properties.

Single Family Residential ●

Single-Family Residential is defined as a single-unit home and sometimes an adjacent vacant property under the same ownership. It is common for the same property owner to own two parcels; one may appear vacant, but both are used for the same house.

Industrial/ Manufacturing ●

Industrial and Manufacturing is defined as a use that may have a heavier impact on the community and environment, such as utility use or runoff production.

Industrial or manufacturing facilities range from factories, warehouses, power plants and other high intensity uses. These facilities are usually larger and are placed on larger parcels of land.

Multi-Family Residential ●

Multi-Family Residential is defined as a place of residence with more than one unit. This refers to apartment complexes, duplexes, triplexes, assisted living, townhomes, and many others.

SF 46.6%

CSA 11.9%

PO 1.8%

VU 15.6%

IM 2%

C 4.9%

IG 15.7%

MF 0.9%
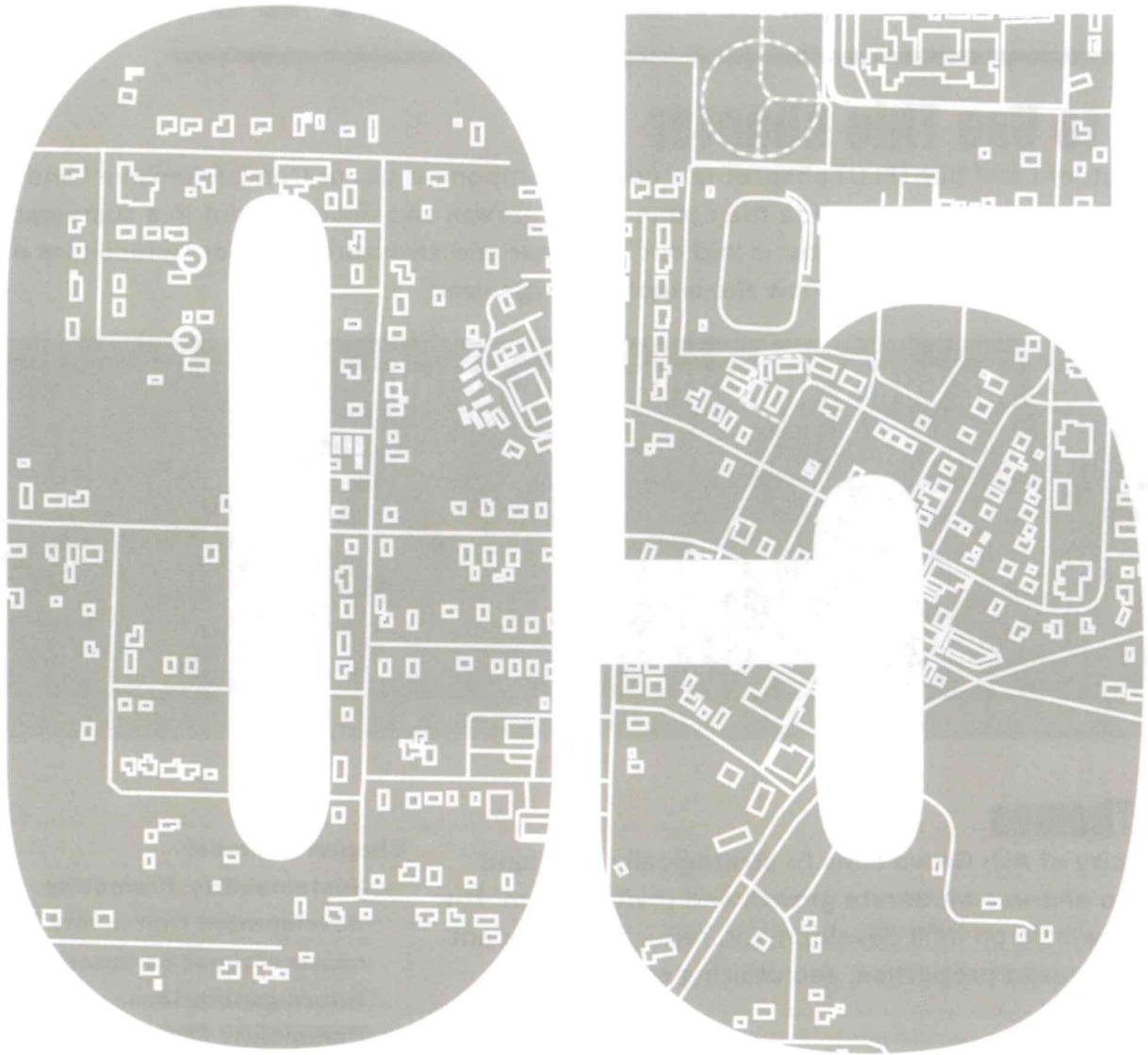
Chapter 5
FUTURE LAND USE

Overview

This chapter is the primary element of this Comprehensive Plan, providing the community's preferred future land use scenarios with designations and supportive maps.

[FLU]

FUTURE LAND USE (FLU)

How to Use This Chapter

The Future Land Use (FLU) chapter is a critical component of our Comprehensive Land Use Plan (CLUP), designed to guide the community's growth and development in a sustainable and strategic manner. This chapter is laid out in a clear and structured format to facilitate ease of use and application. *Here's how the chapter is organized:*

Applying the Goals, Objectives, and Actions

To use this chapter effectively, review the prioritized goals, objectives, and actions. Each goal, objective, and strategy is labeled with specific abbreviations to assist in navigation:

- 2 Goals (G): FLU 1, FLU 2
- 4 Objectives (OBJ): FLU 1.1, FLU 1.2, FLU 2.1, FLU 2.2
- 21 Strategies: (FLU) 1.1.1, 1.1.2, 1.1.3, 1.1.5, 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, 1.2.6, 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6, 2.2.1, 2.2.2, 2.2.3, 2.2.4

Key Themes

The city of Ash Grove aims to strategically plan land use to endorse moderate growth and revitalization. The focus will be on infill development, repurposing vacant or underused properties, and utilizing existing structures.

The community intends to diversify housing options and sizes, along with exploring new prospects for commercial development. Policies and choices will be in harmony with the community's vision to uphold a well-thought-out design. Key priorities involve sustainability, preserving the small-town charm of Ash Grove, and optimizing the use of current infrastructure and resources.

Chapter Themes:

- **Sustainability: Promoting development that meets current needs without compromising future generations.**
- **Community Character: Ensuring growth aligns with Ash Grove's small-town feel.**
- **Efficiency: Making the best use of existing infrastructure and resources.**

Case Studies and Hypothetical Scenarios

The following are hypothetical land use scenarios the city may experience as the plan is implemented. These scenarios should be used to understand the context of each goal, objective, and strategy. As the city grows, this chapter can be referenced to consider the situation, details, and constraints before advising a solution or process.

Scenario 1: Future Development in Ash Grove

Scenario: Ash Grove is experiencing moderate growth with new families moving in. The town aims to maintain its small-town feel while accommodating this growth.

Application: Updating land use and zoning regulations to manage the pace and style of growth, ensuring new developments complement the existing form of the community character as infill development occurs, while other regulations allow for mixed use developments and the size of the development depending on site location.

Scenario 2: Encourage Infill Development

Scenario: Numerous vacant properties are scattered across Ash Grove, causing blight and reducing the town's appeal.

Application: Implementing incentives for developers to repurpose vacant or under-utilized properties, focusing on mixed-use developments that blend residential and commercial spaces. Specifically, encouraging mixed residential, offering a variety of housing types and styles which compliment similar standards to the adjacent homes.

Scenario 3: Creating an Industrial Zone

Scenario: The community survey identifies a need for more local employment opportunities, seeking multiple employers providing 30-50 jobs in data, security, or light manufacturing.

Application: Designating a specific area on the west side of the city for industrial use, attracting businesses such as light-manufacturing and warehousing, and limiting the impacts of these types of operations on residential areas.

CASE STUDY

Austin, Texas: Downtown Density Bonus Program.

The city of Austin Texas implemented an incentive-based program as a means of promoting growth and development by increasing density. The intent was to promote downtown and increasing walkability as well as making housing more attainable.

Overall, this program has not only helped to lower housing costs and mitigate sprawl but has also proven to be beneficial to developers capitalize on the need for increased housing.

CASE STUDY

Auburn, Maine: A Zoning Reform.

The city of Auburn, Maine was experiencing rising housing cost and stagnated growth, so they reviewed and revised their zoning code to help combat this issue. The main goal of this was to loosen the restrictive zoning regulations that the city had. The city took actions such as loosening regulations to allow for more duplexes, eliminating commercial parking requirements, along with a city-wide rezoning. All of these efforts led to a larger variety of housing within the community which helped to bring housing costs down. Allowing for more multi-family housing in the zoning code ultimately provided more housing bringing down the housing costs community wide.

MAPPING POSSIBILITIES ILLUSTRATION

The Mapping Possibilities Illustration graphic represents how Ash Grove might look after developments and improvements have occurred in the next 20 years. The possibilities considered public feedback and proposed developments. The graphic encompasses the existing city limits and potential growth areas, incorporating key sites for revitalization, improvements, and opportunities for growth. Future housing types and locations were also identified by the planning committee and attendees of the open house.

The key factors which influenced this visual aid were the historic downtown, roads, trails, floodplains, existing uses, future land uses, and community recommendations.

This visualization is Part 1 of 3, and more detail is provided later in this chapter as Part 2, the Future Land Use map and Part 3, the Transportation Needs illustration.

PART 1

This graphic is for reference purposes only and does not include all of the city's possibilities or improvements.

Legend

- **1** Cubs Lake Multi–Use Recreation Area / Trail network
- **19** Single–Family Housing
- **13** Mixed Use Infill
- **7** Intersection Improvement
- **5** Downtown Revitalization
- **8** City Wide Trail Network
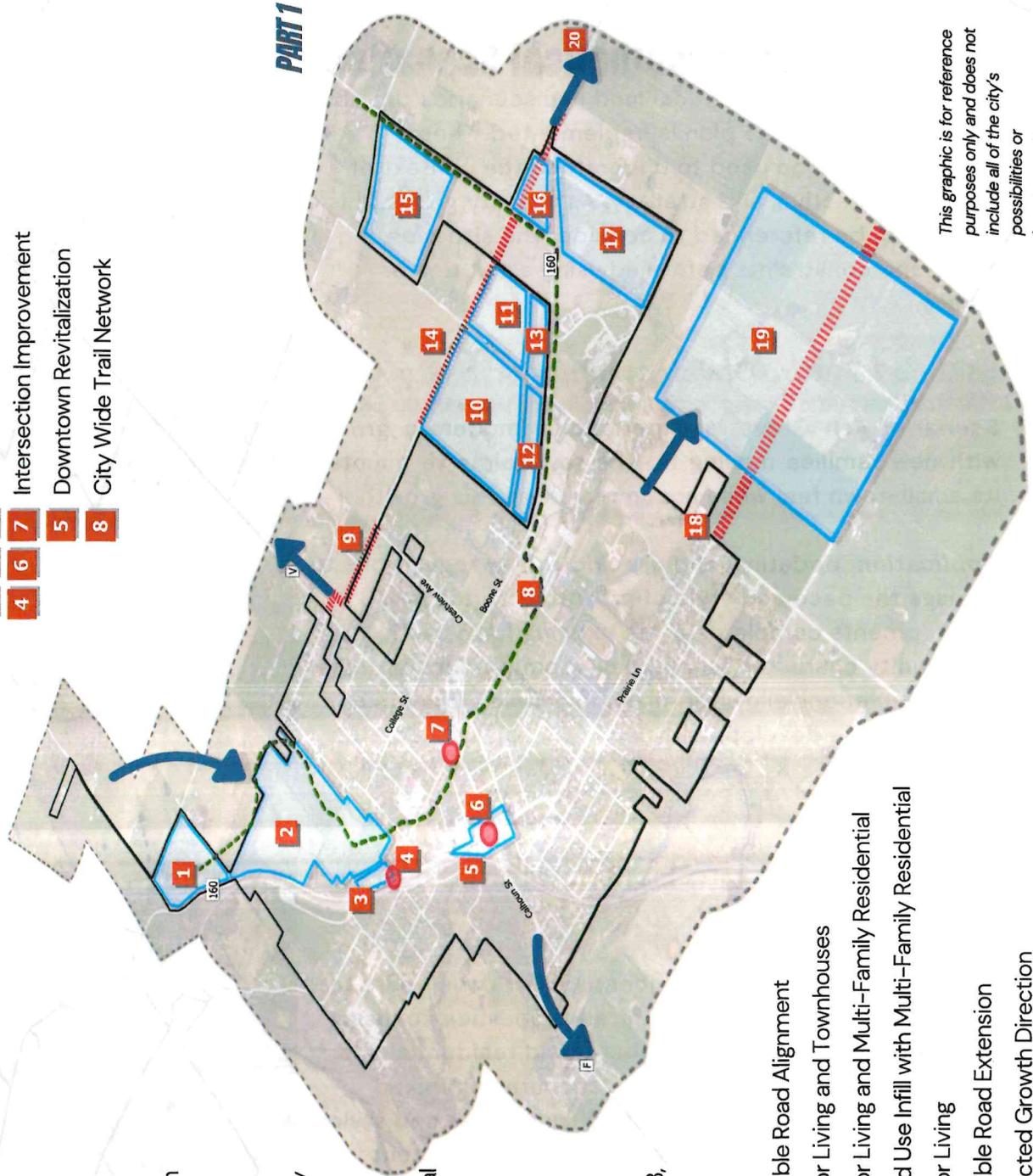
- **14** Possible Road Alignment
- **10** Senior Living and Townhouses
- **11** Senior Living and Multi–Family Residential
- **16** Mixed Use Infill with Multi–Family Residential
- **11** Senior Living
- **16** Possible Road Extension
- **20** Projected Growth Direction

The land use map should be used for advisory purposes and is not a zoning map.

Future Land Use Map

As the long-term blueprint for development in a community, land use is one of the most important elements of a comprehensive plan, and its analysis is required by state statutes. By identifying current land use, as well as anticipated future uses, a municipality can implement zoning codes and regulations that are consistent with the needs and desires of its residents and help guide decisions on future development.

Land use describes how property is currently being used in a community and can change over time. On the other hand, zoning is decided by regulations enacted by a municipality that determine how property can be used and requires further regulations to be altered.

City of Ash Grove
Future Land Use

City and Suburban Agriculture
Single-Family Residential
Multi-Family Residential
Transitional Residential
Mixed-Use
Commercial
Historical Downtown

Institutional/Governmental
Parks and Open Space
Industrial/Manufacturing
Railroad/Utilities
Regulatory Floodway
City Limits
Growth Area Boundary
Railroad

0   0.5   1 Miles

SMCOG
Southwest Missouri
COUNCIL OF GOVERNMENTS

69

City and Suburban Agricultural ●

Agriculture-designated land is intended for agricultural activities in or near urban areas. This can encompass small-scale farming, community gardens, and, in some cases, rural urban farms, and, in some cases, rural residential properties.

Primary uses include crop production, maintaining community gardens, and preserving farmland for long-term agricultural purposes.

Single Family Residential ●

Single-family areas are designated primarily for detached single-family homes. Typical developments may include single-family residences, duplexes, and community amenities such as neighborhood parks, pools, and trails.

While the density of these areas can vary, they generally maintain a lower density compared to multi-family residential zones.

Multi-Family Residential ●

Multi-family areas are designated for higher-density residential developments, such as apartments, townhouses, and condominiums. Housing options range from duplexes (2-unit attached) to triplexes and larger buildings with three or more units.

These areas are typically located near commercial zones and along main roads to support accessibility and connectivity.

Transitional Residential ●

Transitional residential areas serve as a buffer between different land uses and densities, such as commercial or industrial zones and lower-density residential neighborhoods (e.g., single-family homes). These areas are designed to provide a gradual shift in development intensity, with higher-density housing located near highways and commercial areas, which gradually decreases as it extends toward agricultural land.

The goal is to create a smooth transition between zones. Planning for transitional areas should prioritize a mix of housing types, including setting aside a portion of subdivisions for townhomes, duplexes, or multi-family units where appropriate.

Parks & Open Space ●

Parks and open spaces are designated for recreational activities such as playgrounds, public spaces, hiking trails, and conservation areas.

These areas are typically managed by local authorities and may remain undeveloped to preserve land for future recreational use and natural conservation.

Utilities ●

Utilities areas are designated for essential infrastructure and services that support the community, including water, sewer, electricity, and natural gas facilities. These areas also encompass railroads, which play a critical role in transportation and logistics.

Governmental/Institutional ●

Government and institutional land use includes parcels occupied by governmental or institutional organizations. Governmental entities may include facilities such as police stations, fire departments, and city halls, while institutional entities encompass non-profits, churches, hospitals, railroads, and utilities. These areas serve essential public and community services.

Mixed Use ●

Mixed-use areas are designated for developments that combine residential, commercial, and sometimes institutional uses within the same vicinity. These areas aim to create vibrant, integrated environments where people can live, work, and play in close proximity. For example, a single-family residential area might be adjacent to a boutique or office space located in a modified old home. This integration supports small-scale commercial activities alongside residential living and helps preserve the character of existing structures.

Mixed-use developments can include buildings with retail shops on the ground floor and residential apartments above, or neighborhoods featuring cafes, offices, and homes. The goal is to foster dynamic, walkable communities while enhancing neighborhood vibrancy and reducing the need for extensive commuting.

Historic Downtown ●

Historic Downtown areas are designated for mixed-use development that combines residential and commercial uses while preserving the historic character of the area. Building facades should be maintained and restored to reflect their historical significance, with a focus on preserving architectural details. Residential uses are encouraged on the upper floors of these historic buildings, while ground-floor spaces should be dedicated to retail shops, cafes, and office spaces to enhance the vibrancy of the streetscape. Non-tax revenue generating uses, such as churches and similar institutions, should be discouraged in favor of businesses and offices that contribute to the economic vitality of the district. This approach aims to balance historical preservation with modern functionality, creating a dynamic and walkable community that supports local commerce and residential life.

commercial ●

Commercial areas are designated for highway frontage developments that focus on retail, service, and office uses. These areas are strategically located along major roadways to maximize visibility and accessibility for businesses. Typical developments in commercial zones may include shopping centers, restaurants, office buildings, and service-oriented establishments. The goal is to create a thriving commercial corridor that supports economic growth while providing convenient access for residents and visitors. These zones are designed to attract businesses that benefit from high traffic volumes and offer a range of goods and services to the community.

Industrial/Manufacturing ●

Industrial/Manufacturing/Storage areas are designated for a range of industrial activities, including small-scale manufacturing, storage facilities, and related uses. While the specific types of industrial uses that can be supported are still under evaluation, the focus is on accommodating businesses that can operate efficiently without compromising the value of central commercial areas. These uses are ideally located on the outskirts of town or off-set from the highway, minimizing their impact on the downtown core. The aim is to support industrial and storage activities in areas where they can thrive without encroaching on valuable commercial spaces in the center of town. This approach ensures that industrial growth is balanced with the preservation and enhancement of central commercial areas.

GOALS & OBJECTIVES

GOAL (G) = **OBJECTIVES (OBJ)** ✚ **ACTIONS**

FLU G1 - ENSURE SUSTAINABLE GROWTH AND DEVELOPMENT WHILE RETAINING THE SMALL-TOWN FEEL.

COMMUNITY PRIORITY RANK #7

FLU 1.1 – Establish community-oriented development and land use guidelines in alignment with the comprehensive plan and any future updates.

FLU 1.2 – Ensure the future land use plan is updated regularly to ensure a proactive approach and preparedness for upcoming opportunities and new land uses.

FLU 1.1 - Establish community-oriented development and land use guidelines in alignment with the comprehensive plan and any future updates.

