

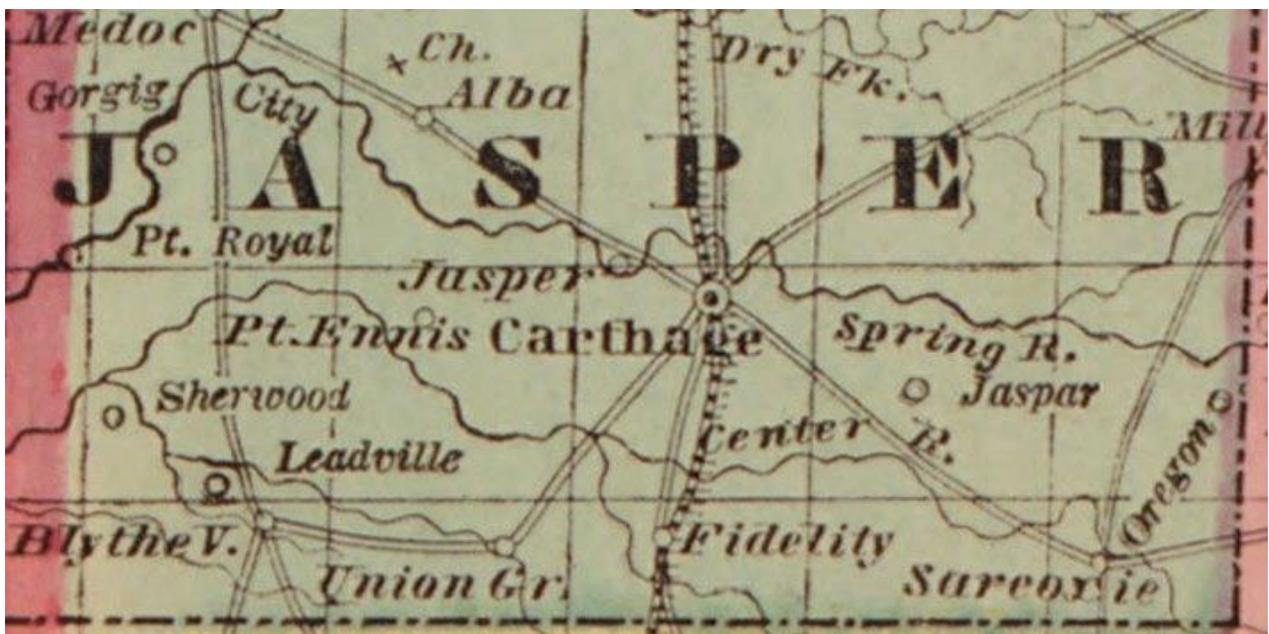
Village of Fidelity

Comprehensive Plan

Fidelity, Missouri

“A Community with Rural Charm”

March 2016



Jasper County, Missouri Map [Online image]. (1861).

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Introduction

The Village of Fidelity Comprehensive Plan is a wide-ranging guide for the community. This is the first comprehensive plan for the village. The plan is written to give readers an understanding of the planning profession and the planning process, an overview of Fidelity’s history and current situation, and implementation strategies for all future development.

According to the American Planning Association (APA), “Planning, also called urban planning or city and regional planning, is a dynamic profession that works to improve the welfare of people and their communities by creating more convenient, equitable, healthful, efficient, and attractive places for present and future generations. Planning enables civic leaders, businesses and citizens to play a meaningful role in creating communities that enrich people's lives.

Good planning helps create communities that offer better choices for where and how people live. Planning helps communities to envision their future. It helps them find the right balance of new development and essential services, environmental protection, and innovative change.”

The comprehensive plan is meant to guide the village into the future; however, it will need to be altered and modified as times change and the village evolves. The Village should update the plan every five years.

For the Village of Fidelity, an informal comprehensive planning committee was established by village government and consisted of village officials and active residents. The committee attended planning meetings coordinated by the Harry S Truman Coordinating Council which was scheduled generally once a month. Work on the plan began in June of 2015 and concluded in January of 2016.