OBJ 1.1 (RANK #15)

ED 2.1
ED 2.2
CFS 2.1

STRATEGY	WHY	PARTNERS	TERM
FLU 1.1.1 – Update City policy and planning regulations.	Update current planning policies to implement land use and re-establish zoning districts, permitted uses, special uses, and other related process that help the city retain its small-town feel yet accommodate future growth sustainably.	City Staff, City Leadership, Policy Makers, SMCOG, Regional Planners, Municipalities, Legal Counsel, Community	Mid-term 2–5 years
FLU 1.1.2 – Consultant planning professionals and American Planning Association's Missouri Chapter during planning and zoning code updates.	Work with planning consultants and SMCOG to update the zoning code, ensuring it aligns with this comprehensive plan.	City Staff, City Leadership, Policy Makers, SMCOG, Regional Planners, Municipalities, Legal Counsel, Community	Mid-term 2–5 years
FLU 1.1.3 – Inventory land, lots, parcels with existing water and sewer.	To promote smart growth and maximize land use, it is essential to identify underutilized,	City Staff & Partner Engineers	Mid-term 2–5 years
FLU 1.1.4 – Identify and establish an industrial park.	We can attract new employers and guide warehousing, storage, and manufacturing uses. These sites are intended to protect residential areas and limit consumption of high values commercial land. Potential sites include the area west of the City on US 160 as identified as a possible location through community input.	City Staff, SMCOG, The Springfield Regional Economic Partnership (SREP), Missouri State University Center	Mid-term 2–5 years
FLU 1.1.5 – Revamp the downtown historic zoning district to promote mixed-use developments and accelerate revitalization efforts.	Review and revise, or possibly replace, the historic downtown zoning district to include standards and consider possible alterations to the allowable uses and expiate the development improvement process.	City Staff, Historic Representatives, Chambers, Economic Development Professionals	Mid-term 2–5 years

FLU 1.2 - Ensure the future land use plan is updated regularly to ensure a proactive approach and preparedness for upcoming opportunities and new land uses.

OBJ 1.2 (RANK #12)

ED 2.2
CFS 2.1

STRATEGY	WHY	PARTNERS	TERM
FLU 1.2.1 – Collaborate with Greene County Resource Management Department.	Establish local partnership with the county regarding planning and zoning efforts while revisiting the urban service area designated for future growth areas surrounding the existing city limits and establish review process.	City Staff, Policy Makers, City Leadership, Greene County	Mid–term 2-5 years
FLU 1.2.2 – Conduct periodic assessments of this plan.	We need to establish tracking measures and designate responsibility for the implementation of this plan. As the goals and new policy are implemented, we can showcase the accomplishments and identify future needs and limitations.	City Staff, Policy Makers, City Leadership, Planning Committee, Designated Plan Manager	Life of this plan till next update
FLU 1.2.3 – Maintain zoning maps, changes, and code.	Update the zoning map then update as necessary to provide the digital map and code online for public with access to. The city can work with partners, SMCOG, and the County to utilize GIS services.	City Staff, Policy Makers, SMCOG, Greene County Assessor/GIS/Planning Department	On–going
FLU 1.2.4 – Update application processes and required documents.	Public forms, building applications, and planning permits should be updated in order to stream line requests while improving efficiency for city staff's review. These should be easily accessible online and clearly state the required information.	City Staff, City Leadership, SMCOG, Consultants, Other Municipalities	On–going
FLU 1.2.5 – Participate in regional planning efforts and partner with local governments.	Collaborate with local organizations and professional in housing, transportation, and economic development to remain proactive in anticipation of shifts and trends and update policy, procedures to market the City of Ash Grove in accordance with community preferences.	City Staff, Policy Makers, Legal Counsel, Planners, SMCOG, Other Municipalities, Nonprofits, Partners	On–going
FLU 1.2.6 – Implement annexation process and procedures.	Establishing a clear and consistent annexation process is essential for managing the city's growth. It allows for orderly expansion, ensures that new areas are adequately serviced, and aligns with the city's long-term land use, plan infrastructure, and maintain fiscal health.	City Staff, Policy Makers, Legal Counsel, Planners, SMCOG, Other Municipalities	Short–term 2 years or less

GOALS & OBJECTIVES

GOAL (G) = **OBJECTIVES (OBJ)** + **ACTIONS**

FLU G2 – BETTER UTILIZE THE LAND WITHIN THE CITY OF ASH GROVE.

COMMUNITY PRIORITY RANK #8

FLU 2.1 – Promote the infill of vacant properties.

FLU 2.2 – Establish areas to be able to support different types of housing.

FLU 2.1 - Promote the infill of vacant properties.

OBJ 2.1 (RANK #13)

H 1.1
H 2.2
ED 2.2

STRATEGY	WHY	PARTNERS	TERM
FLU 2.1.1 – Remove obstacles for infill development.	Encourage infill development and provide incentives for repurposing vacant, dilapidated, or underutilized properties when appropriate and feasible.	*City Staff, Policy Makers, Developers, Engineers*	*Mid-term 2-5 years*
FLU 2.1.2 – Encourage new and underutilized land uses downtown.	Review uses of downtown buildings and properties to ensure compliance with zoning codes and benefit the community. It will be essential to look at other thriving downtown examples to determine the best uses for Ash Grove.	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	*Mid-term 2-5 years*
FLU 2.1.3 – Adopt by ordinance a mixed residential zoning district adjacent to downtown.	Adjacent to the historic downtown, a district could expand to include modern commercial, office, and residential developments with larger lots and diverse building types. The focus would be on preserving the historic downtown which is intended to protect its character, attract tourism, and support small businesses.	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	*Mid-term 2-5 years*
FLU 2.1.4 – Consistently support development where infrastructure extension is feasible.	Promote efficient development patterns to reduce municipal/state governmental and utility costs.	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	*Mid-term 2-5 years*
FLU 2.1.5 – Support infrastructure improvements downtown and along major highways.	Encourage development that promotes the expansion or stabilization of the current economic base and the creation of a range of employment opportunities.	*City Staff, Policy Makers, Engineers, Residential Feedback, MoDOT*	*Mid-term 2-5 years*
FLU 2.1.6 – Establish a land bank to acquire, manage, and repurpose vacant, abandoned, and tax-delinquent properties for community redevelopment.	A land bank will allow the city to strategically manage underutilized properties, turning them into assets for community revitalization. By acquiring and repurposing these properties, the city can stimulate economic development, reduce blight, and provide opportunities for new housing, businesses, and public spaces.	*City Staff, State Representatives, Legal Counsel, County Commissioners*	*Mid-term 2-5 years*

FLU 2.2 - Establish areas to be able to support different types of housing.

OBJ 2.2 (RANK #17)

H 1.1
H 2.1
CFS 1.2

STRATEGY	WHY	PARTNERS	TERM
FLU 2.2.1 – Consider revising zoning codes to accommodate infill through complementary scale and architecture style offering a variety of housing types varying in size, bedrooms, focused on scale and conformity.	To support diverse and sustainable housing options by revising zoning codes, which encourages growth and accommodates different housing needs while maintaining the scale and character of the community. By allowing duplexes and triplexes that appear as single-family homes from the street within existing neighborhoods near the town center, opportunities for increased housing options are created. A combination of well-laid-out sites, proper property care, and minimizing the appearance of large multi-family buildings helps blend different housing types seamlessly.	*City Staff, Planning Commission, Housing Developers, Planners*	*Mid-term 2–5 years*
FLU 2.2.2 – Create flexible minimum lot sizes for residential districts.	To make more efficient use of residential spaces and support increased density in targeted areas, enhancing affordability and providing more diverse housing options while maintaining the character of the community.	*City Staff, Policy Makers, Planning Commission, Housing Developers, Planners*	*Mid-term 2–5 years*
FLU 2.2.3 – Implement an annexation review and application process.	This will help ensure city policy and procedures undergo a formal review of requests. This will aid the city when determining zoning, subdivisions processes, and infrastructure requirements for new housing.	*City Staff, City Leadership, Policy Makers, Legal Counsel, SMCOG*	*Mid-term 2–5 years*
FLU 2.2.4 – Ensure neighborhoods are connected by integrating trails and trailheads within neighborhoods.	Connecting neighborhoods through trails fosters a sense of community, promotes active lifestyles, and enhances accessibility. Working with trail planners and developers ensures that trails are thoughtfully integrated, making them safe and enjoyable for residents. This connectivity also encourages non-vehicular transportation and increases recreational opportunities, contributing to overall community well-being.	*City Staff, Planning Commission, Planners, Parks and Trail Representatives, Missouri Department of Conservation, Missouri Department of Natural Resources*	*Extended-term 10+ years*

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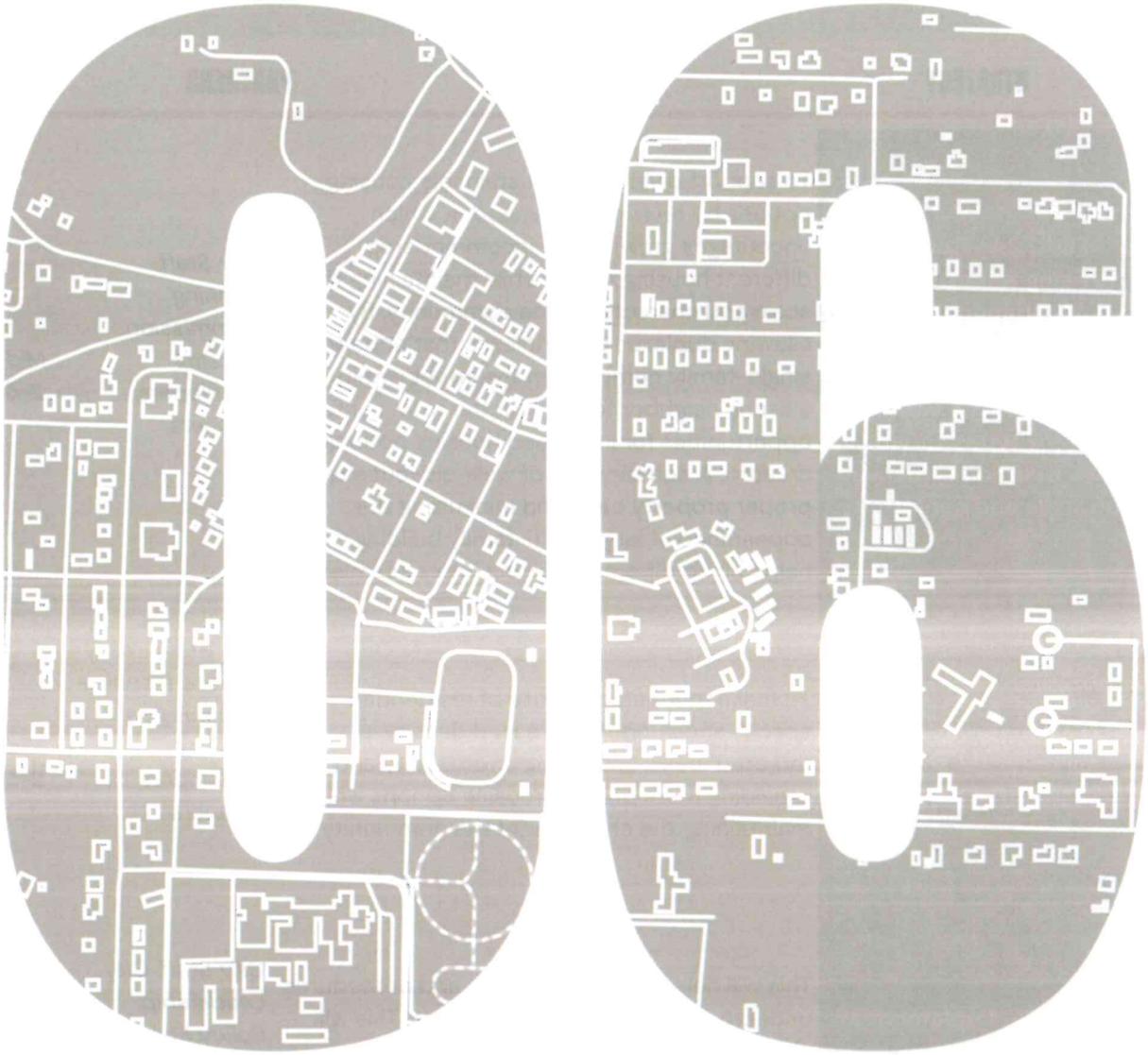
Chapter 6
HOUSING

Overview

This chapter includes additional housing information, maps, and potential actions to improve existing housing conditions, as well as planning for increased housing needs.

[H]

HOUSING

Overview

The Housing chapter of Ash Grove's comprehensive plan is dedicated to enhancing the quality of existing homes and neighborhoods while increasing housing variety and stock to meet future demands. This chapter is crucial for ensuring all residents have access to safe, affordable, and well-maintained housing options. Emphasizing the revitalization of dilapidated properties, the maintenance of current homes, and the fostering of various housing types to cater to different needs and income levels, this plan aims to create a more inclusive and vibrant community for everyone in Ash Grove.

Applying the Goals, Objectives, and Actions

To use this chapter effectively, review the prioritized goals, objectives, and actions. Priority is designated at the end of each goal and objective. Each goal, objective, and strategy is labeled with specific abbreviations to assist in navigation:

- 2 Goals (G): H 1, H 2
- 4 Objectives (OBJ): H 1.1, H 1.2, H 2.1, H 2.2
- 21 Strategies (H): 1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6, 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6

Key Themes

Ash Grove currently has limited housing options, providing a narrow selection. The community is striving to broaden the housing options available and guarantee affordability. Survey data reveals a preference for both large and small single-family homes, along with an interest in multi-family and two-unit residences. While many landlords take good care of their properties, some neglected homes are worrying residents. This highlights the importance of implementing strong property management policies and enforcing them rigorously.

Chapter Themes:

- **Current State: Limited housing variety and bedroom options.**
- **Potential Solution: Expand housing types and location ensure affordability.**
- **Community Preferences: Desire for single-family homes less than 2000 sq ft and more than 3000 sq ft, as well as interest in multi-family and two-unit homes.**
- **Property Management: Mostly proactive landlords, but some poorly maintained properties highlight the need for quality management and enforcement policies.**

Case Studies and Hypothetical Scenarios

The following are hypothetical housing scenarios the city may experience as the plan is implemented. These scenarios should be used to understand the context of each goal, objective, and strategy. As the city grows, this chapter can be referenced to consider the situation, details, and constraints before advising a solution or process.

Scenario 1: Revitalizing Dilapidated Properties

Scenario: Ash Grove has several vacant and dilapidated properties that detract from the town's appearance and safety.

Application: Implementing incentives for renovating old or vacant properties, using programs like the 203(k) Rehabilitation Mortgage Insurance Program and HUD's Choice Neighborhood grant to attract developers and homeowners to invest in property improvements.

Scenario 2: Developing a Variety of Housing Options

Scenario: The town needs to cater to different income levels and living preferences to attract new residents and retain current ones.

Application: Encouraging the development of diverse housing options, including tiny homes, affordable housing for essential workers, and innovative housing solutions to set Ash Grove apart from similar communities.

Scenario 3: Supporting Affordable Housing

Scenario: There is a growing need for affordable housing for elderly and low-income residents.

Application: Supporting the development of affordable housing through partnerships with local charities and organizations, utilizing grants like the Pathways to Removing Obstacles to Housing (PRO Housing) to reduce costs and provide housing for those in need.

CASE STUDY

Lewistown, Pennsylvania: Downtown and Neighborhood Revitalization.

Through public and private partnerships, Lewistown, Pennsylvania initiated the adaptive reuse of old buildings, focusing particularly on downtown revitalization. These buildings were renovated to create affordable housing and stimulate the local economy. As a result, their downtown became more vibrant and livable, offering residents housing within walking distance of amenities.

CASE STUDY

Springfield, Massachusetts: Infill Housing.

The city utilized its inventory of potential infill development properties to identify three sites for a housing project. Initially planning to use modular units, only one of the three units would be modular. These units were designed as two-to-three-unit dwellings to blend with the character of surrounding single-family homes. The project aimed to increase affordable housing options and housing variety in a city previously dominated by larger multi-family developments or single-family homes. The outcome was a successful resolution to various housing challenges, providing an appealing and feasible solution.

Residential Illustration

The Residential Housing graphic depicts the approximate locations of various housing types in Ash Grove. While discussions and speculations about new housing projects were taken into account during the creation of this plan, they are not included in this illustration, which focuses solely on the current structures corresponding to each type of residence.

It should be noted, this does not consider if the housing is renter or owner-occupied.

Did You Know?

Percentage of Land Utilized for Residential Purposes

44%

1.91 dwelling units per Residential Acre (du/ac)

Count of Residential Structures

Single-Family
Duplex
Mobile Homes
Senior Living
Apartments (3 or more units)

0 100 200 300 400 500 600 700

Count of City Structures

Single-Family
Commercial
Multi-Family
Mobile Homes
Government/Institutional
Industrial
Agricultural
Parks and Recreational
Railroad/Utility
Vacant

0 100 200 300 400 500 600 700

Source: ESRI ArcMap Pro

Housing types are general locations of varying units which were designed by street view and aerial analysis. This map does not indicate the number of families, rental, owner-occupied, or vacant.

Single-Family (1 Unit attached or detached)

Duplex (2-Unit attached)

Apartments (3 or more units)

Senior Housing

Mobile Home

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GOALS & OBJECTIVES

GOAL (G) =

H G1 - IMPROVE THE QUALITY OF EXISTING HOUSES AND NEIGHBORHOODS.

COMMUNITY PRIORITY RANK #3

OBJECTIVES (OBJ) + ACTIONS

H 1.1 – Encourage the development of vacant and dilapidated properties.

H 1.2 – Encourage upkeep and maintenance of existing residences within the city.

H | **1.1 - Encourage the development of vacant and dilapidated properties.**

OBJ 1.1 (RANK #3)

H 1.1

H 2.2

ED 2.2

STRATEGY	WHY	PARTNERS	TERM
H 1.1.1 – Establish and guide residents to take advantage of home improvement programs.	Create incentives for renovating old or vacant properties using programs like the 203(k) Rehabilitation Mortgage Insurance Program, HUD's Choice Neighborhood grant, and the Property Assessed Clean Energy (PACE) grant.	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	*Mid-term 2-5 years*
H 1.1.2 – Convert downtown buildings into mixed uses, targeting residential lofts.	Explore the possibility of converting downtown buildings into mixed-use spaces, combining both commercial and residential purposes. This initiative would enable residential living on upper floors and commercial activities on the ground floor, fostering a vibrant atmosphere within downtown Ash Grove.	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	*Mid-term 2-5 years*
H 1.1.3 – Enforce live/work regulations.	To reduce the use of precious commercial and retail space on ground floors. The focus is enforcing residential separation to the rear of the first floor and separating public access points.	*City Staff, Policy Makers, City Leadership, Planners, Residential Feedback,*	*Long-term 5-10 years*
H 1.1.4 – Allow for vacant lots of residential areas to allow crop agriculture.	Encourage urban agriculture as part of focal point development, especially in close proximity to schools and near dense or multi-unit housing.	*Community Garden Organizations, Small-Farmers, Volunteers*	*On-going*

H 1.2 - Encourage upkeep and maintenance of existing residences within the city.

OBJ 1.2 (RANK #5)

H 1.1 H 2.2 ED 2.2

STRATEGY	WHY	PARTNERS	TERM
H 1.2.1 – Offer homeowner financial assistance to preserve housing.	Offer homeowners financial assistance and incentives to replace or improve essential home projects such as energy efficiency, roofs, foundations, insulation, siding, and more. This can be accomplished through programs such as revolving loan funds, low interest loans, and neighborhood improvement districts.	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	**Mid-term 2-5 years**
H 1.2.2 – Amend and improve housing development codes as necessary.	Review the enforceability of the current zoning and building codes and revise them to make enforcement practical with current staffing, adjusting accordingly as the city grows.	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	**Mid-term 2-5 years**
H 1.2.3 – Establish fee based fund to clean up nuisance properties.	Explore implementing tax incentives for proactive property management, including taxes targeting "nuisance" properties and property tax cuts for active improvements.	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	**Mid-term 2-5 years**
H 1.1.4 – Create resource guide for potential home improvement funding avenues.	Create an inventory of funding opportunities for property rehabilitation, such as the Property Improvement Loan Program (Title I).	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	**Mid-term 2-5 years**
H 1.2.5 – Conduct free home energy audits and structural safety.	Educate homeowners and provide guidance for free home energy audits.	*City Staff, Policy Makers, Non-profits, Home Energy Professionals*	**Mid-term 2-5 years**

GOALS & OBJECTIVES

GOAL (G) = **OBJECTIVES (OBJ)** ➕ **ACTIONS**

H G2 - INCREASE HOUSING VARIETY.

COMMUNITY PRIORITY RANK #10

H 2.1 – Incorporate housing development guidelines to meet the demands of growing population with different needs.

H 2.2 – Encourage innovative housing solutions to stand apart from other similar communities.

ACTIONS PART 3 OF 4

H 2.1 - Incorporate housing development guidelines to meet the demands of growing population with different needs.

OBJ 2.1 (RANK #18)

FLU 2.2

CFS 1.1

STRATEGY	WHY	PARTNERS	TERM
H 2.1.1 – Adopt international building codes and incorporate universal designs.	To encourage aging in place and accessibility over the life of the home and resident.	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Mid–term 2–5 years
H 2.1.2 – Development more housing at different prices points near larger employment areas.	Support employee retention, family households, and attraction of new businesses with a variety of home sizes and rooms.	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Mid–term 2–5 years
H 2.1.3 – Develop senior and promising families housing.	To support and encourage elderly citizens and families with varying incomes to stay in the area.	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Mid–term 2–5 years
H 2.1.4 – Review and where appropriate, revise block and lot design standards.	To encourage buildings to have a design that takes advantage of solar exposure, which might include roof angles, overhangs, and window placements.	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Mid–term 2–5 years
H 2.1.5 – Preserve rural character and support efficient use of city resources.	To manage city expansion and protect rural and agricultural lands from inappropriate or uncontrolled residential, commercial, and industrial development from connecting to city services without being incorporated.	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Mid–term 2–5 years
H 2.1.6 – Establish neighborhoods and define area.	To create a sense of place, define neighborhood identity, and promote communication and public outreach at a neighborhood scale.	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Mid–term 2–5 years

H 2.2 - Encourage innovative housing solutions to stand apart from other similar communities.

OBJ 2.2 (RANK #19)

FLU 2.2

STRATEGY	WHY	PARTNERS	TERM
H 2.2.1 – Utilize regional supporting housing studies.	Consult the 2024 Rural Greene County Housing Study which includes additional housing strategies specific to Ash Grove.	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Mid-term 2-5 years
H 2.2.2 – Retain and be supportive for public servant housing.	Investigate programs like the Good Neighbor Next Door Program to aid teachers and public servants in acquiring housing.	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Mid-term 2-5 years
H 2.2.3 – Identify housing organizations, charities, and partners.	To explore housing developments for those in need, leveraging grants like the PRO Housing grant.	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Mid-term 2-5 years
H 2.2.4 – Promote development of accessory dwelling units (ADUs)	To increase housing options, increase potential household income, support aging families by amending zoning regulations when needed, engage stakeholders, and educate community about benefits.	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Mid-term 2-5 years
H 2.2.5 – Develop Traditional Neighborhood Development guidelines.	Lessen areas exclusively zoned for single-type housing to diversify housing options and create more integrated, mixed-use communities. This will provide housing variety; a combination of single-family homes, townhouses, and apartments which focus multi-family in clusters that can be placed within or near commercial areas.	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Mid-term 2-5 years
H 2.2.6 – Identify land suitable for small or tiny home subdivision.	Identify suitable locations for tiny home developments and work with relevant stakeholders to gauge demand and potential. (eco-housing, "horseshoe" style, multiple units on several acres.)	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Mid-term 2-5 years

Chapter 7

ECONOMIC DEVELOPMENT

Overview

This chapter provides insights and recommendations for creating a sustainable economy by emphasizing the revitalization of the historic downtown and tapping into regional recreational tourism.

[ED]

ECONOMIC DEVELOPMENT

How to Use This Chapter

The Economic Development chapter aims to attract new businesses while supporting existing ones, enhancing the economic vitality of the city. This chapter focuses on fostering local entrepreneurship, promoting community events, revitalizing downtown, and creating a robust and diverse economic environment.

Applying the Goals, Objectives, and Actions

To use this chapter effectively, review the prioritized goals, objectives, and actions. Priority is designated at the end of each goal and objective. Each goal, objective, and strategy is labeled with specific abbreviations to assist in navigation:

- 2 Goals (G): ED 1, ED 2
- 4 Objectives (OBJ): ED 1.1, ED 1.2, ED 2.1, ED 2.2
- 23 Strategies (ED): 1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.5, 1.1.6, 1.1.7, 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, 1.2.6, 1.2.7, 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5

Key Findings

Ash Grove has desire to achieve moderate growth and, as a result, would like to attract more business to help boost the local economy. Restaurants are one of the main types of business that the community would like to see come to Ash Grove, with an emphasis on creating diverse dining options along with expanding the hours of operation.

The community would also like to revitalize downtown while preserving its historic character and charm. Expanding mixed use and commercial developments will help ensure better utilization of existing spaces. This also provides direction for commercial uses to be situated along US 160 and for mixed residential, commercial, and office in downtown to create a family oriented atmosphere.

Chapter Themes:
- Support entrepreneurship and small businesses to foster economic growth.
- Promote and revitalize community events to enhance the sense of community and attract visitors.
- Revitalize downtown to boost its appeal and economic potential.

Case Studies and Hypothetical Scenarios

The following illustrates how Ash Grove's targeted initiatives can drive economic growth, enhance community character, and improve the quality of life for residents. Ash Grove is poised to create a balanced economy while opening opportunities for new businesses and expanding its labor force.

Scenario 1: Supporting Local Entrepreneurship

Scenario: Ash Grove has a growing interest in local entrepreneurship and small businesses.

Application: Establishing incubators for small businesses, exploring opportunities for pop-up businesses and food trucks, and providing financial incentives to new and existing businesses. Utilizing grants such as the People Energizing Places (PEP) grant, Neighborhood Assistance Program (NAP) grant, and Strategic Teams Engaging People (STEP) grant can aid in these efforts.

Scenario 2: Revitalizing Downtown

Scenario: The historic downtown district requires renovation and maintenance to attract businesses and visitors.

Application: Exploring incentives like the Federal Historic Preservation Tax Incentive program for renovating historic buildings and creating volunteer programs to maintain and beautify the downtown area.

Scenario 3: Attracting Dining Options

Scenario: Ash Grove seeks to increase its dining options to boost economic activity and provide more amenities for residents.

Application: Identifying community members interested in franchising fast-food restaurants, creating an inventory of suitable locations for restaurants, and making necessary zoning adjustments to accommodate these establishments.

CASE STUDY
Fairfax County, Virginia: Economic Incentive Program.

The city provides incentives to help encourage the private sector to do things like revitalize, purchase, or redevelop properties and spaces with the intent of developing the local economy. This program aims to target areas that are struggling or where the economy appears to have stagnated. The benefits this program provided was increased development and economic activity due to the incentives in place. The process of how to earn these incentives was also structured well which essentially made the entire process of implementing these incentives.

CASE STUDY
Rome, Georgia: Downtown Revitalization.

The city of Rome, Georgia had seen massive amounts of divestment from its downtown in the years leading up to the 1980's, leaving the area dilapidated and struggling economically. The city was able to receive a Main Street designation for the downtown strip and, throughout the 80's, heavily invested in downtown. The investments led to beautification efforts, efforts to increase walkability, and encouragement of private investment. The combination of all of this led to benefits like increased revenue for the city and a large increase in the amount of private investment. Overall, the city's intense investment in the downtown area led to a snowball effect, encouraging many others in the community to invest and become engaged in these revitalization efforts.

GOALS & OBJECTIVES

GOAL (G) = **OBJECTIVES (OBJ)** + **ACTIONS**

ED G1 - ATTRACT NEW BUSINESS TO THE CITY WHILE RETAINING EXISTING BUSINESSES

COMMUNITY PRIORITY RANK #2

ED 1.1 – Encourage local entrepreneurship and small businesses.

ED 1.2 – Work with local businesses and organizations to develop and promote community events.

ED 1.1 - Encourage local entrepreneurship and small businesses.

OBJ 1.1 (RANK #1)

H 1.1   H 2.2   ED 2.2

STRATEGY	WHY	PARTNERS	TERM
ED 1.1.1 – Create tools and incentives' for inspiring business.	Establish incubators for small businesses, providing tools, training, and assistance, serving as a liaison to local organizations, investors, and funding opportunities. Key elements include facilitation from the startup to investors, concept discussion groups, and local promotion.	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	**Mid-term 2-5 years**
ED 1.1.2 – Facilitate collaboration between business owners, investors, and the city to conduct impact studies and market analyses, identifying industry gaps and opportunities for successful ventures.	By conducting feasibility studies, economic impact reports, and market analyses, the city can provide valuable data to entrepreneurs, investors, and economic development organizations. This data-driven approach helps to identify industry gaps, encourages innovation, and supports successful business ventures, ultimately strengthening the local economy.	*Springfield Regional Economic Partnership (SREP), SMCOG, local business owners, and investors.*	**Mid-term 2-5 years**
ED 1.1.3 – Create business friendly policy.	Provide financial and procedural incentives for new and existing businesses aligning with the community vision, utilizing funding opportunities like the PEP, NAP, and STEP grants.	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	**Mid-term 2-5 years**
ED 1.1.4 – Encourage development through targeted infrastructure investment.	Invest in those roads, water, and sewer infrastructure projects that will strengthen business and higher education communities as coordinated through the annual capital project improvement planning targeted to downtown improvements.	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	**Mid-term 2-5 years**
ED 1.1.6 – Invest in public relations, advertising, and regional partnerships.	Revitalize efforts to reestablish the Ash Grove Chamber of Commerce to publicize economic information including events, progress of city improvements, signage, and funding partnerships.	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	**Mid-term 2-5 years**
ED 1.1.7 – Create a monument sign and land mark.	Collaborate with stakeholders and property owners to determine a location for a landmark. This will serve as a tourism location, act as a trail head for cyclists, and create a key point for entering the city to the east either on trail or highway.	*Trail Planners, Stakeholders, Property Owners, Cyclist Community Representatives.*	**Mid-term 2-5 years**

ED 1.2 - Work with local businesses and organizations to develop and promote community events.

OBJ 1.2 (RANK #6)

H 1.1
H 2.2
ED 2.2

STRATEGY	WHY	PARTNERS	TERM
ED 1.2.1 – Increase public awareness and community events.	Create new events and bring back historically held events to re-engage the public, attract visitors, and generate revenue, including collaborating with regional businesses and development groups.	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Mid-term 2-5 years
ED 1.2.2 – Dedicate staff or volunteers to coordinate events downtown.	Hire or designate a volunteer as City Events & Public Relations Coordinator to coordinate economic activities.	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Mid-term 2-5 years
ED 1.2.3 – Engage the public to create a city brand, logo, flag and vision statement.	Develop a city-wide brand and identity to market the community and foster camaraderie among local businesses.	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Mid-term 2-5 years
ED 1.2.4 – Utilize young artists.	Partner with the school district to create public art displays, landscaping, city clean ups, and more by engaging with youth to beautify the community. This will make the area more attractive for business.	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Mid-term 2-5 years
ED 1.2.5 – Increase social media presence.	Use social media to promote local businesses and demonstrate community engagement. Opportunities may include developing a city podcast with guest speakers and the schools technology programs.	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Mid-term 2-5 years
ED 1.2.6 – Host a classic car show on Main Street.	Identify a community business to help sponsor and coordinate a car show or similar event downtown. This should attract people to come to Ash Grove for this event which will also help to generate the local economy and provide an opportunity for Ash Grove to market itself.	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Mid-term 2-5 years
ED 1.2.7 – Advocate Ash Grove with State Representatives and County Commissioners.	City leadership or a designated representative should advocate for Ash Grove regionally as well as at the State level.	City Staff, Mayor, Planning Chairperson, State Representatives, etc.	On-going

GOALS & OBJECTIVES

GOAL (G) = **OBJECTIVES (OBJ)** + **ACTIONS**

ED G2 - WORK TOWARDS REVITALIZATION AND IMPROVEMENT OF DOWNTOWN.

COMMUNITY PRIORITY RANK #1

ED 2.1 – Promote the renovation and maintenance of buildings in the historic downtown district.

ED 2.2 – Establish a sense of place of Ash Grove's historic downtown which is marketable and a desirable location connecting residents and visitors alike.

ED 2.1 - Promote the renovation and maintenance of buildings in the historic downtown district.

OBJ 2.1 (RANK #2)

FLU 1.1 · FLU 1.1 · FLU 2.1 · H 1.1 · H 2.1 · H 2.2

	STRATEGY	WHY	PARTNERS	TERM
	ED 2.1.1 – Collaborate and develop the downtown vision and utilize key revitalization funding avenues.	Collaborate with property owners, regional, and state departments to explore funding mechanisms and partnerships. These may include CDBG downtown façade improvement funding or the Federal Historic Preservation Tax Incentive program for renovating historic buildings.	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	*Mid-term 2-5 years*
	ED 2.1.2 – Organize a downtown support organization association.	Create a non-profit or volunteer program to maintain the downtown district, involving community members in beautification efforts.	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	*Mid-term 2-5 years*
	ED 2.1.3 – Consider implementing a Tax Increment Financing district for the historic downtown area.	Establishing a Tax Increment Financing (TIF) district in a historic downtown area can serve as a strategic method to boost economic growth and rejuvenation. A typical strategy for a historic downtown area could involve enhancing infrastructure, conserving historic structures, improving public areas, and attracting fresh enterprises. Prepare for essential enhancements like roadwork, walkways, lighting, and utility upgrades that can foster redevelopment.	*City Staff, Policy Makers, Community, Downtown Businesses Stakeholders, Legal Counsel*	*Mid-term 2-5 years*
	ED 2.1.4 – Create multi-use space for community support.	Consider developing a multi-use area located between Main St. and US 160. This area would feature a covered parking section to cater to downtown businesses, residents, farmers markets, or for hosting events.	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	*Mid-term 2-5 years*
	ED 2.1.5 – Improve the underutilized parking lot.	Conceptualize redeveloping the parking lot adjacent to the library for the development of new buildings. Alternatively, this space has potential to serve the community as an event space or pocket park.	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	*Mid-term 2-5 years*

ED 2.2 - Establish a sense of place of Ash Grove's historic downtown which is marketable and a desirable location connecting residents and visitors alike.

OBJ 2.2 (RANK #4) FLU 1.1

STRATEGY	WHY	PARTNERS	TERM
ED 2.2.1 - Conduct a downtown revitalization study.	This study should provide a clear, actionable plan that includes recommendations for improving economic vitality, enhancing the appeal, and creating a popular destination. The study should take a closer look at the existing infrastructure, identify underutilized spaces, and suggest strategies to attract businesses, residents, and potential target markets to bring in desired tourism.	*City Staff, SMCOG, Partnering Engineers, Community, Universities, Architects*	***Mid-term 2-5 years***
ED 2.2.2 - Open discussions with professional in food and beverage to determine gaps in services and potential strategies.	Attract more dining and entertainment options with a variety of business hours. It may be beneficial to identify community members interested in franchising fast-food restaurants in the process.	*City Staff, SMCOG, Chambers, Hospitality Representatives*	***Mid-term 2-5 years***
ED 2.2.3 - Encourage family-friendly businesses that support jobs and provide the city with a unique employer.	Determine feasibility of establishing a family-friendly industry in downtown or that is accessible by foot to downtown. This should be developed to be a place that provides an area to socialize, relax, and potentially host events. Many modern breweries also partner with local food trucks and to provide food at their location and this is something that should be explored to increase sale tax revenues.	*City Staff, City Leadership, Chambers, Hospitality Representatives, EDA University Center, EFactory*	***Mid-term 2-5 years***
ED 2.2.4 - Incorporate local art and murals onto the sides of downtown buildings.	The city can tell its history through art while enhancing the visual appearance and sense of community. This will attract people to downtown and bring business.	*City Staff, Local Artist, Regional Arts Council*	***Mid-term 2-5 years***
ED 2.2.5 - Open discussions with state regional film organizations to promote downtown and other surrounding city assets.	Engaging with Missouri Film Commission including organizations like the Ozarks Film Foundry can enhance the city's visibility, attract tourists, and stimulate local economic development by showcasing the downtown area as a vibrant, culturally rich destination. The city will need to determine an application process and necessary procedures.	*City marketing and economic development teams, local film organizations.*	***Mid-term 2-5 years***
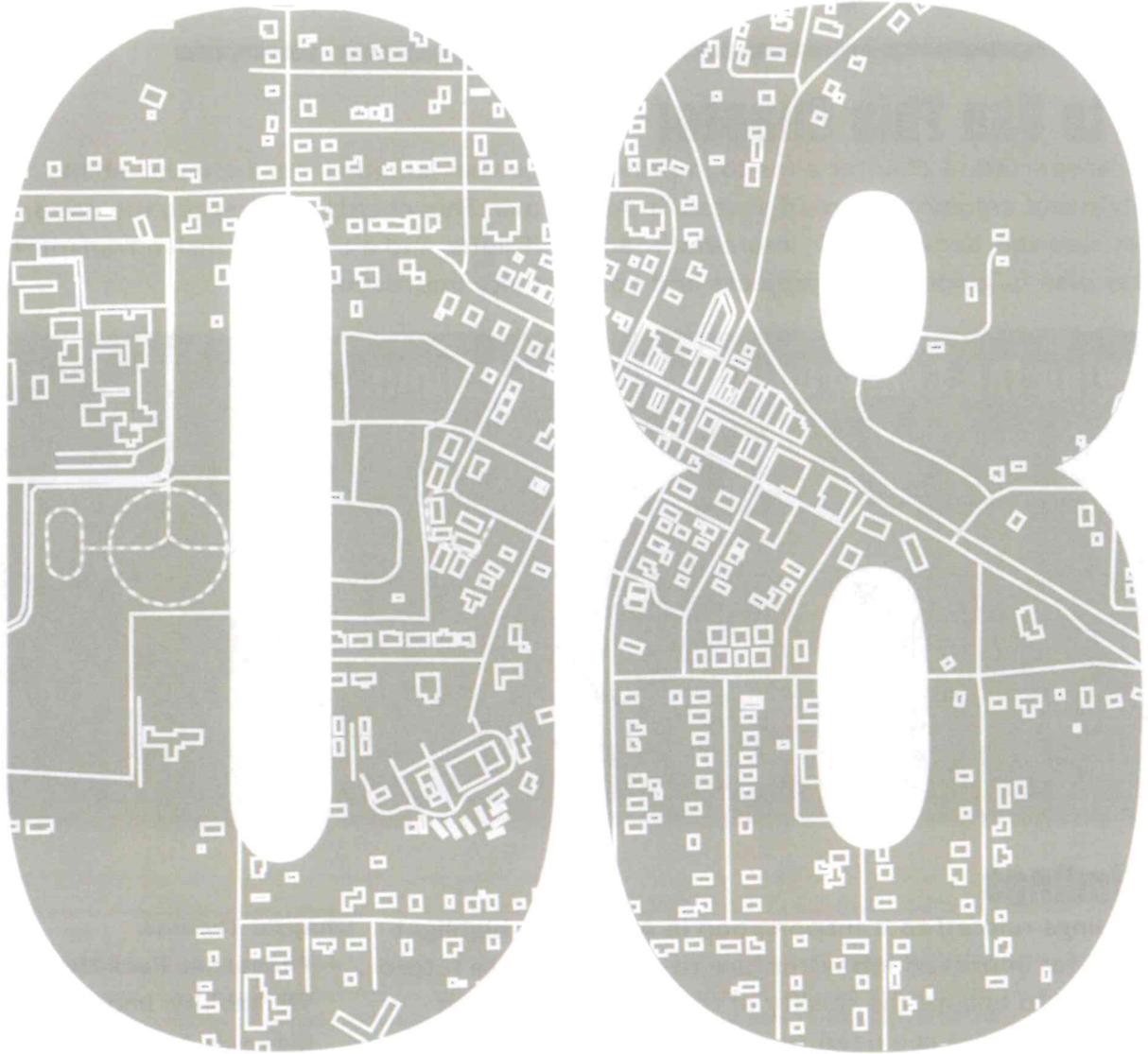
Chapter 8
TRANSPORTATION

Overview

This chapter provides recommendations for road, street, sidewalk, and trail improvements. Areas are identified for improvement and expansion targeting economic and housing growth.

[TN]

TRANSPORTATION

How to Use This Chapter

The Transportation chapter aims to improve pedestrian facilities, enhance walkability, and maintain and enhance the road system in Ash Grove. This chapter addresses the need for better sidewalk accessibility, improved road conditions, and a comprehensive transportation master plan to guide future projects and connectivity improvements

Applying the Goals, Objectives, and Actions

To use this chapter effectively, review the prioritized goals, objectives, and actions. Priority is designated at the end of each goal and objective. Each goal, objective, and strategy is labeled with specific abbreviations to assist in navigation:

- 2 Goals (G): TN 1, TN 2
- 4 Objectives (OBJ): TN 1.1, TN 1.2, TN 2.1, TN 2.2
- 20 Strategies (TN): 1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.5, 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6, 2.2.1, 2.2.2, 2.2.3, 2.2.4

Key Findings

Key findings related to transportation in Ash Grove highlight the need for improved infrastructure to accommodate future growth and to ensure the quality of roads, sidewalks, and connectivity. There is a need to plan roads to ensure adequate connectivity of the streets for emergency services and reduce congestion.