The Planning Process

Purpose of the Plan

The Village of Fidelity’s Comprehensive Plan establishes a development objectives and strategies to guide future growth and development of the community over the next decade and beyond. The Plan assesses existing conditions and trends, and provides recommendations for the use and development of land, the extension and improvement of services and infrastructure, the development of community facilities, the expansion of the Village’s economic base, and the protection of natural resources.

The Comprehensive Plan has a long-range perspective, and is a policy document that provides a coordinated approach to making any decisions regarding land use and the location of development, the extension of services, the placement of community facilities, and future annexations. As such, the Comprehensive Plan is one of the primary tools used by the Board of Alderman in making decisions that affect the future of the community.

The focus of the Comprehensive Plan is primarily to establish relatively broad, long-term goals, objectives, policies and implementation recommendations that will provide the framework for ongoing community planning activities and for the wide array of other adopted Village planning documents whose detailed recommendations will expand upon and supplement the more general recommendations in the Comprehensive Plan.

Note: This is not a legally-binding document, but may be used to uphold the decisions of the municipality by providing evidence that thought and planning has gone into future decision-making efforts for the purpose of promoting health, safety, morals, or the general welfare of the community as set forth by the Standard State Zoning Enabling Act, and as upheld in many courts in Missouri and across the United States.

Principles of Planning

Planning refers to the process of deciding what to do and how to do it. Planners are the professionals who facilitate decision-making. Planners do not make decisions themselves; rather, they support decision-makers (managers, public officials, citizens) by coordinating information

and activities. Their role is to create a logical, systematic decision-making process that results in the best actions. Planners translate theoretical goals into specific actions. Planning is an art and a science. It requires judgment, sensitivity, and creativity.

A principle of good planning is that individual, short-term decisions should support strategic, long-term goals. This requires comprehensive evaluation and negotiation to help people accept solutions that may seem difficult and costly in the short-term. Effective planning requires correctly defining problems and asking critical questions. A planning process should not be limited to the first solution proposed or the concerns of only people who attend meetings.

The planner's role is to help a community determine its own preferences and develop appropriate responses. For example, planners might point out that smart growth can help achieve a community's economic, social, and environmental objectives; it is up to the community to decide whether these benefits justify smart growth policies.

Planning Methodology

Good planning requires a methodical process that clearly defines the steps that lead to optimal solutions. This process should reflect the following principles:

- *Comprehensive* – all significant options and impacts are considered.
- *Efficient* – the process should not waste time or money.
- *Inclusive* – people affected by the plan have opportunities to be involved.
- *Informative* – results are understood by stakeholders (people affected by a decision).
- *Integrated* – individual, short term decisions should support strategic, long-term goals.
- *Logical* – each step leads to the next.
- *Transparent* – everybody involved understands how the process operates.

For the Village of Fidelity, an informal comprehensive planning committee was established by village government and consisted of village officials and active residents. The committee attended planning meetings coordinated by the Harry S Truman Coordinating Council which was scheduled generally once a month.

Margin of Error

When writing a plan for a village the size of Fidelity (approx. 265 residents), it is important to realize that finding reliable population demographics data can be difficult or sometimes impossible. Credible data can be hard to locate because of the small sample size. For the purposes of the Fidelity Comprehensive Plan, the American Community Survey (ACS) is the primary source of demographics information. The ACS is an ongoing statistical survey conducted by the U.S. Census Bureau which gathers information usually found in the long form of the decennial census.

Per year, an estimated 1 in 38 U.S. households receive the ACS; therefore, approximately three households in Fidelity were surveyed. Data used in this plan came from the 2013 5-year estimates of the American Community Survey (ACS). This data set was released in 2014 and summarizes responses received between 2009- 2013. Besides the 2010 decennial census (which is referenced throughout the plan), these are the most current estimates for populations statistics of the Village of Fidelity.