Many areas of the city lack sidewalks, crosswalks, and other pedestrian facilities connecting households to the school, downtown, and local grocers. Along with improving the sidewalk network within the community, there is a desire to create a multi-use trail for walking and cycling. The intent of improving the pedestrian facilities is to also help generate the economy by making it more walkable and accessible for consumers, with emphasis on downtown.

Chapter Themes:

- **Pedestrian Facilities and Walkability:** Improving sidewalk accessibility, connectivity, and safety for pedestrians and cyclists.
- **Road Maintenance and Enhancement:** Regular maintenance and upgrades of roads and intersections to ensure safety and functionality.
- **Comprehensive Transportation Planning:** Developing a transportation master plan to guide future road extension and sidewalk improvement projects.

Case Studies and Hypothetical Scenarios

These scenarios aim to help guide and provide context to help Ash Grove remain committed to developing a comprehensive and accessible transportation network that meets the needs of all residents.

Scenario 1: Improving Sidewalk Accessibility

Scenario: Ash Grove needs to enhance public access to sidewalks, street crossing, and multi-use trails for all individuals pedestrian infrastructure to comply with ADA guidelines and improve walkability.

Application: Conducting a sidewalk survey to identify areas in need of repairs, creating an inventory of all sidewalks in need of repair, and implementing street signs for pedestrians and cyclists.

Scenario 2: Maintaining and Enhancing Roads

Scenario: The road system in Ash Grove requires regular maintenance and enhancements to ensure safety and functionality.

Application: Conducting a survey of current roads and intersections, identifying problem areas, prioritizing repairs, and determining the need for new signage or traffic signals.

Scenario 3: Creating a Transportation Master Plan

Scenario: Ash Grove seeks to increase its dining options to boost economic activity and provide more amenities for residents.

Application: Identifying community members interested in franchising fast-food restaurants, creating an inventory of suitable locations for restaurants, and making necessary zoning adjustments to accommodate these establishments.

CASE STUDY
Increasing Pedestrian Safety at Crosswalks: Everett, Washington.

The city of Everett, Washington implemented pedestrian safety measures as a way to mitigate the increasing pedestrian and vehicular conflicts occurring in the community. The city's focus was on implementing new crosswalks and Carmanah rectangular rapid-flashing beacons (RRFBs). The beacons and cross walks were added to the areas that local police identified as problematic. Since the implementation of these amenities, the number of pedestrian and vehicular conflicts has declined significantly.

CASE STUDY
The City of Palm Beach Gardens': Vision and Framework for a Transit-Oriented Future.

The city of Palm Beach Gardens, Florida identified a great desire to focus on improving transportation systems and amenities within the city, with emphasis on increasing walkability. The city then worked with Treasure Coast Regional Planning Council (TCRPC) to create a transportation master plan for the city. The plan focused on transportation-oriented developments and increasing access to housing through transit. The plan also was intended to guide future development by focusing on how transportation ties into other aspects of the community such as economic development and housing.
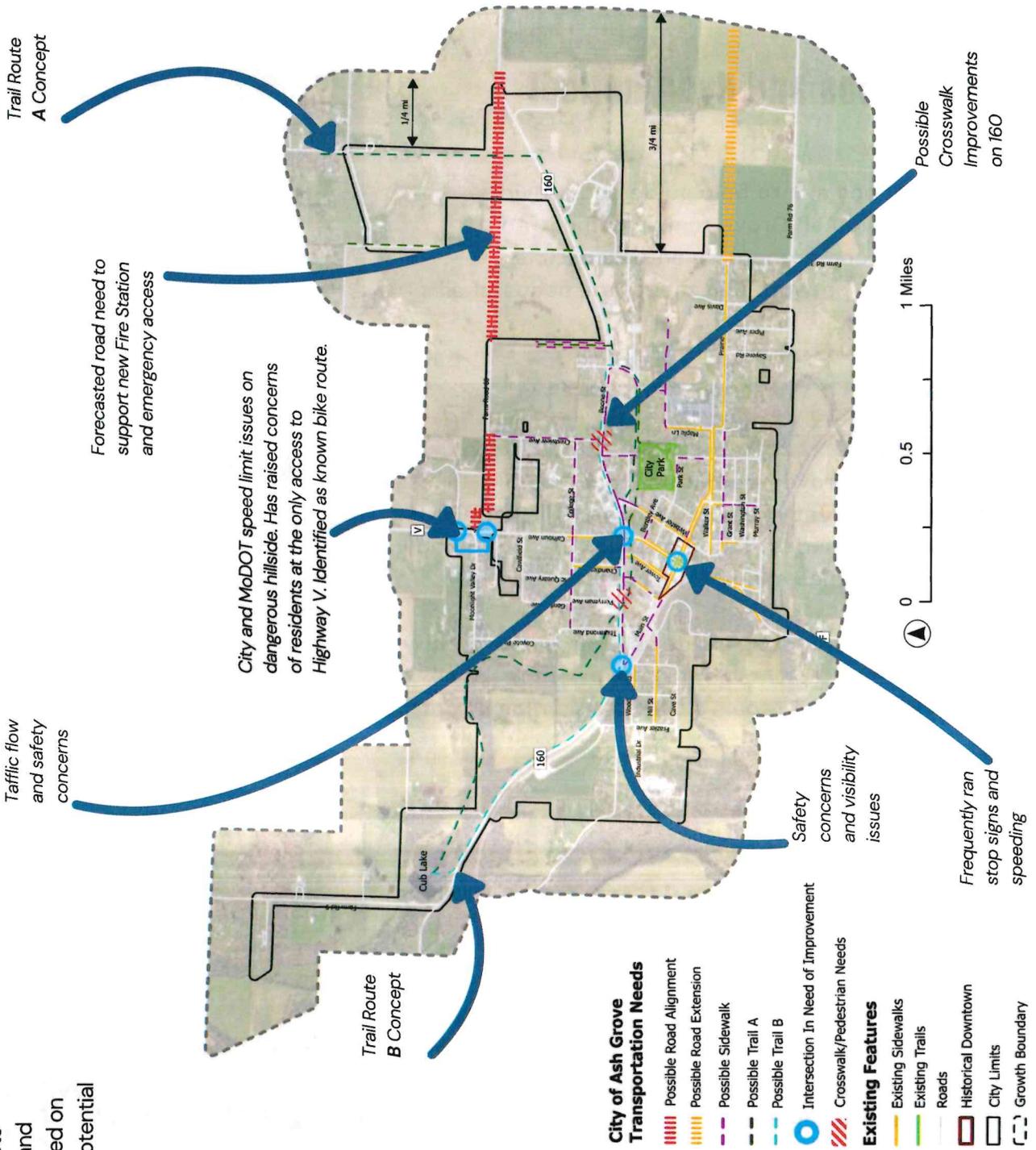
TRANSPORTATION NEEDS ILLUSTRATION

The Transportation Needs Illustration depicts problematic areas identified by residents and community leaders. These needs are located on state maintained routes while others are potential improvements for the city to undertake.
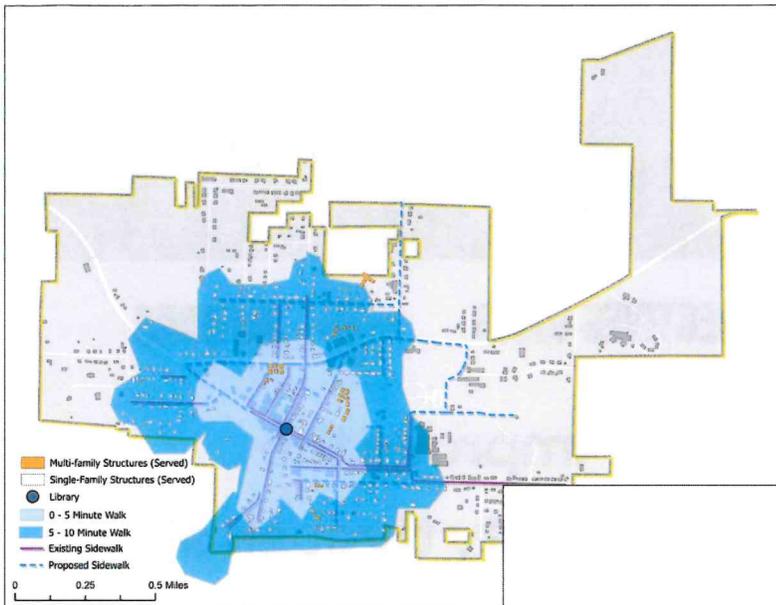
Needs:

- Local Roads – existing sidewalk inventory and improvement plan
- Proposed Sidewalk Improvements to the community prioritized routes
- State Routes – sidewalk improvements on Highway 160, F, and V
- Study high-speed residential hillside and bike route on Highway V
- Main St / 160 Intersection Improvements
- Calhoun Ave (V) / 160 Intersection Improvements
- Main St / Calhoun Ave (V) Intersection Improvements
- Trail Study Feasibility for Routes A and B

Trail Route A Concept

Possible Crosswalk Improvements on 160

Forecasted road need to support new Fire Station and emergency access

City and MoDOT speed limit issues on dangerous hillside. Has raised concerns of residents at the only access to Highway V. Identified as known bike route.

Tafflic flow and safety concerns

Safety concerns and visibility issues

Frequently ran stop signs and speeding

Trail Route B Concept

City of Ash Grove Transportation Needs

- Possible Road Alignment
- Possible Road Extension
- Possible Sidewalk
- Possible Trail A
- Possible Trail B
- Intersection In Need of Improvement
- Crosswalk/Pedestrian Needs

Existing Features

- Existing Sidewalks
- Existing Trails
- Roads
- Historical Downtown
- City Limits
- Growth Boundary

1 Miles
0   0.5   1

100

PEDESTRIAN SHEDS & NETWORK ANALYSIS

The pedestrian shed analysis identifies households within a 5 to 10-minute walk of the public library and school, considering all possible walking routes based on the road network. While this map serves as a general reference for potential walkable areas, it does not account for the condition of sidewalks, obstacles, terrain, or individual mobility capabilities.

This is a valuable tool for understanding general access patterns within Ash Grove, but it doesn't directly improve walkability. Further assessments are recommended to address infrastructure needs, such as enhancing sidewalk networks and removing barriers to walking.

Source: MoDOT, ESRI, Greene County Assessor
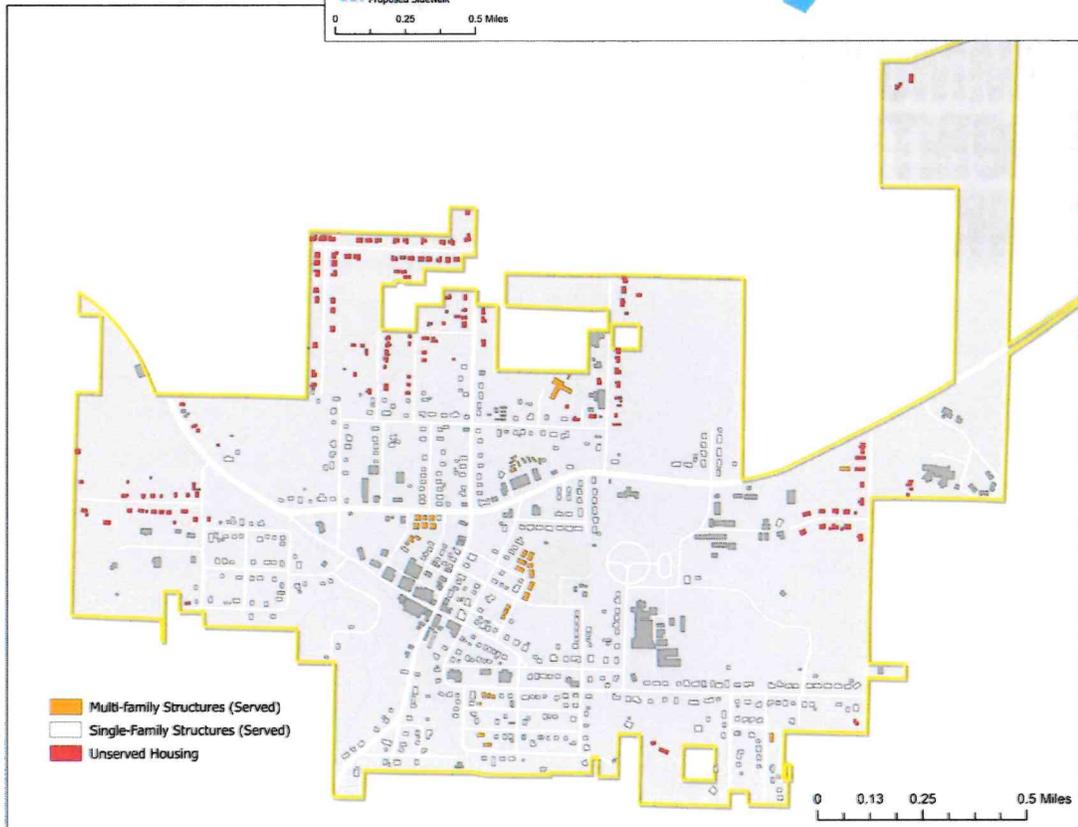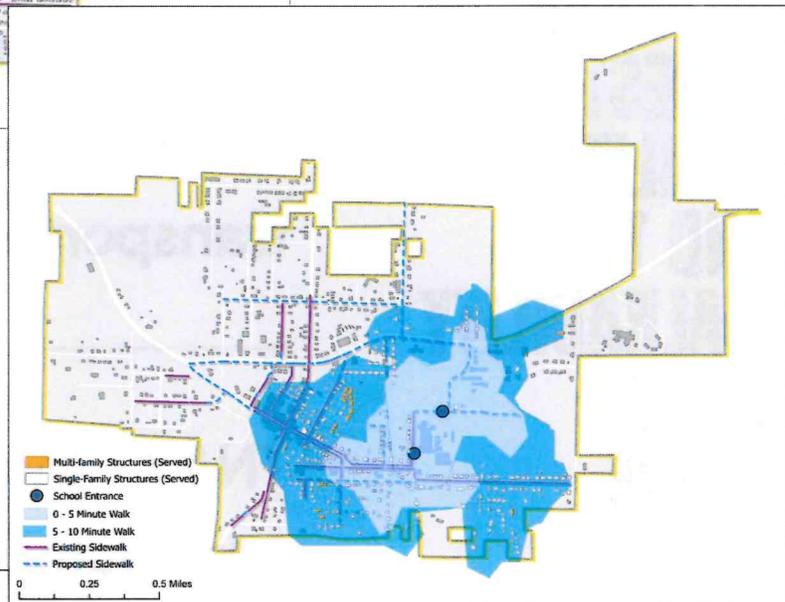
GOALS & OBJECTIVES

GOAL (G) ══ **OBJECTIVES (OBJ)** ➕ **ACTIONS**

TN G1 - IMPROVE PEDESTRIAN FACILITIES AND THE WALKABILITY OF ASH GROVE.

COMMUNITY PRIORITY RANK #6

TN 1.1 – Improve the accessibility through all alternative modes of transportation.

TN 1.2 – Increase sidewalk connectivity and access to trails.

TN 1.1 - Improve the accessibility through all pedestrian transportation methods.

OBJ 1.1 (RANK #16)

ED 2.2

	STRATEGY	WHY	PARTNERS	TERM
	TN 1.1.1 – Conduct a sidewalk inventory.	To identify areas needing repairs or upgrades and ensure compliance with ADA guidelines by collaborating with residents, SMCOG, and partnering engineers.	*City Staff, SMCOG, Partnering Engineers, Community*	***Short–term 2 years or less***
	TN 1.1.2 – Implement sidewalk and trail improvement plan.	Prioritize sidewalk and trail improvements based on safety and need, ensuring equitable installation, replacement, and maintenance of sidewalks, trails, and shared–use paths.	*City Staff, SMCOG, Partnering Engineers, Community*	***Mid-term 2-5 years***
	TN 1.1.3 – Determine key safety issue locations for pedestrian awareness.	Evaluate key locations for pedestrian safety issues and assess the need for signage at crosswalks and along US 160 to enhance safety for pedestrians and cyclists.	*City Staff, Transportation Department, Safety Experts, MoDOT*	***Mid-term 2-5 years***
	TN 1.1.4 – Develop infrastructure to facilitate seamless connections between neighboring subdivisions.	To minimize road traffic congestion by preparing for emerging alternative transportation options including cycles/e-bike users, electric scooter riders, and wheelchair users through subdivision developments and connections to commercial areas.	*City Staff, Transportation Department, Safety Experts, SMCOG, MoDOT*	***Mid-term 2-5 years***
	TN 1.1.5 – Apply for TAP Grants	Use the survey results priority sidewalk improvements map to help focus grant applications by considering the following priority sidewalk improvement routes in order of highest to lowest: C, E, A, B, D, F, G, H	*City Staff, SMCOG, MoDOT, Greene County Library Grants Services*	***Until Funded***

ACTIONS

TN **1.2 - Increase sidewalk connectivity and access to trails.**

OBJ 1.2 (RANK #8)

ED 2.2

STRATEGY	WHY	PARTNERS	TERM
TN 1.2.1 – Incorporate design guidelines for development to include sidewalks, trails, and green space for commercial and residential uses.	Assess the feasibility of connecting existing and future sidewalks with trails around Ash Grove. Integrating design guidelines will ensure future connectivity where feasible.	City Planners, Urban Designers, Parks and Recreation Department, Developers	Mid-term 2-5 years
TN 1.2.2 – Conduct a trail study system connecting Nathan Boone Park, the city park, Cubs Lake, and downtown	To create a dynamic community with increased recreational opportunities and to boost social and economic activity through improved connectivity.	City Staff, MDC, MDR, Tree Board, Community, Leaders, Trail Developers	Long-term 5-10 years
TN 1.2.3 – Explore regional trail connections to improve access and connectivity between Ash Grove and neighboring communities.	To expand trail access and connectivity, fostering regional collaboration and enhancing recreational opportunities between Ash Grove and neighboring communities.	City Staff, Missouri Dept. of Conservation, Missouri Dept. of Natural Resources, Tree Board, Community Leaders	Long-term 5-10 years
TN 1.2.4 – Collaborate with Missouri Department of Natural Resources State Parks Division.	To help coordinate with property owners, agencies, and potential partners when discussing trail implementation and identify funding sources.	City Staff, Missouri Dept. of Conservation, Missouri Dept. of Natural Resources,, Tree Board, Community Leaders	On-going
TN 1.2.5 – Apply to TEAP Grant for Main Street.	A Traffic Engineering Assistance Program (TEAP) can be a valuable resource to help plan scenario street configurations including road safety, intersection(s), speed limits, signs, pedestrian/bike route analysis, parking issues, and other traffic studies.	City Staff, SMCOG, MoDOT, Greene County Library Grants Services	Until Funded

GOALS & OBJECTIVES

GOAL (G)   =

TN G2 - ENSURE THE ROADS, STREETS, AND SIDEWALK IMPROVEMENTS ARE BALANCED BETWEEN NEW DEVELOPMENT AND EXISTING INFRASTRUCTURE.

COMMUNITY PRIORITY RANK #9

OBJECTIVES (OBJ) + ACTIONS

TN 2.1 – Improve the quality of roads and intersections in Ash Grove.

TN 2.2 – Create a city-wide transportation master plan.

TN 2.1 - Improve the quality of roads and intersections in Ash Grove.

OBJ 2.1 (RANK #10)

FLU 1.1

STRATEGY	WHY	PARTNERS	TERM
TN 2.1.1 - Assess the condition and functionality of local roads, intersections, and improvement processes along State-maintained roads through surveys.	To evaluate the current condition and functionality of local roads to state-maintained roads and intersections. To identify improvement needs and processes along state-maintained roads in order to notify transportation authorities and plan improvements.	*City Staff, Partner Engineers, MoDOT, Safety Experts, SMCOG*	*On-going*
TN 2.1.2 - Determine the need for new signage or traffic signals.	To assess the necessity for new signage or traffic signals to enhance safety and efficiency on local roads, ensuring appropriate traffic management and collaboration with MoDOT and SMCOG.	*City Staff, Partner Engineers, MoDOT, Safety Experts, SMCOG*	*Long-term 5-10 years*
TN 2.1.3 - Look for opportunities to incorporate developer requirements for road infrastructure and sidewalk installation costs through cost-sharing agreements.	To leverage developer contributions and cost-sharing agreements to fund road infrastructure and sidewalk installations, promoting sustainable development and efficient resource allocation. The city must be consistent in decision-making and prioritize incentives for redevelopment and housing projects.	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	*Mid-term 2-5 years*
TN 2.1.4 - Improve four-way stop at Main Street and Calhoun Avenue to enhance intersection	To address community concerns which might shed light and suggest safety improvements of the intersection and deter violations of existing stop signs.	*City Staff, Partner Engineers, MoDOT, Safety Experts, SMCOG*	*Long-term 5-10 years*
TN 2.1.5 - Improve the Main St. and Boone St. intersection to address safety and traffic flow concerns.	To optimize intersection safety and traffic flow by adjusting the angle of Main St. and Boone St. for better alignment entering US 160. These improvements address current design challenges as voiced by the community, and these discussions should include MoDOT and SMCOG.	*City Staff, Partner Engineers, MoDOT, Safety Experts, SMCOG*	*Long-term 5-10 years*
TN 2.1.6 - Coordinate with Greene County and developers to determine road improvement responsibility.	Collaboration between the city, county, and developers is vital for road network expansion. Clear responsibilities and coordination ensure efficient road improvements aligned with transportation goals. This approach minimizes conflicts, simplifies development, and meets current and future user needs.	*City Staff, Partner Engineers, MoDOT, Safety Experts, SMCOG, Greene County*	*Extended-term 10+ years*

TN **2.2 - Create a city-wide transportation master plan.**

OBJ 2.2 (RANK #20)

FLU 1.1

STRATEGY	WHY	PARTNERS	TERM
TN 2.2.1 – Collaborate with agencies like SMCOG to develop a transportation master plan addressing future projects and potential issues.	To create a comprehensive transportation master plan through collaboration with SMCOG and other agencies, ensuring coordinated development and addressing future transportation needs.	*City Staff, Mayor, Policy Makers, SMCOG Representatives, Transportation Experts*	*Mid-term 2-5 years*
TN 2.2.2 – Establish a system for residents to report transportation issues via the city's website, enhancing community feedback for the master plan.	To improve community involvement and feedback for the transportation master plan by allowing residents to report issues conveniently online.	*City IT Department, Community Engagement Team*	*Short-term 2 years or less*
TN 2.2.3 – Conduct a study to assess the need for additional parking, including ADA-compliant handicap spots, in the downtown area.	To evaluate the current parking needs and ensure accessibility by assessing the need for additional parking and ADA-compliant handicap spots in the downtown area. This study should recommend additional parking locations and feasibility.	*City Planners, Parking Department, Accessibility Consultants*	*Short-term 2 years or less*
TN 2.2.4 – Determine feasibility of developing off-site parking north of Main Street and south of W. Boone St., between N. Thurmond Ave. and N. Exchange Ave.	Consider developing a city-owned multi-use parking area to address downtown parking challenges by establishing a new parking lot at a strategic location, improving accessibility and convenience for visitors and residents.	*Stakeholder, Business and Property Owners, SMCOG, MoDOT, Universities*	*Mid-term 2-5 years*

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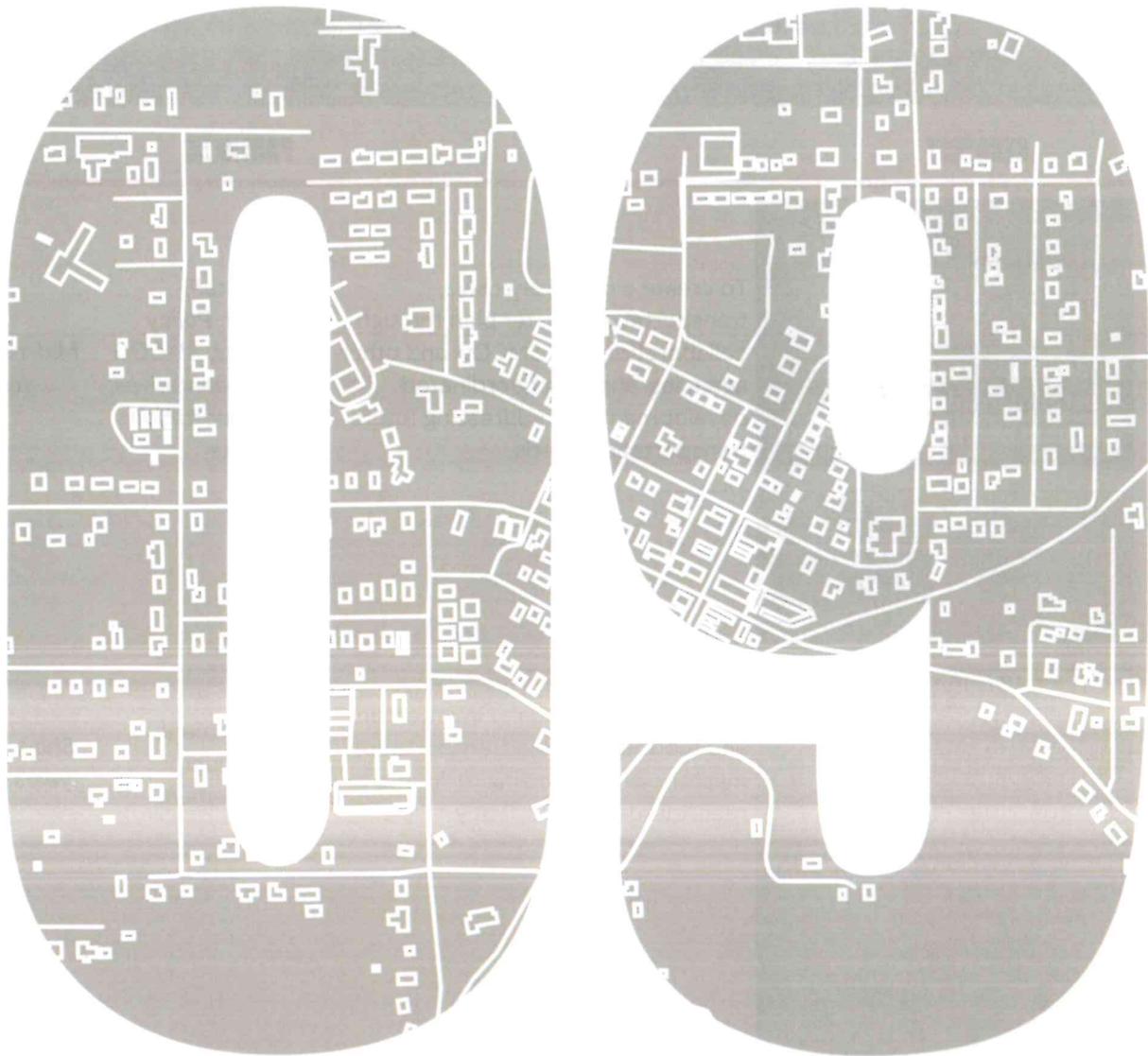
Chapter 9

COMMUNITY FACILITIES

Overview

This chapter provides advisement for the implementation of new city policy, infrastructure improvements, and updating city technology.

[CFS]

COMMUNITY FACILITIES & SERVICES (CFS)

Overview

The Community Facilities & Infrastructure chapter focuses on ensuring the safety, well-being, and health of the community, as well as maintaining and improving public facilities and infrastructure. This chapter addresses the need for adequate emergency services, infrastructure planning for growth, and enhancements to recreational and technological capabilities.

Applying the Goals, Objectives, and Actions

To use this chapter effectively, review the prioritized goals, objectives, and actions. Priority is designated at the end of each goal and objective. Each goal, objective, and strategy is labeled with specific abbreviations to assist in navigation:

- 2 Goals (G): CFS 1, CFS 2
- 4 Objectives (OBJ): CFS 1.1, CFS 1.2, CFS 2.1, CFS 2.2
- 25 Strategies (CFS): 1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.5, 1.1.6, 1.1.7, 1.1.8, 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, 1.2.6, 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5

Key Findings

Ash Grove faces several critical challenges and opportunities. Poor response times for ambulances and emergency services highlight the urgent need for improved facilities and resources. The city struggles to offer competitive wages for law enforcement due to limited revenue, resulting in staffing issues within the police department. This financial constraint also puts Ash Grove at risk of overextending vital resources such as city staff and funds. Additionally, the community relies on a volunteer-based fire department, reflecting its dependence on volunteerism. Despite these challenges, Ash Grove's water and wastewater facilities are capable of supporting the growth the community desires. The city also benefits from a strong school district with significant community support and a great opportunity to expand technical training programs to better prepare students for life after high school.

Chapter Themes:
- Planning infrastructure and maintenance.
- Enhancing recreational opportunities to support economy.
- Improve emergency services through increase staff, volunteers, and funding for Police, Fire, and EMS.

Case Studies and Hypothetical Scenarios

These scenarios aim to provide best practices and context to help Ash Grove improve its community facilities from parks to EMS to public infrastructure, ensuring that city services meet the needs of all residents.

Scenario 1: Enhancing Emergency Services

Scenario: Ash Grove aims to improve the readiness and efficiency of its emergency services.

Application: Exploring a sales tax for funding, applying for state and federal grants, partnering with the school district for training programs, and transitioning to a paid fire department.

Scenario 2: Infrastructure Planning for Growth

Scenario: Ash Grove anticipates growth and needs to ensure infrastructure can accommodate this development.

Application: Ensuring reliable internet service, prioritizing public infrastructure improvements, and planning for water, wastewater, and electric services.

Scenario 3: Improving Public Recreational Facilities

Scenario: Ash Grove seeks to enhance community engagement and recreational opportunities.

Application: Exploring the feasibility of a recreation center, improving the city park, and hosting micro events like food trucks and live music.

CASE STUDY
Williamson County, Texas: Officer Retention and Recruitment

The Williamson County Sheriff's office began to see a decline in the number of people applying to be an officer, as well as an increased turnover rate. This led to the department making some changes in the hiring and recruitment process. The main policy that was enacted was a shortened testing and training period. This shortened period took a less standardized approach and focused on getting the officers that passed into the field. This sped up process, resulted in better staffing, and improved officer retention throughout the training process. Overall, making a few minor changes to hiring and recruiting practices made the department stronger and led to better department staffing.
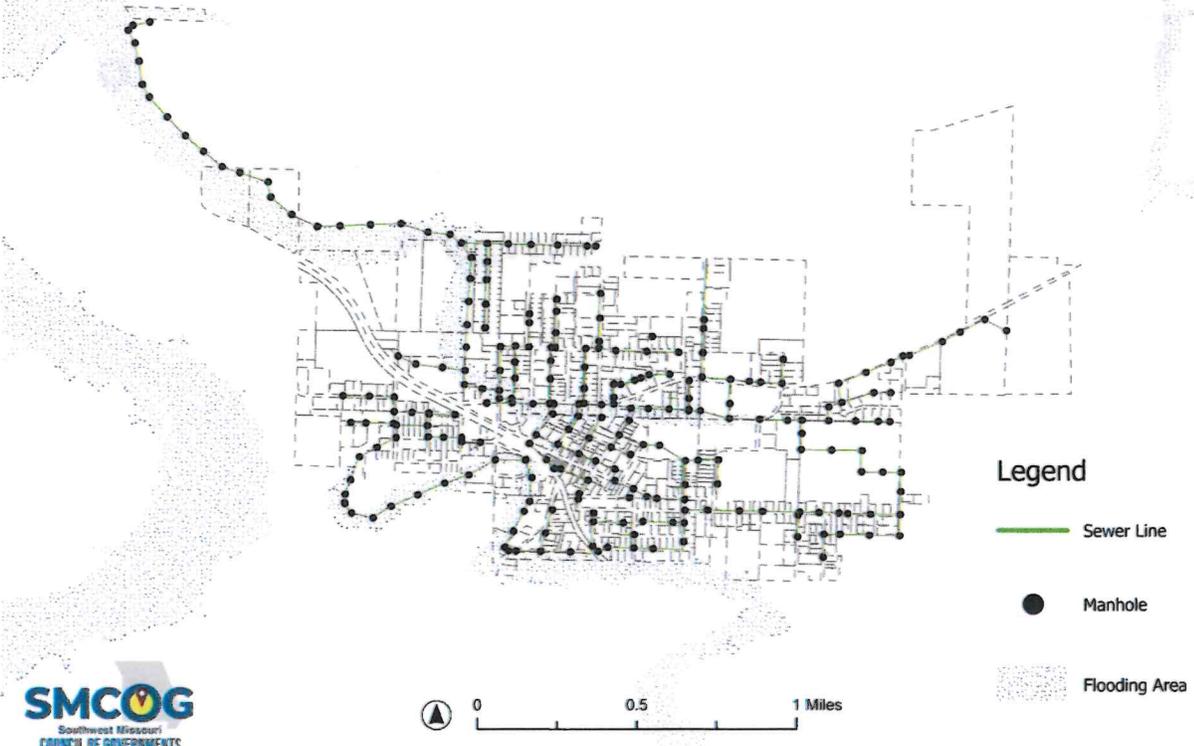
CASE STUDY
Lawrence, Massachusetts: Converting brownfields to parks.

The city of Lawrence, Massachusetts was home to a 2.7-acre site that was left unused and contaminated. The site was also identified as a key location during the planning process for a neighborhood plan being written. The city then undertook efforts to turn this location into a park for the community to enjoy. The park was constructed through a variety of funding sources, as well as using volunteerism as a way to reduce costs. The city now has a vibrant park that the community enjoys and takes pride in, as opposed to the contaminated, unappealing field that existed beforehand.

City of Ash Grove
Water Lines and Supply

.75"
1.25"
1.5"
2"
4"
6"
8"

Wells

Water Tower

Parcels Lines

City Limits

Flooding Area

0   0.5   1 Miles

SMCOG
Southwest Missouri
COUNCIL OF GOVERNMENTS
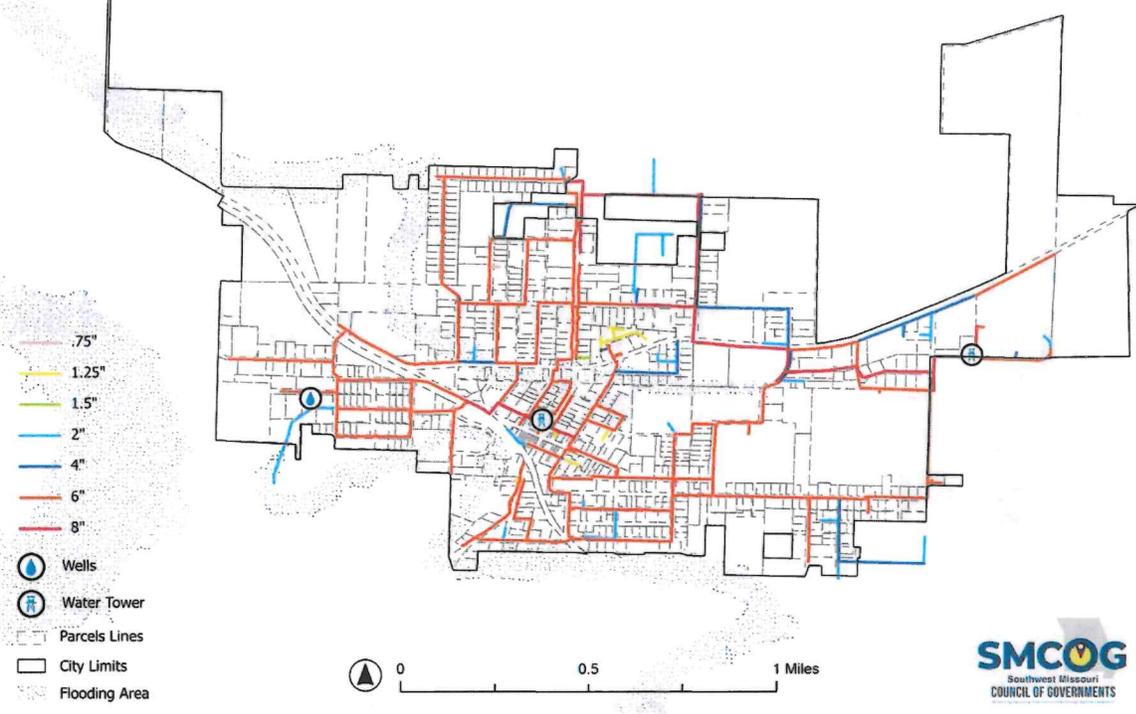
City of Ash Grove Sewer Lines

Legend

Sewer Line

Manhole

Flooding Area

SMCOG
Southwest Missouri
COUNCIL OF GOVERNMENTS

0   0.5   1 Miles

111

GOALS & OBJECTIVES

GOAL (G) =

CFS G1 - ENSURE THE SAFETY, WELL-BEING, AND HEALTH OF THE COMMUNITY.

COMMUNITY PRIORITY RANK #5

OBJECTIVES (OBJ) ✚ **ACTIONS**

CFS 1.1 – Develop strategies and plans to mitigate public hazards.

CFS 1.2 – Plan for infrastructure improvements to accommodate current or future growth and development.

CFS 1.1 - Develop strategies and plans to mitigate public hazards.

OBJ 1.1 (RANK #14)

TN 2.1 **TN 2.2**

STRATEGY	WHY	PARTNERS	TERM
CFS 1.1.1 – Develop partnership with Ash Grove Schools for hands on training.	Partner with the school district to create a program for students interested in emergency services, providing early training and potential employment.	City Staff, Ash Grove Schools,	Mid–term 2-5 years
CFS 1.1.2 – Continue to be proactive applying for emergency funds.	Apply for state and federal grants to fund equipment upgrades or additions for emergency services, such as the AFG, SAFER, and OSET grants.	Greene County Libraries, SMCOG, City Staff, Police, Fire, Local Medical Providers	On-going
CFS 1.1.3 – Establish an ambulance barn.	Explore the opportunity to add an ambulance barn through local medical facilities to improve emergency response times.	Local Medical Providers, Property Owners, EMS, MoDOT, SMCOG.	Long-term 5-10 years
CFS 1.1.4 – Established a full-time fire department as the city grows.	Assess the feasibility of transitioning to a paid fire department as population and revenues increase. To enhance preparedness and competitiveness with similar communities.	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Extended–term 10+ years
CFS 1.1.5 – Represent Ash Grove during County Hazard Mitigation and emergency planning.	Participate and identify emergency needs in the Greene County's hazard mitigation planning process. To integrate Ash Grove into regional planning processes and improve resiliency to hazards.	City Staff, SMCOG, Greene County	Every 5 years
CFS 1.1.6 – Develop a city wide emergency plan.	Collaborate with Greene County, SMCOG, and consultants to find funding and develop a city wide emergency plan to ensure safety of key infrastructure against cybersecurity threats and natural disasters.	Greene County Emergency Management, SMCOG, Police, EMS, Fire	Long-term 5-10 years
CFS 1.1.7 – Determine law enforcement and EMS equipment needs.	Ensure that emergency services in the area have adequate equipment, staff, and funding through RSOC.	Greene County Emergency Management, County and State Law Enforcement, Police, Fire, SMCOG.	On-going
CFS 1.1.8 – Assess and inventory potential brownfield sites.	Identify and assess locations with potential historical significance or suspected hazardous materials for redevelopment. Conduct area-wide assessments and pursue grant funding for remediation to facilitate the reuse of these sites for housing, commercial, or industrial purposes.	EPA, Engineers, Missouri Department of Natural Resources, Sustainability Partners, SMCOG,	Short-term 2 years or less

CFS 1.2 - Plan for infrastructure improvements to accommodate current or future growth and development.