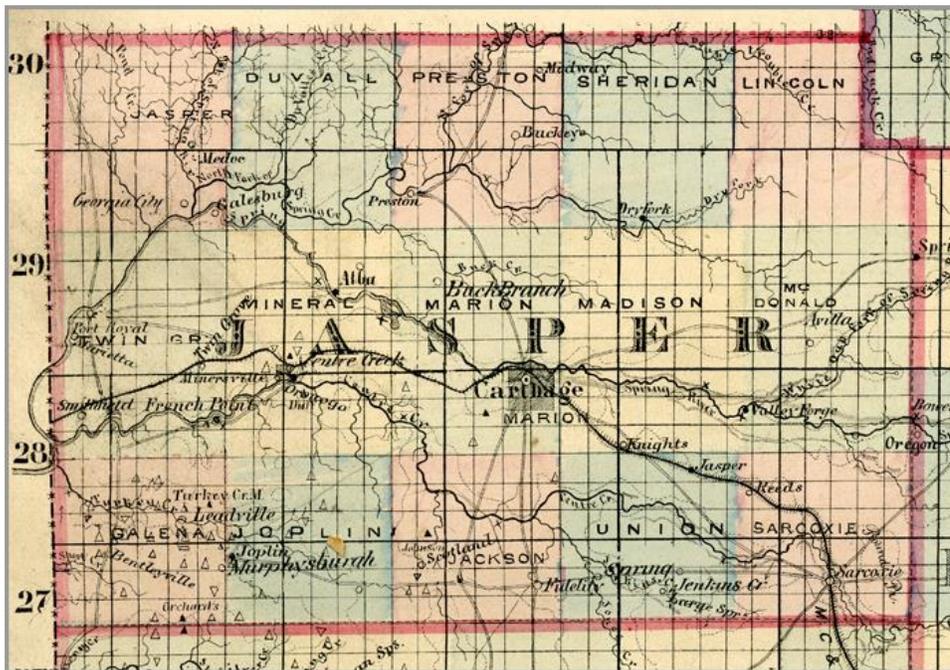
In regards to margin of error, the estimates are based on a sample of housing units and people in the population, not the full population. Thus, the estimates have a degree of uncertainty associated with them. The ACS does calculate standard errors for each estimate produced and has a 90 percent probability that the interval within the margin of error from the estimate includes the true value.

With this information, it is wise to consider the demographics data as a broad glimpse into the face of Fidelity. Some data subsets will be more accurate than others, but apart from doing a door-to-door survey of all Fidelity residents, this is the best information available.

Community Outline

Historical Summary

William Cloe founded the village of Fidelity, Missouri about the same time as the town of Avilla. Both towns were founded in the year 1856, Fidelity had various mining lands, they were located two and a half miles away, and were closer to the town of Carthage. The soil in the central and western portion was quite broken and rocky, but along the streams the terrain was easily accessible.



Campbell's New Atlas of Missouri [Online Image]. (1874).

The county (Jasper), had a new newspaper created by W.H Garland, calling it the Carthage Banner. Within the 1860's Franklin Sides created a plan for extending Fidelity, and had a large additional store building built. A large mill was built and brought prosperity for a while. The village's growth including the neighboring town of Avilla, ultimately faltered due to the railroad being built in the late 19th century, and in modern days both towns have remained small.

The post-war boom did not affect Fidelity like other towns in Jasper County. Fidelity was incorporated on July 9th 1965. At the time of incorporation, it was classified as a Village according to Mo. Rev. Stat. §72.050.1 (1982).

Physical Geography

The Village of Fidelity is located in southwestern Missouri in south-central Jasper County in the Jackson Township. The geography of the area is characterized by forested hills and rolling plains. It is located approximately one mile south of Carthage city limits and 7.33 miles east of Joplin city limits. The Village of Fidelity is 4.10 east of the Joplin Metropolitan Area boundary. The elevation of Fidelity is 1,122 feet and the village is located at 37° 4' 42" N 94° 18' 44" W.



Source: HSTCC

Fidelity is situated on the Springfield Plateau of the Ozark Highlands physiographic and geologic division of Missouri. Limestone and (to a lesser extent) shale bedrock are most prominent in the Fidelity area. There is a large presence of karst topography in the areas surrounding Fidelity. Karst topography is known for caves, sinkholes, springs, and losing streams.