OBJ 1.2 (RANK #7)

FLU 1.2
TN 1.1
TN 2.1
TN 2.2

STRATEGY	WHY	PARTNERS	TERM
CFS 1.2.1 – Create flexible policies for the location and zoning for childcare locations	Explore ways to bring more childcare services to Ash Grove due to the lack of facilities and programs currently in place.	City Staff, Policy Makers, state and industry representatives	On-going
CFS 1.2.2 – Establish a city staffed position or contract for planning services responsible for overseeing and reviewing applications for city growth and management.	Create a city planner position, building inspector position, or a combination of roles to oversee applications and participate in regional economic, housing, transportation, and planning activities.	City Staff, Policy Makers, Community	Mid-term 2-5 years
CFS 1.2.3 – Hire a city management position.	Create an administrative position to alleviate some responsibilities from the current city staff. This position may be essential as the city grows and represents the voice of the growing population.	City Staff, Policy Makers, Community	Long-term 5-10 years
CFS 1.2.4 – Develop a capital improvements plan.	Create a prioritization list for improvements to public infrastructure and services, identifying necessary upgrades to roads, water, wastewater, electric, and other services to support community growth.	City Staff, Policy Makers, Utility Providers, Community	On-going (annual)
CFS 1.2.5 – Evaluate and incentive internet access and infrastructure.	Ensure reliable and adequate internet service for Ash Grove.	City Staff, Policy Makers, SMCOG, Community, Missouri Department of Broadband	On-going
CFS 1.2.6 – Gage public interest while planning future projects.	Using micro-community surveys and gathering public input through an online submission form, the city can identify community needs and address them through planning.	City Staff, Mayor, Partner Engineers, SMCOG, Community	On-going

GOALS & OBJECTIVES

GOAL (G)

CFS G2 - MAINTAIN AND IMPROVE UPON PUBLIC FACILITIES AND INFRASTRUCTURE.

COMMUNITY PRIORITY RANK #4

OBJECTIVES (OBJ)   ACTIONS

CFS 2.1 – Utilize the community's scenic, natural, and historical attractions as recreational, cultural, and economic development assets.

CFS 2.2 – Improve the city's technological capabilities to make them more efficient and accessible.

CFS 2.1 - Utilize the community's scenic, natural, and historical attractions as recreational, cultural, and economic development assets.

OBJ 2.1 (RANK #9)

FLU 1.1 / ED 2.2

STRATEGY	WHY	PARTNERS	TERM
CFS 2.1.1 – Inventory all parks and equip and plan improvements.	To ensure city parks, trails, and equipment are accessible and inclusive for everyone including those with disabilities.	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	**Mid-term 2–5 years**
CFS 2.1.2 – Develop a community storm shelter.	Assess the feasibility of establishing a community FEMA shelter to protect residents from storms. The structure could be used as a recreational center, which may provide space for various indoor activities and sports.	*City Staff, Policy Makers, FEMA, Regional Emergency Management Agencies and Studies, Community*	**Long-term 5–10 years**
CFS 2.1.3 – Look for opportunities to restore Cubs Lake into a community asset.	The city can collaborate with partners, volunteers, and government to create a multi-use park incorporating fishing, hiking, biking, and playgrounds.	*City Staff, Policy Makers, Current and Regional Planners, Residential Feedback*	**Mid-term 2–5 years**
CFS 2.1.4 – Host recreational and educational events.	Host micro-events to inform the community about local history, conservation, and culture. These events are tailored to the local community in smaller settings. These may include outtings such as street and stream cleanups, wildlife and historical education, and more.	*City Staff and leadership, Missouri Departments of Conservation and Natural Resources, FFA, Universities, Senior Citizens*	**Short–term 2 years or less**
CFS 2.1.5 – Look to designate a public relations coordinator.	To help city staff coordinate event planning and promoting Ash Grove. These positions have been filled by volunteers, retirees, or brought on as city staff. In this case, this city should establish need and budget for such a role.	*City Staff, Volunteers, Senior Citizens, Event Planner*	**Short–term 2 years or less**

CFS 2.2 - Improve the City's technological capabilities to make them more efficient and accessible.

OBJ 2.2 (RANK #11)

ED 2.2

STRATEGY	WHY	PARTNERS	TERM
CFS 2.2.1 – Increase Ash Grove's presence in the region.	Increase social media activity and create a podcast to update residents on relevant issues and events, to promote Ash Grove as a growing and desirable place to live. These simple steps have brought in new residents and business to local communities in the region.	City Staff, Policy Makers, Stakeholders, Community Leaders, Universities	On-going
CFS 2.2.2 – Implements text notification system.	Implementing a text-based notification system for important city announcements and events will help aid the community in receiving safety updates, city meetings, and events; encouraging patificaption and awareness.	Police, City Staff, Web & App Developer	Mid-term 2-5 years
CFS 2.2.3 – Update the City's website.	The city's website can be more interactive with links to social media, important notifications, resources for tourism and even current construction projects. The city can add an announcements section to the city website homepage to help this communication.	City Staff, Policy Makers, Chambers, Universities	Mid-term 2-5 years
CFS 2.2.4 – Maintain city records utilizing GIS software.	Update current GIS capabilities and databases, including creating shared databases with utility providers and SMCOG, incorporating interactive mapping and regular updates to the zoning map.	City Staff, Geographic Information Systems technician, SMOCG	Mid-term 2-5 years
CFS 2.2.5 – Improve access to internet and capacity	Support expansion of current and emerging infrastructure technologies, including fiber optic service, 5G, or similar emerging communication technology infrastructure.	City Staff, Policy Makers, Current and Regional Planners, Residential Feedback	Long-term 5-10 years

Chapter 10
FUNDING

Overview

This chapter includes additional financial resources to serve as a starting point to funding projects. New and changing funding programs become available frequently and the city should continue to explore alternate funding as these become available.

F

FUNDING AVENUES

Opportunities

While many projects outlined in the plan may identify funding sources such as grant programs, it's essential to note that these are not the sole means of funding a project. If opportunities are missed due to competition, there may be alternative avenues available.

The funding options listed in this chapter are grants, programs, or various agencies that are resources to start planning for applications and identified project needs. The tables provide general information about the program, including the name and a brief description. These program descriptions are the initial step in identifying funding, and additional research and discussions will help narrow the focus of applicability as well as new or alternative opportunities.

Additionally, considering the limited staff capacity for finding and writing applications, the plan suggests exploring options like consulting groups that provide free grant writing services. These groups could include partnerships with engineering firms, SMCOG, and the Greene County Library. Furthermore, volunteer community members who have shown interest during the planning phase could also be a valuable resource. The following are example programs and descriptions to provide context to the following tables.

Land and Water Conservation Fund (LWCF)

The Land and Water Conservation Fund (LWCF) is a federal program supporting public outdoor recreation areas and facilities. Established in 1964, it funds projects including creating accessible trails for individuals with disabilities, constructing bridge, boardwalks, installing signage, developing educational programs to promote trail safety, land acquisition for parks, wildlife refuges, and recreational facilities. The program aims to enhance public access to natural spaces, promote outdoor recreation, and conserve land and water resources. LWCF grants are given to state and local governments to protect areas, create new parks, and improve communities.

Recreational Trails Program

The Recreational Trails Program (RTP) is a federal program assisting states in developing and maintaining recreational trails for various uses. It funds projects like trail construction and maintenance, creating accessible trails, installing signage, and promoting trail safety. RTP grants encourage collaboration to enhance outdoor recreation and community connectivity through well-maintained trail systems.

Transportation Alternatives Program (TAP)

TAP provides funding for projects that improve non-motorized transportation, including sidewalks, trails and pathways that connect parks and recreational areas.

- Eligibility: Local governments, regional transportation authorities, and other public entities.
- Funding: Up to 80% of eligible project costs, with a 20% local match required.

Sales Tax	State Designated by RSMo.
General Revenue Sales Tax	A general revenue sales tax may be imposed at a rate of 0.50 of a cent, .875 cent or 1 cent.
Utility Tax	A utility tax of 1% upon all sales within the City limits of metered water services, electricity,electrical current and natural, artificial or propane gas, wood, coal or home heating oil for domestic use, .06725% for commercial use and .025% on manufacturing use.
Capital Improvements Sales Tax	This tax may be imposed at a rate of .125, .25, .375 or .50 of 1 cent. Funds generated can be used for the operation or maintenance of a capital improvement and/or the repayment of bonds that financed a capital improvement project
Economic Development Sale Tax	A sales tax of up .50 cent can be used for the purpose acquiring land, installing and improving infrastructure and public facilities that relate to a long-term economic development project.
Transportation Sales Tax RSMo 94.700-94.755	This tax may not exceed .50 cent and is to be used solely for transportation purposes.
Storm Water/Parks Sales Tax	The tax may be used for stormwater control, parks, or both. The tax may not exceed .50 of a cent.
Local Use Tax	A local use tax is applied in lieu of the local sales tax on transactions that individuals and businesses conduct with out-of-state vendors, including internet, catalog, and direct market sales. The rate of the use tax is applied at the same rate as the local sales tax.
Parks and Recreation Property Tax RSMo 90.010 and 90.500-90.570	Allowable uses for this tax include park acquisition and maintenance with maximum allowed up to two million. Requires voter approval and revenue funds to be separated out into another fund. A park or pleasure grounds referred to Rs MO 90.010 can be levied as an amount of cent per $100 and approved by voters.
Foundation Funding	Varies by program
Crowdfunding	Varies by program
Government Funds	Varies by program and department
State Supplemental Tax Increment Financing (TIF)	Facilitate the redevelopment of blighted areas by providing essential public infrastructure.

Land Use and Environment Funding

Smart Growth Action Grant	The National Association of Realtors offers a Smart Growth Action Grant that supports a range of land-use and transportation-related activities.
Safeguarding Tomorrow Revolving Loan Fund Program	Provide capitalization grants to states, eligible federally recognized tribes, territories and the District of Columbia to establish revolving loan funds that provide hazard mitigation assistance for local governments to reduce risks from natural hazards and disasters.
America the Beautiful Challenge (ATBC)	Is a public-private grant program that funds conservation projects across the nation. Intended to streamline grant funding opportunities for new voluntary conservation and restoration projects around the United States, ATBC consolidates funding from multiple federal agencies and the private sector to enable applicants to conceive and develop large-scale projects that address shared funder priorities and span public and private lands
Climate Pollution Reduction Grants (CPRG) program	The Climate Pollution Reduction Grants (CPRG) program provides $5 billion in grants to states, local governments, tribes, and territories to develop and implement ambitious plans for reducing greenhouse gas emissions and other harmful air pollution. Authorized under Section 60114 of the Inflation Reduction Act, this two-phase program provides $250 million for noncompetitive planning grants, approximately $4.6 billion for competitive implementation grants.
USDA Forest Service Urban & Community Forestry Program	The program works in partnership with State and local forestry agencies, non-profit and tribal organizations, and the institutions of higher education to restore, sustain, and manage more than 140 million acres of urban and community forest lands for the benefit of communities across the United States. Healthy urban & community forests and green infrastructure are not only critical to all our nation's forests, but research and studies have also shown that our urban and community forests are essential to the economic, environmental, physical, and mental well-being of our citizens.
Pathways to Removing Obstacles to Housing (PRO Housing)	Pathways to Removing Obstacles to Housing (PRO Housing) supports communities who are actively taking steps to remove barriers to affordable housing such as: Barriers caused by outdated zoning, land use policies, or regulations; Inefficient procedures; Gaps in available resources for development; deteriorating or inadequate infrastructure; lack of neighborhood amenities; challenges to preserving existing housing stock such as increasing threats from natural hazards, redevelopment pressures, or expiration of affordability requirements.
National Association of Realtors: Placemaking Grant	Placemaking Grants fund the projects led by state and local relator association that create new, outdoor public spaces and destinations in a community on unused or underused sites.
Choice Neighborhoods Planning Grants	Implement community or neighborhood projects in your town that will strengthen economic development. This program can help fund projects in the categories of job training, education, crime prevention, community services, and physical revitalization.
Energy Efficiency and Conservation Block Grant (EECBG) Program	This program gives funding for improving transportation infrastructure, adopting and implementing building energy codes, strengthening electric grid policy and program making, and supporting community-driven climate and resilience planning. States are required to pass 60% if their funding to smaller communities to address such issues.

Brownfields

Community-wide Assessment Grants – Missouri Department of Natural Resources	This is appropriate for communities that are beginning to address their brownfield challenges, as well as for communities that have ongoing efforts to bring sites into productie reuse.
Assessment Coalition Grants	Assessment Coalitions are designed for one "lead" eligible entity to partner with two to four eligible entities that do not have the capacity to apply for and manage their own EPA cooperative agreement and otherwise would not have access to Brownfields Grant resources. Additionally, EPA strongly encourages coalitions to include eligible community-based nonprofit organizations as non-lead members to help promote strong local engagement and to ensure the community's concerns and vision for revitalization are incorporated into the project.
Participant Support Costs	These are available under Assessment Grants. EPA recognizes that effective community engagement is a vital process to help alleviate environmental justice concerns for citizens in underserved areas and give them a voice in their community's future. A community liaison can serve as a key resource to help ensure the citizens' goals and interests are reflected in the planned reuse of individual brownfield sites as well as the revitalization of the areas in which they live, work, play, learn, and pray.
Brownfield Redevelopment Program	Provides financial incentives for abandoned or underutilized properties of at least three years to be redeveloped for industry, commerce, distribution and/or research.
Missouri Market Development Program	Promotes the development of markets for recovered materials and recycled content products by providing business and government financial and informational services. The qualified business will receive up to 75% of specific equipment costs with a maximum funding level of $250,000.
Brownfields Revolving Loan Fund	Provides loan and sub-grant to support cleanup activities for sites contaminated with petroleum, hazardous, controlled substances, and mine-scarred lands.

Housing

Pathways to Removing Obstacles to Housing (PRO Housing)	Pathways to Removing Obstacles to Housing (PRO Housing) supports communities who are actively taking steps to remove barriers to affordable housing such as: barriers caused by outdated zoning, land-use policies, or regulations; inefficient procedures; gaps in available resources for development; deteriorating or inadequate infrastructure; lack of neighborhood amenities; challenges to preserving existing housing stock such as increasing threats from natural hazards, redevelopment pressures, or expiration of affordability requirements.
Multifamily Housing Direct Loans	This program provides competitive financing for affordable multi-family rental housing for low-income, elderly, or disabled individuals and families in eligible rural areas.
Multifamily Housing Loan Guarantees	The program works with qualified private-sector lenders to provide financing to qualified borrowers to increase the supply of affordable rental housing for low- and moderate -income individuals and families in eligible rural areas and towns.
Off-Farm Labor Housing Direct Loans & Grants	It provides affordable financing to develop housing for year-round and migrant or seasonal domestic farm laborers.
On-Farm Labor Housing Loans	It provides affordable financing to develop or rehabilitate affordable rental housing for very-low income, domestic, migrant, and seasonal farm laborers.
Multifamily Housing Preservation and Revitalization	It restructures loans for existing Rural Rental Housing and Off-Farm Labor Housing projects to help improve and preserve the availability of safe affordable rental housing for low income residents.
Multifamily Housing Rental Assistance Program	This program provides payments to owners of USDA-financed Rural Rental Housing or Farm Labor Housing projects on behalf of low-income tenants unable to pay their full rent.
Multifamily Tenant Voucher Program	This program provides vouchers to protect eligible tenants in Multifamily Direct Loan properties who may face hardship when the loan on the property is prepaid, or the property is foreclosed.
Multifamily Housing Non-Profit Transfer Technical Assistance Grants	USDA Rural Development awards grants to eligible nonprofit organizations and public housing authorities (PHAs) to provide technical assistance (TA) and other services to enable affordable housing preservation through the transfer of Multifamily Housing Direct Loan properties from current owners to nonprofits or PHAs.
Off-Farm Labor Housing Technical Assistance Grants	USDA Rural Development awards grants to nonprofit organizations to provide technical assistance to applicants for Farm Labor Housing (FLH) loans and grants. These loans and grants are used to increase the availability of affordable, decent housing for farm laborers.
Home Energy Rebate Program	Provides formula-based funds to states to offer rebates for home energy efficiency and electrification. Activities eligible for Home Efficiency Rebates will include efficiency upgrades that save at least 20% of a home's energy use. Home Electrification and Appliance Rebates will support purchasing and installing high-efficiency electric home appliances and equipment, potentially including heat pumps, electric load service center upgrades, and electric stoves, cooktops, ranges, or ovens.
Property Assessed Clean Energy (PACE)	PACE financing in Missouri allows property owners to fund energy improvements through special assessments on property tax bills. It offers fixed-rate financing for up to 20 years, with liens transferred upon property sale. Projects must be in approved areas. Inquiries should be directed to the relevant PACE district, as the department does not oversee PACE programs.

Housing, conti.

Missouri Linked Deposit Program for Multi-Family Housing	Provides low-interest-rate loans to improve existing multi-family housing units or developing affordable housing in areas where it is needed.
Good Neighbor Next Door Program	• Teacher Next Door: With this program teachers may be able to purchase a home at a 50% discount from the list price. • Law Enforcement Officers: With this program teachers may be able to purchase a home at a 50% discount from the list price. • Firefighters and EMT's: With this program teachers may be able to purchase a home at a 50% discount from the list price.
Healthy Homes and Weatherization Cooperation Demonstration Grant Program	The purpose of the Healthy Homes and Weatherization Cooperation Demonstration Grant Program NOFO program is to provide housing interventions in lower-income households that are conducted jointly through the coordination of HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH)- funded by Healthy Homes Production (HHP) program and programs funded by the U.S. Department of Energy's (DOE) Weatherization Assistance Program (WAP).
The Greenhouse Gas Reduction Fund	The Inflation Reduction Act created a first-of-its-kind, national-scale program: The Greenhouse Gas Reduction Fund- a $27 billion investment to mobilize financing and private capital to address the climate crisis, ensure our country's economic competitiveness, and promote energy independence while delivering lower energy costs and economic revitalization to communities that have historically been left behind.
CoC: Continuum of Care Program	Designed to assist individuals (including unaccompanied youth) and families experiencing homelessness and provide the services needed to help such individuals move into transitional and permanent housing, with the goal of long-term stability.
ESG: Emergency Solution Grants Program	Helps to engage homeless individuals and families living on the street; Improve the number and quality of emergency shelters; Provide essential services to shelter residents; Rapidly re-house homeless individuals and families; and prevent families and individuals from becoming homeless
Youth Homelessness Demonstration Program	The youth Homelessness Demonstration Program (YHDP) is an initiative designed to reduce the number of youth experiencing homelessness. The goal of the YHDP is to support selected communities, including rural, suburban, and urban areas across the United States, in the development and implementation of a coordinated community approach to preventing and ending youth homelessness. Additionally, HUD is committed to sharing the experience of YHDP communities and mobilizing communities around the country toward the same end.

Housing, conti.

HUD-Veterans Affairs Supportive Housing (HUD-VASH)	The HUD-VASH program combines HUD's Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). VA provides these services for participating Veterans at VA medical centers (VAMCs), community-based outreach clinics (CBOCs), through VA contractors, or through other VA designated entities.
Title V-Federal Surplus Property for Use to Assist the Homeless	Title V of the McKinney-Vento Homeless Assistance Act, Public Law 101-645 (42 U.S.C. 11411), enables eligible organizations to use unutilized, excess, and surplus Federal properties to assist persons experiencing homelessness.
203(k) Rehabilitation Mortgage Insurance Program	Section 203(k) insures mortgages covering the purchase or refinancing and rehabilitation of a home that is at least a year old. A portion of the loan proceeds are used to pay the seller, or, if a refinance, to pay off the existing mortgage, and the remaining funds are placed in an escrow account and released when the rehabilitation is completed. Section 203(k) offers • A solution that helps both borrowers and lenders, insuring a single, long term, fixed or adjustable-rate loan that covers the acquisition and rehabilitation of a property. • Affordability and flexibility of FHA-insured financing. • The lender protection by allowing them to have the loan insured prior to completion of rehabilitation, even before the condition and value of the property may offer adequate security. • The lender the opportunity to help address climate change by insuring the financing of cost-effective improvements.
HUD's Choice Neighborhood Grant	Implement community or neighborhood projects in your town that will strengthen economic development. This program can help fund projects in the categories of job training, education, crime prevention, community services, and physical revitalization.
HOME Investment Partnerships Program (HOME)	PACE financing in Missouri allows property owners to fund energy improvements through special assessments on property tax bills. It offers fixed-rate financing for up to 20 years, with liens transferred upon property sale. Projects must be in approved areas. Inquiries should be directed to the relevant PACE district, as the department does not oversee PACE programs. The HOME Investment Partnerships Program provides formula grants to states and localities that communities use - often in partnership with local non-profit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership, or providing direct rental assistance to low-income people. HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancements, or rental assistance or security deposits.
Thriving Communities Technical Assistance (TCTA) Program	This program funded by HUD supports communities to create vibrant, resilient and equitable neighborhoods. This program invest in a range of infrastructure projects, including transportation, water systems, high-speed internet accessibility, environmental remediation, and electric grids, while considering housing needs to be the part of their larger infrastructure investment plan.
Energy Efficiency and Conservation Block Grants (EECBG)	This fund supports retrofits and efficiency improvements to existing structures and buildings. It cannot be used to finance new construction projects.

Transportation (Roads, Bike, EV, Trails, Sidewalks, etc.)

Transportation Alternative Program (TAP)	The transportation alternatives program provides funding for a variety of smaller-scale transportation projects such as pedestrian and bicycle facilities and trails. This program is administered through the Missouri Department of Transportation. Contact SMCOG for questions and guidance.
Traffic Engineering Assistance Program (TEAP)	• The Traffic Engineering Assistance Program (TEAP) is a program administered by the Missouri Department of Transportation (MoDOT) that provides funding and technical assistance to local public agencies (LPAs) for traffic engineering studies. This program is designed to help local governments address specific traffic concerns and improve safety and efficiency in their transportation systems. TEAP is aimed at assisting local governments in Missouri with the funding needed to conduct traffic engineering studies. These studies can help identify safety issues, develop solutions, and prioritize traffic-related improvements in communities such as: intersection analysis, traffic signal timing studies, pedestrian safety assessments, school zone safety evaluations, speed studies, roadway safety audits, and traffic calming studies.
Recreational Trails Program (RTP) – Missouri State Parks	Open to local and state governments, school districts and nonprofit organizations for the purposes of restoration of recreational trails, development of trails, facilities, construction of new trails, acquisitions of easements and properties, and assessing a trails conditions concerning accessibility and maintaining trials.
PeopleForBikes Grant	PeopleForBikes aims to make bicycling better for everyone and accepts Letters of Interest for its Community Grant Program. Through the annual program, grants of up to $10,000 will be awarded to important and influential projects that leverage federal funding to build momentum for bicycling in communities across the United States.
America Walks Community Change Grants	Organizations can seek funding opportunities through this private sector to encourage walkability.
Rural Surface Transportation Grant Program	This grant program operates under Multimodal Project Discretionary Grant (MPDG). This program supports for the construction, repair, and enhancement of roads and bridges in less populated regions.
Reconnecting Communities and Neighborhoods Grant Program	• Technical Assistance: Technical assistance is for building organizational or community capacity to engage in transportation planning and to identify innovative solutions to infrastructure challenges, including reconnecting communities that are bifurcated by eligible facilities or lack safe, reliable, and affordable transportation options. • Capital construction grants: may be used for projects for which all necessary studies and other planning activities have been completed to remove, retrofit, mitigate, or to replace an existing eligible facility. • Planning grants: may be used to study the feasibility and impacts of removing, retrofitting, or mitigating an existing eligible facility or to conduct planning activities necessary to design a project to remove, retrofit, or mitigate an existing eligible facility.
Missouri State Parks Bus Grant Program	This program assist schools and nonprofit organizations with the transportation expenses of field trips and outdoor learning opportunities at Missouri state parks and historic sites.

Transportation (Roads, Bike, EV, Trails, Sidewalks, etc.) , conti.

Reconnecting Communities and Neighborhoods Grant Program	• Technical Assistance: Technical assistance is for building organizational or community capacity to engage in transportation planning and to identify innovative solutions to infrastructure challenges, including reconnecting communities that are bifurcated by eligible facilities or lack safe, reliable, and affordable transportation options. • Capital construction grants: may be used for projects for which all necessary studies and other planning activities have been completed to remove, retrofit, mitigate, or to replace an existing eligible facility. • Planning grants: may be used to study the feasibility and impacts of removing, retrofitting, or mitigating an existing eligible facility or to conduct planning activities necessary to design a project to remove, retrofit, or mitigate an existing eligible facility.
Strengthening Mobility and Revolutionizing Transportation (SMART)	Established to provide grants to eligible public sector agencies to conduct demonstration projects focused on advanced smart community technologies and systems in order to improve transportation efficiency and safety.
Safe Streets and Roads for All (SS4A) Grant Program	• Planning and Demonstration Grants: provide federal funds to develop, complete, or supplement an Action Plan. The goal of an Action Plan is to develop a holistic, well-defined strategy to prevent roadway fatalities and serious injuries in a locality, Tribal area, or region. • Implementation Grants: provide Federal funds to implement projects and strategies identified in an Action Plan to address a roadway safety problem. Eligible projects and strategies can be infrastructural, behavioral, and/or operational activities.
Active Transportation Infrastructure Program (ATIIP)	The Active Transportation Infrastructure Programs (ATIIP) is a new competitive grant program created by Section 11529 of the Bipartisan Infrastructure Law (enacted as the Infrastructure Investment and Jobs Act (Pub. L. 117-58) to construct projects to provide safe and connected active transportation facilities in active transportation networks or active transportation spines. Both planning and construction grants are awarded through this program.
Rebuilding American Infrastructure with Sustainability and Equity (RAISE)	The RAISE grant program functions under the U.S. Department of Transportation and provide funds to large infrastructure projects that promote sustainability, equity, and economic development while improving transportation systems, which will have a significant local or regional impact.

Charging and Fueling Infrastructure Discretionary Grant Program	The charging and Fueling Infrastructure Discretionary Grant Program (CFI Program) is a competitive grant program created by President Biden's Bipartisan Infrastructure Law to strategically deploy publicly accessible electric vehicle charging alternative fueling infrastructure in the places people live and work- urban and rural areas alike- in addition to along the designated Alternative Fuel Corridors (AFCs). CFI program investments will make modern and sustainable infrastructure accessible to all drivers of electric, hydrogen, propane, and natural gas vehicles. This program provides two funding categories of grants:
	  1. Community Charging and Fueling Grants (Community Program)
	  2. Alternative Fuel Corridor Grants (Corridor Program)

Clean School Bus Program Grants	EPA Clean School Bus Program provides $5 billion over five years to replace existing school buses with zero-emission and clean school buses.

Economic Development

State of Missouri Department of Economic Development & Missouri Development Finance Board	The Missouri Downtown Economic Stimulus Act (MODESA) Program can be used to redevelop areas focused on downtown and to create jobs through essential public infrastructure.
Historic Preservation *All municipalities and non-profits with a historic preservation mission can apply for Historic Preservation Fund grants; however, only Missouri's Certified Local Governments (CLGs) qualify to compete for 10% of mandated pass-through funding.*	**Local and State:** 1. CDBG Special Purpose grants and Planning grants 2. MO State Parks offers grant applications and funding from federal government including the National Register and Survey Grant, Planning and Outreach Grant, Predevelopment (Preconstruction) Grant and Missouri Historic Tax Credits **Federal:** 1. National Register of Historic Places – up 20% tax credits for rehabilitation costs *Historic Preservation Easements – A voluntary legal agreement, typically in the form of a deed, which permanently protects a significant historic property. Perpetual (forever) easements assured the property owner the historic character will be preserved. Donations may allow the owner to be eligible for one or more forms of tax benefits.*
Missouri Main Street Connection (MMSC)	This organization offers matching grant programs, educational trainings, and other services. Main Street is releasing a study involving the impacts of Main Streets and historic preservation in Missouri over the past 10 years. *Potential Grant opportunities:* the Community Empowerment Grant, People Energizing Places (PEP) Grant, Strategic Teams Engaging Places (STEP) Grant.
National Association of Realtors: Placemaking Grant	A program used to transform underused or unused public spaces into vibrant gathering places accessible to everyone in a community.
Urban Agriculture and innovative Production Grants	Urban Agriculture and Innovation Production (UAIP) competitive grants initiate or expand efforts of farmers, gardeners, citizens, government officials, schools, and other stakeholders in urban areas and suburbs. Projects may target areas of food access; education; business and start-up costs for new farmers; and development of policies related to zoning and other needs of urban production. Opportunities include grants for planning activities and implementation. This program has been utilized by Farmers Market Of The Ozarks and Nixa School Dist. R-2.

Economic Development

People Energizing Places Grant (PEP)	The People Energizing places (PEP) Grant offers Missouri Main Street communities and historic commercial districts access to advanced training and assistance that support local efforts. This program provides two years of hands-on training and guidance to help increase a downtown's economic viability.
Strategic Teams Engaging People Grant (STEP)	The Strategic Teams Engaging People (STEP) Grant offers Missouri Main Street communities access to expert guidance and training, which will catapult the organization to the next level. The focus areas available to recipients include hiring an Executive Director, funding & fundraising, community engagement & volunteers, and succession planning and human resource development.
Community Empowerment Grant	The Community Empowerment Service Grant is designed to help communities form a Main Street program and begin building a successful downtown with new investment, businesses, residents and events. This grant program provides two years of hands-on training with guidance and encouragement to help build a strong foundation and get the organization to a running start for economic viability for downtown.
Neighborhood Assistance Program (NAP)	Implement community or neighborhood projects in your town that will strengthen economic development. This program can help fund projects in the categories of job training, education, crime prevention, community services, and physical revitalization.
Revolving Loan Funds (RLFs)	Provide flexible, often low-interest loans to businesses and projects to stimulate economic development and job creation, with repaid loans being recycled to support additional initiatives. City's can establish such programs. SMCOG currently has an existing RLF program for the region.
Local Food Production Program (LFPP)	This program, along with various other USDA resources and partnerships, work together to foster the growth of local food systems, support small and mid-sized farms, and promote the economic and social benefits of local food production.
Program for Investment in Microentrepreneurs (PRIME)	This program provides fund for private, nonprofit microenterprise development organizations; microenterprise development programs run by state/local/tribal governments.
Economic Adjustment Assistance (EAA) Programs	Provides technical, planning and public works and infrastructure assistance in regions experiencing adverse economic changes. This program is under Economic development Administration (EDA) and is very flexible.

Community Infrastructure (Water, EMS, Police, Energy, Disaster)

American Rescue Plan Act (ARPA)	ARPA funds are used to support a community's health, expenditures, and public sector revenues. This funding is aimed at recovery efforts caused by the COVID-19 pandemic. This also includes the First Responder Capital Improvement Grant (FRCIG).
Municipal Bonds	Municipal Bonds are debt obligations issued by states, cities, counties, and other government entities to fund day-to-day obligations and to fund capital projects such as building schools, highways, or sewer systems. Two types: 1. General Obligation bonds are used to raise immediate capital to cover expenses, Supported by the taxing power of the issuer. 2. Revenue Bonds are used to finance infrastructure projects and supported by income generated by the projects.
State and Local Fiscal Recovery Funds The Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program	This program can be used to replace lost public sector revenue, public health, invest in water, sewer, and broadband as well as pay for essential workers.
Community Development Block Grant (CDBG) – Missouri Department of Economic Development	Addresses concerns and issues related to health, safety, and the overall wellbeing of a community. This program also addresses improving local facilities, road networks, senior centers, and community centers.
Enabling Middle Mile Broadband Infrastructure Program-Internet for All	This program will provide funding to expand and extend middle-mile infrastructure to reduce the cost of connecting unserved and underserved areas to the internet backbone.
USDA Rural Development	The USDA offers a variety of programs to support businesses and housing. To name a few: Rural Businesses Development Grant, Single-family or multi-family direct and guaranteed loans, as well as other business programs related to agriculture, biobased products, energy, food, livestock and more.
National Parks Service: Conservation or Outdoor Recreation Community Assistance	Accepts applications from community groups, nonprofit organizations, tribal governments, national parks, and local, state and federal agencies. NPS-RTCA does not provide financial assistance or monetary grants. As a collaborative partner, they provide professional services to help achieve the conservation and outdoor recreation project vision.
Promoting Resilient Operations for Transformative, Efficient, and Cost-Saving Transportation (PROTECT)-Discretionary	PROTECT Grants will support planning, resilience improvements, community resilience and evacuation routes, and at-risk coastal infrastructure.

Community Infrastructure (Water, EMS, Police, Energy, Disaster), conti.

Section 604(b) Water Quality Management Planning Grant	The Water Quality Management Planning Grant is administered by Missouri Department of Natural Resources (DNR) and is available for Missouri Regional Planning Commissions and Councils of Governments such as SMCOG. This grant aims as sub-awards to assisting RPC and COG's with helping local governments in planning efforts for issues of identifying water pollution, developing/implementing a Source Water Protection Plan, Stormwater Compliance, and the implementation of management programs.
Missouri's Drinking Water Revolving Fund (loans and grants)	RSMo. 640.107. refers to funding opportunities for local governments with a populations less than 10 thousand people and when funds are available for public water systems, with 20% available to systems serving less than 3,300 people and 15% for systems serving 3,031–9,999.
The Clean Water State Revolving Fund (CWSRF)	A federal–state partnership that provides communities a permanent, independent source of low-cost financing for a wide range of water quality infrastructure projects.
Community Facilities Direct Loan and Grant Program, US Department of Agriculture	Direct loans and grant opportunities provided through the USDA target the development and maintenance of essential public facilities in rural areas of Missouri.
Clean Water Engineering Reports Grant – PUB2485	A program to assist small communities serving a population of 10,000 or less with engineering costs by assisting with funding small communities with engineering costs to plan for wastewater treatment and collection systems improvements
Regional Catastrophic Preparedness Grant Program	EPA Water Technical Assistance (WaterTA) programs will be utilized to support effective implementation of water clean water infrastructure. This program and address the following and more updating aging infrastructure, building resilience to climate change, or even removing lead service lines.
Solar for All	Through this competition, Solar for All will award up to 60 grants to states, territories, Tribal governments, municipalities, and nonprofits to expand the number of low-income and disadvantaged communities primed for residential solar investment-enabling millions of low-income households to access affordable, resilient, and clean solar energy.
i2x Solar and Wind Interconnection for Future Transmission (SWIFTR)	SWIFTR projects will facilitate the secure and reliable integration of solar energy, wind energy, and energy storage systems into the nation's electrical grid.
Clean Energy to Communities (C2C)	program provides communities with expertise and tools to achieve their clean energy goals through in-depth partnerships, peer-learning cohorts, and expert match.

Community Infrastructure (Water, EMS, Police, Energy, Disaster)

Protection of Soft Targets/Crowded Places	SHSP PSTCP assists state and local efforts to build, sustain, and deliver the capabilities necessary to prevent, prepare for, protect against, and respond to, acts of terrorism in soft targets and crowded places through the use of mobile crowd control equipment. Soft targets and crowded places, such as sports venues, shopping venues, schools, and transportation systems, are locations that are easily accessible to large numbers of people and that have limited security or protective measures in place making them vulnerable to attack.
COPS Blue Alert Program	The primary objectives of the cooperative agreement to be funded under this solicitation are to raise awareness of the Blue Alert System through the production of an educational video and to research, gather, and compile accurate and timely information from credible sources about all reported incidents where on duty law enforcement throughout the United States, territories, and tribal lands are shot in the line of duty. Up to $130,000 is available for this cooperative agreement.
Law Enforcement Terrorism Prevention Activities (LETPA)	A program which focuses on the prevention of terrorist attacks and provides funds for essential public safety personnel for intelligence.
State and Local Cybersecurity Grant Program	The State and Local Cybersecurity Grant Program provides funding to eligible entities to address cybersecurity risks and cybersecurity threats to information systems owned or operated by, or on behalf of, state, local, or tribal governments.
Operation Stonegarden (OPSG)	This program provides funding to enhance cooperation and coordination among state, local, tribal, territorial, and federal law enforcement agencies to jointly enhance security along the United States land and water borders.
SHSP Regionalization Grant	SHSP assists state and local efforts to build, sustain, and deliver the capabilities necessary to prevent, prepare for, protect against, and respond to acts of terrorism.
Urban Area Security Initiative (UASI)	This program provides funding to enhance regional preparedness and capabilities in designated high-threat, high-density areas.
Officer Safety Equipment and Technology Grant (OSET)	The Missouri Department of Public Safety (DPS) collaborates with state and local law enforcement agencies to provide a proactive approach for the public safety of Missourians.
Connect and Protect: Law Enforcement Behavioral Health Response Program	This program promotes collaboration between law enforcement and behavioral health systems to enhance public health and safety by improving responses to and outcomes for individuals with mental health disorders (MHDs) or co-occurring mental health and substance use disorders (MHSUDs). Through this initiative, the Bureau of Justice Assistance (BJA) offers grant funding to support entities in developing, creating, or expanding comprehensive plans, and implementing these collaborative projects for eligible individuals.
Nonprofit Security Grant Program	The Nonprofit Security Grant Program (NSGP) provides funding support for target hardening and other physical security enhancements and activities to nonprofit organizations that are at high risk of terrorist attack.

Community Infrastructure (Water, EMS, Police, Energy, Disaster)

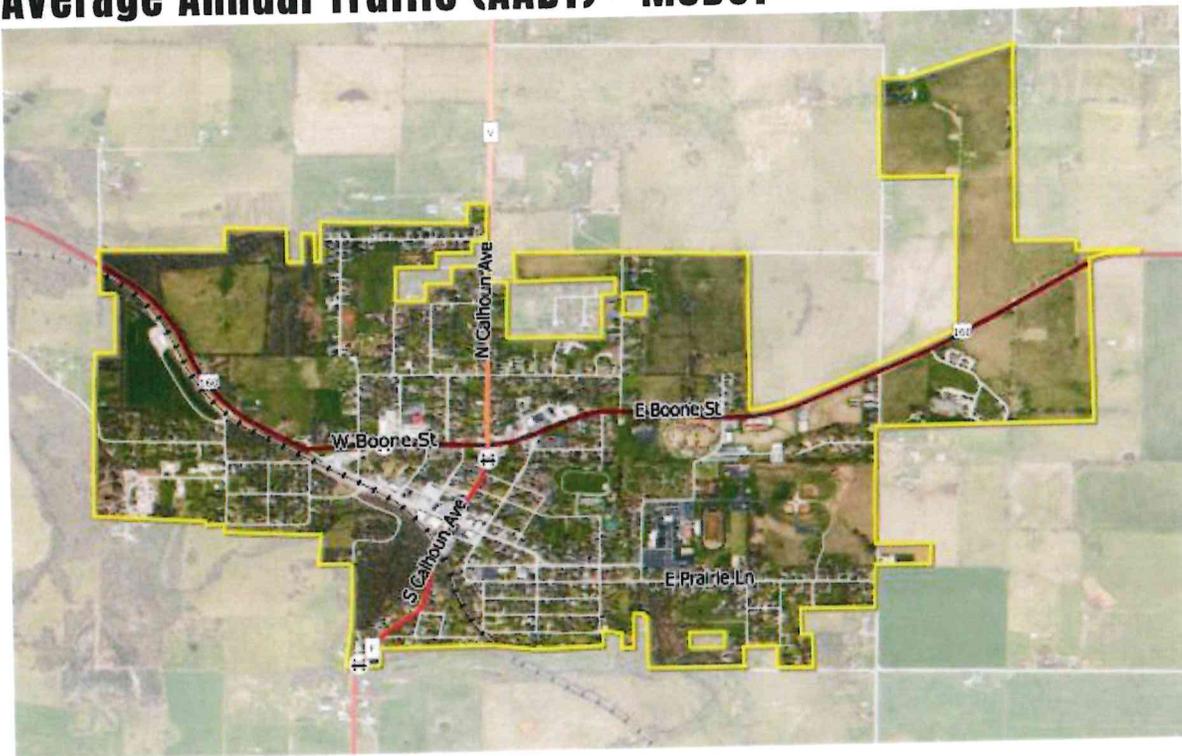|	
FEMA Building Resilient Infrastructure and Communities (BRIC)	The BRIC program gives states, local communities, tribes and territories funding to address future risks to natural disasters, including wildfires, drought, hurricanes, earthquakes, extreme heat, and flooding.
Federal Emergency Management Agency	FEMA offers a wide range of funding through a few of the following: Nonprofit Security Grant Program, Building Resilient Infrastructure and Communities (BRIC), Flood Mitigation Assistance (FMA), Hazard Mitigation Grant Program (HMGP), and FEMA Preparedness Grants.
Emergency Management Performance Grant	The Emergency Management Performance Grant (EMPG) provides state, local, tribal and territorial emergency management agencies with the resources required for implementation of the National Preparedness System and works toward the National Preparedness Goal of a secure and resilient nation.
FEMA Flood Mitigation Assistance (FMA)	The Flood Mitigation Assistance grant program is a competitive program that provides funding to states, federally recognized Tribal governments, U.S. territories, and local governments. Since the National Flood Insurance Reform Act of 1994 was signed into law, funds are used for projects that reduce or eliminate the risk of repetitive flood damage to buildings insured by the National Flood Insurance Program.
National Earthquake Hazards Reduction Program	The National Earthquake Hazards Reduction Program provides funding to support the establishment of earthquake hazards reduction programming and implementation of earthquake safety, mitigation and resilience activities at the local level.
FEMA Hazard Mitigation Grant Program	FEMA's Hazard Mitigation Grant Program provides funding to state, local, tribal and territorial governments so they can develop hazard mitigation plans and rebuild in a way that reduces, or mitigates, future disaster losses in their communities. This grant funding is available after a presidentially declared disaster.
Emergency Operations Center Grant Program	The Emergency Operations Center (EOC) Grant Program is intended to improve emergency management and preparedness capabilities by supporting flexible, sustainable, secure, strategically located, and fully interoperable EOCs with a focus on addressing identified deficiencies and needs.
Emergency Management Baseline Assessment Grant Program	The Emergency Management Baseline Assessment Grant (EMBAG) program provides non-disaster funding to support developing, maintaining, and revising voluntary national-level standards and peer-review assessment processes for emergency management and using these standards and processes to assess state, local, tribal, and territorial emergency management programs and professionals.
Assistance to Firefighters Grant (AFG) program	The objectives of the AFG Program are to provide critically needed resources that equip and train emergency personnel to recognized standards, enhance operational efficiencies, foster interoperability, and support community resilience. Eligible applicants: Fire departments, nonaffiliated emergency medical service (EMS) organizations, and State Fire Training Academies (SFTAs).
Staffing For Adequate Fire and Emergency Response (SAFER)	The Staffing For Adequate Fire and Emergency Response Grants (SAFER) was created to provide funding directly to fire departments and volunteer firefighter interest organizations to help them increase or maintain the number of trained, "front line" firefighters available in their communities.
Regional Catastrophic Preparedness Grant Program	The Regional Catastrophic Preparedness Grant Program (RCPGP) supports the building of core capabilities essential to achieving the National Preparedness Goal of a secure and resilient nation by providing resources to close known capability gaps in Housing and Logistics and Supply Chain Management, encouraging innovative regional solutions to issues related to catastrophic incidents, and building on existing regional efforts.