Groundwater in the area is defined by the Springfield Plateau aquifer and the deeper, larger Ozark aquifer. Fidelity is located within the Spring River Watershed (HUC 11070207). The village is situated within two sub-watersheds: Jones Creek (HUC 110702070604) and

Grover Creek-Center Creek (HUC 110702070606). The Fidelity Branch of Jones Creek flows through village limits.

Demographics

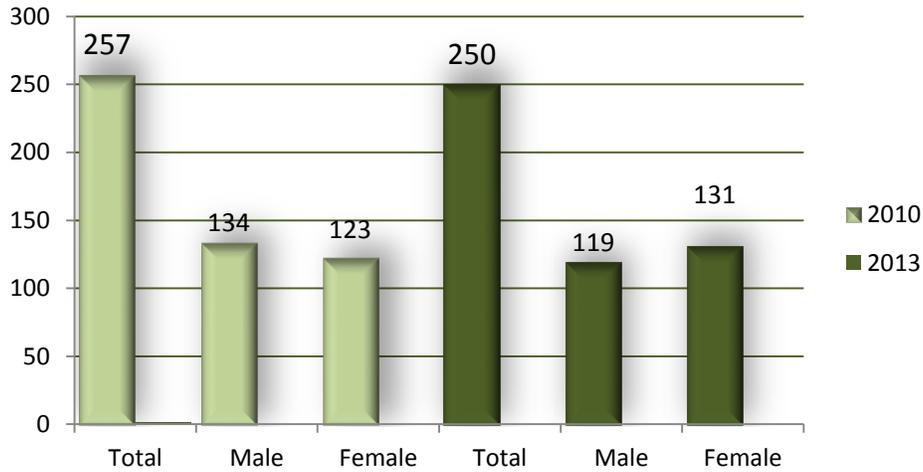
Population

In 2013, the Village of Fidelity’s estimated population was 250. According to the official 2010 census, the population of Fidelity was 257. The village saw an influx of residents between in the 1970s. In forty years, from 1970-2010, the village saw a thirty-four percent growth rate. Besides a slight drop in population at the 1990 census, the population figures have seen minimal change since the 1980s.

Village of Fidelity Population	
1970	191
1980	274
1990	235
2000	252
2010	257

Since 2010, the estimated village population has seen a slight decrease, but is not expected to have any drastic changes in the 2020 census. The racial composition has also seen minimal changes since the 2000 census. The median age in Fidelity has increased by 8.9 years between the 2000 and 2010 censuses, which could be a sign that the village is aging.

Population



Source: U.S. Census Bureau, 2009-2013 5-Years American Community Survey

The median age in Fidelity is 38.1 years. 45-49 year olds comprise the largest percentile group (15.6 percent) of the population. Children (18 years and under) account for 17.6 percent of the population. Seniors (65+ years) citizens consist of 9.2 percent of the general populace (ACS 2013). –See Appendix (for the table of Age)

Race and Origin

According to the 2010 U.S. Census, 89.4 percent of residents were white; 2.3 percent was American Indian; 6.4 percent was African American. Three residents or 1.2 percent identified as Hispanic or Latino. Of the three Latino-identifying residents: two were of Mexican heritage and one was of an unidentified origin. All Fidelity residents are native-born citizens, of which sixty-five percent were born in Missouri. In addition, all Fidelity residents are native-English speakers.

Racial Composition - Village of Fidelity				
	2010		2013	
Total	257		250	
White alone	249	96.9%	222	88.8%
Black or African American alone	1	0.4%	12	4.8%
American Indian and Alaska Native alone	4	1.6%	14	5.6%
Asian alone	0	0%	0	0%
Native Hawaiian and Other Pacific Islander alone	0	0%	0	0%
Some other race alone	0	0%	0	0%
Two or more races	3	1.2%	2	0.8%

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Households

According to 2013 ACS estimates, the Village of Fidelity had a total of 100 households (occupied housing units). Households were divided between family households (fifty-seven) and non-family households (forty-three).

Within family households, 79 percent are married-couple families and 21 percent are single-parent families. Thirty-eight percent of family households have children (under 18 years old). The average Fidelity family consists of three people.

Within non-family households, 79 percent are a 1-person household. Interestingly, 74 percent of these 1-person households are 35-64 years old.

Overall, the average household size in Fidelity is 2.5 persons. The average Fidelity household size has been decreasing since the 1990 census. ACS estimates are indicating an increase in single person households.

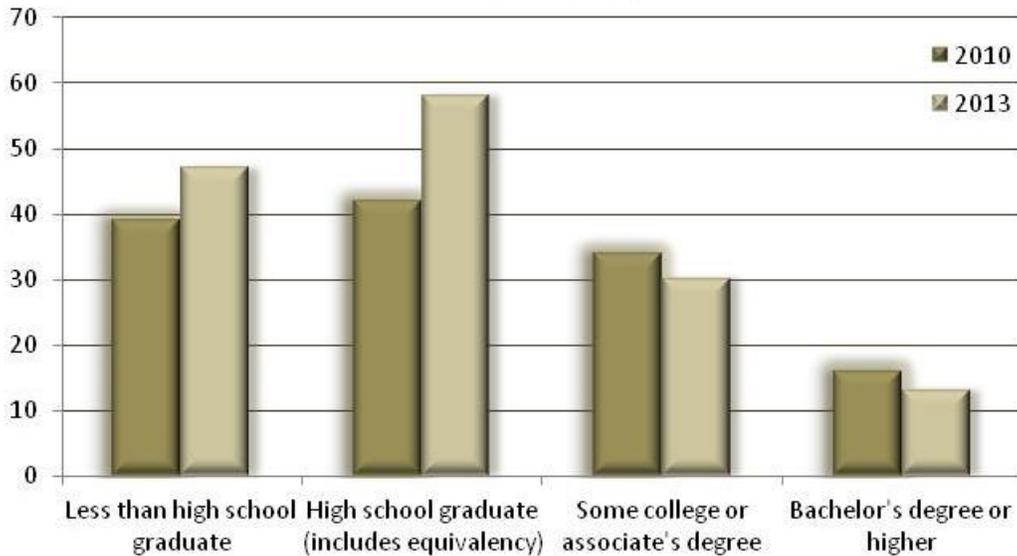
Average Household Size (Fidelity)	
1990	2.98
2000	2.60
2010	2.36

Source: U.S. Census Bureau, 2009-2013 5-Years American Community Survey

Education and Workforce

One method of assessing a village's workforce is by evaluating the educational attainment of its residents. The American Community Survey assessed education attainment in two groups: young adults (18-24 year olds) and adults (25 years and over). As of 2013, an estimated 33 percent of young adults have some college or an associate's degree. The chart below shows 2010 and 2013 educational attainment estimates according to the ACS.