Chapter 12
APPENDIX

Overview

This chapter includes supporting maps, narrative, and context for the chapters in this Plan.
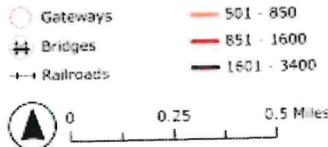
Historic Downtown District

Exchange Ave

Main St

Tower Ave

Calhoun Ave

Webster Ave
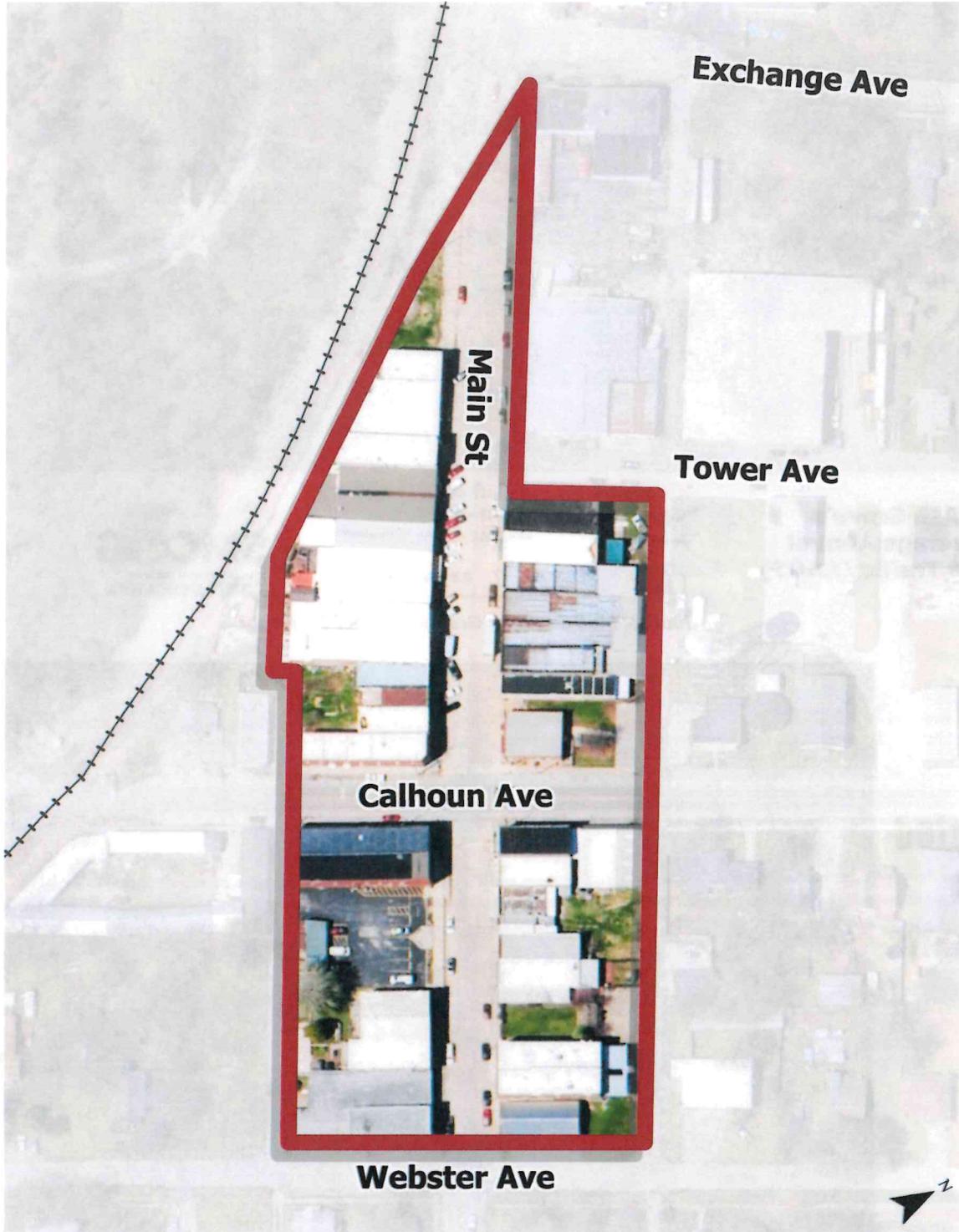
Source: ESRI, Greene County Assessor

Average Annual Traffic (AADT) - MoDOT

**Ash Grove's
Average Annual
Daily Traffic (AADT)**

	Gateways		501 - 850
	Bridges		851 - 1600
	Railroads		1601 - 3400

0   0.25   0.5 Miles

SMCOG
Southwest Missouri
COUNCIL OF GOVERNMENTS

Source: MoDOT, ESRI, Greene County Assessor

Reported Crash Incidents
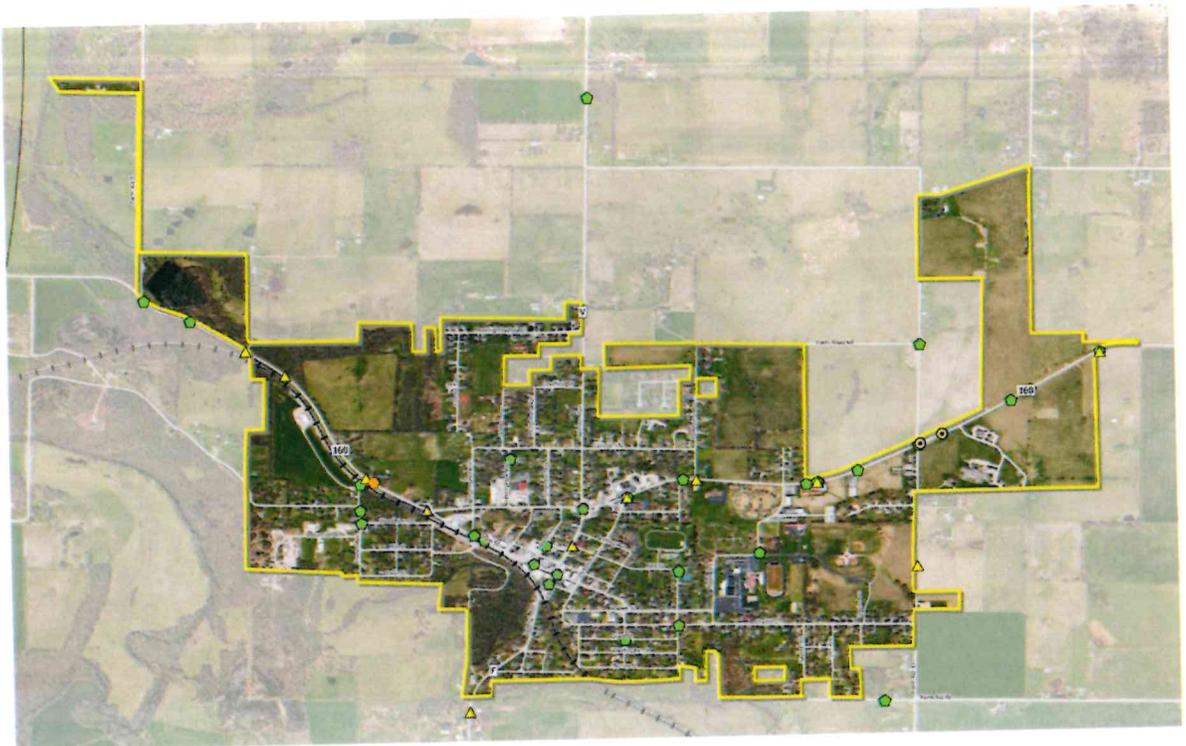
**Ash Grove's
Crash Map
MoDOT 2018-2022**

⬡	Disabling Injury
◉	Suspected Serious Injury
△	Minor Injury
⬠	Property Damage Only

0   0.25   0.5 Miles

SMCOG
Southwest Missouri
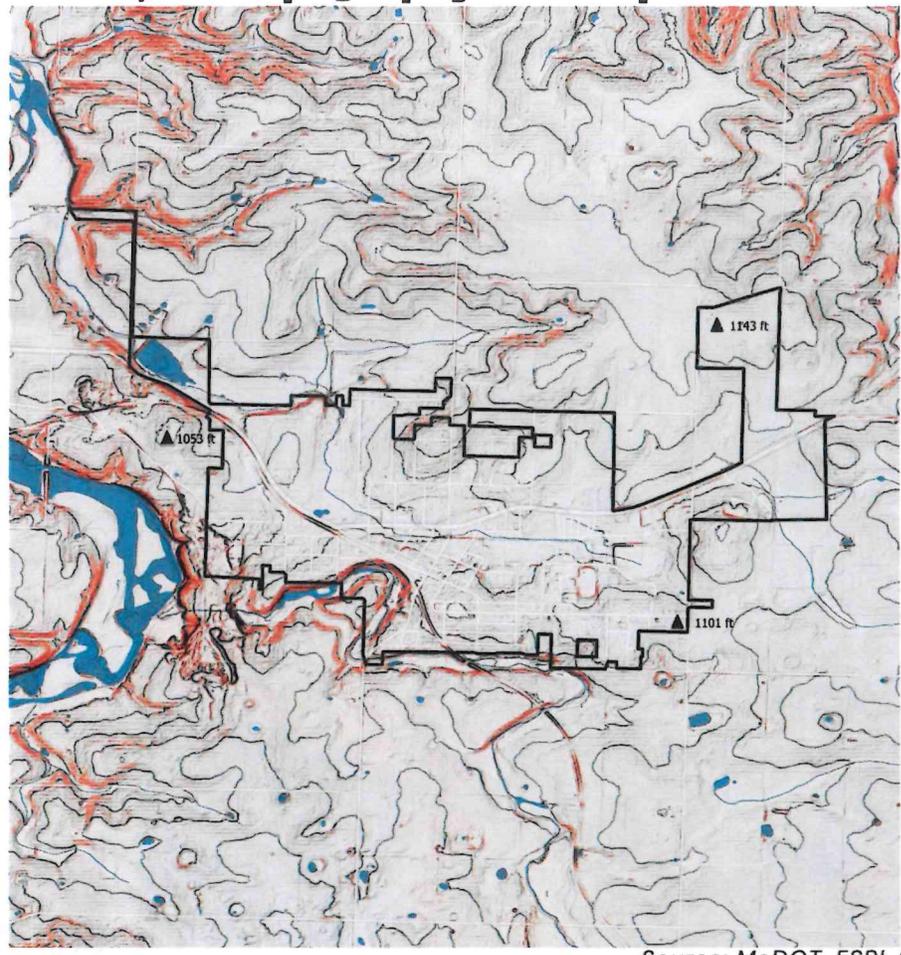COUNCIL OF GOVERNMENTS

Source: MoDOT, ESRI, Greene County Assessor

Ash Grove, MO Topography and Slopes

**City of Ash Grove
Topographical Map**

Slope Grade

- 0% - 25%
- 25% - 30%
- 30% - 35%
- 35% - 40%
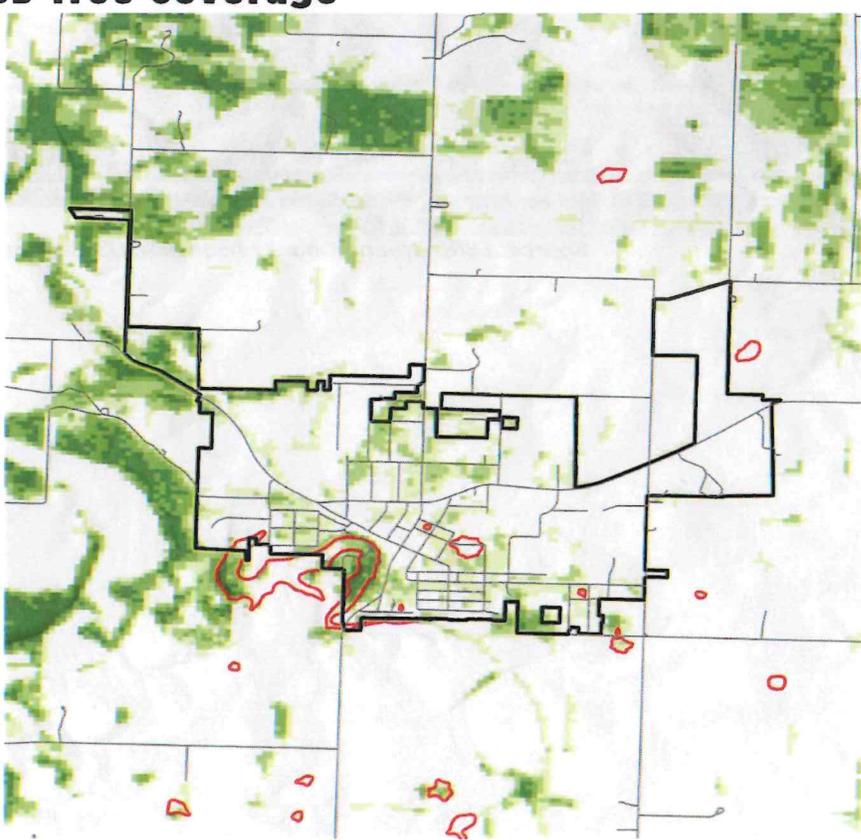- 40% - 45%
- 45% - 50%
- 50% and more

— Contour Lines - 25 ft

0   0.25   0.5 Miles

SMCOG
Southwest Missouri
COUNCIL OF GOVERNMENTS

Source: MoDOT, ESRI, Greene County Assessor, FEMA

NLCD Tree Coverage

**City of
Ash Grove
NLCD Tree Cover**

Tree Cover

- < 1%
- 1-25%
- 25-50%
- 50-75%
- > 75%
- Possible Sinkhole Locations

0   0.25   0.5 Miles

SMCOG
Southwest Missouri
COUNCIL OF GOVERNMENTS

*Source: MoDOT,
ESRI, Greene
County
Assessor,
MoDNR, NLCD*

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Housing Characteristics

City of
Ash Grove
Housing
Characteristics
by
Census Block

Owner-occupied

Renter-occupied

Vacant housing

Category Tie or
No housing Units

Transparency
Indicates
Dominance
of
Characteristic

0   0.25   0.5 Miles
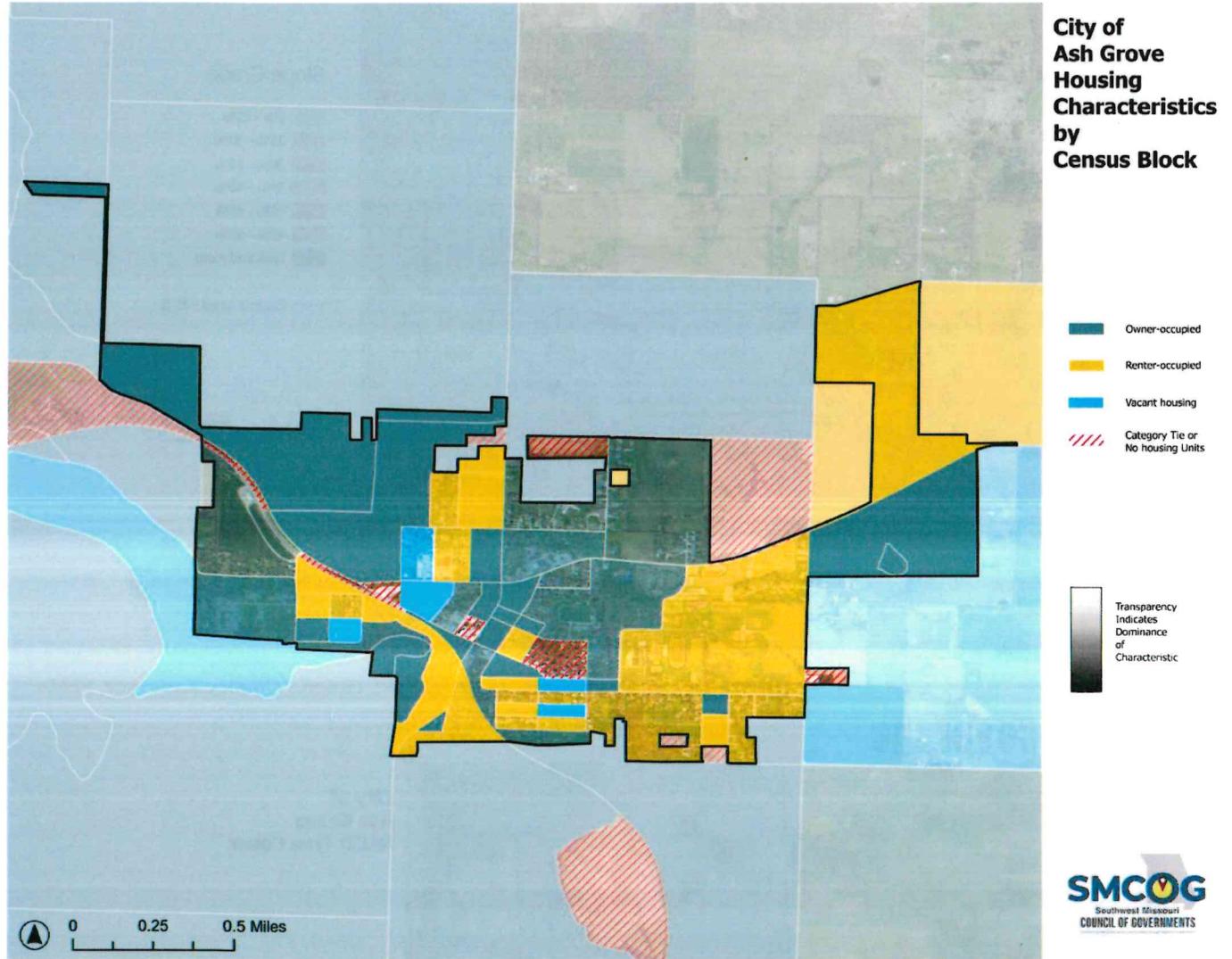
Source: ESRI, Greene County Assessor, US Census

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