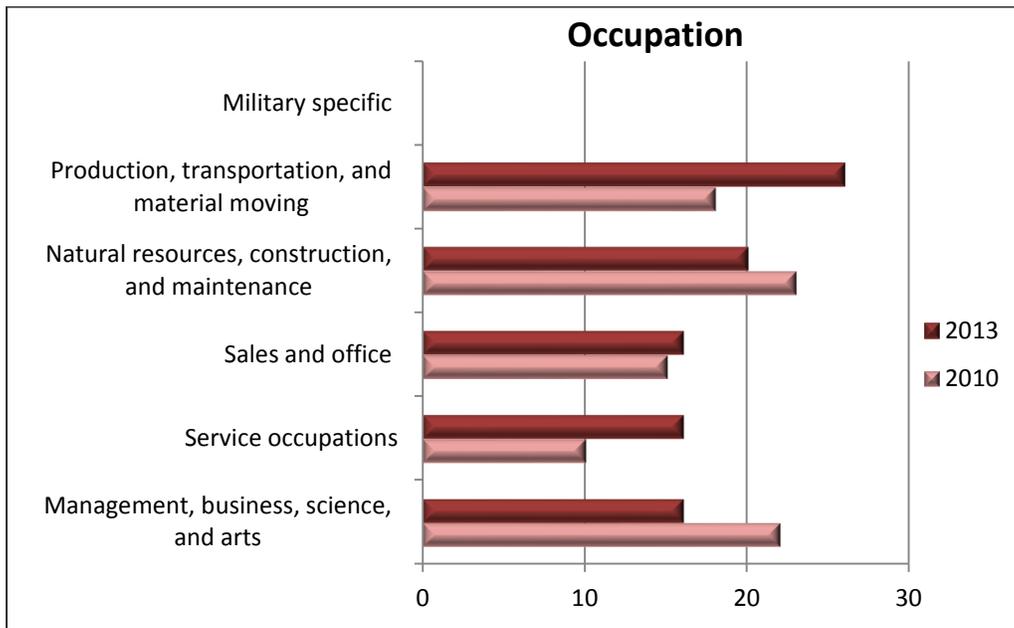
Educational Attainment



Source: U.S. Census Bureau, 2009-2013 5-Years American Community Survey

Between 2010 and 2013, estimates on secondary educational attainment rates saw a significant increase in those with some high school and high school graduates. Higher education degree attainment rates saw minimal changes. As of 2013, an estimated 58.5 percent of Fidelity adults are high school graduates (including equivalency) and 10.5 percent of Fidelity adults have a Bachelor’s degree or higher.

Occupation



Source: U.S. Census Bureau, 2009-2013 5-Years American Community Survey

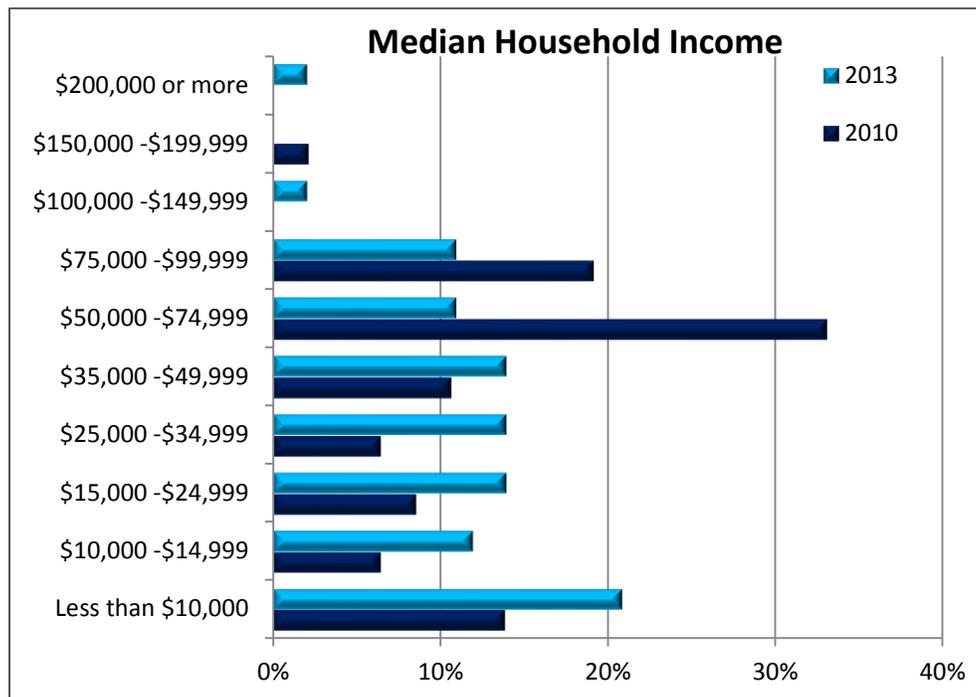


Source: HSTCC

According to 2013 estimates, there are 110 residents in the civilian labor force. Forty-eight percent or 94 residents of Fidelity (16 years and over) are employed. Sixteen percent are government workers and an additional 16 percent are self-employed. The largest employment sector is manufacturing; 20 percent of the Fidelity workforce is in the manufacturing industry. Other employment sectors are: construction, transportation & warehousing, and educational services. Those employed in the construction field had a median salary of \$52,188, the highest in Fidelity, while those in the production field had one of the lowest median salaries - \$22,500.

Village of Fidelity – Annual Income Estimates				
	2010		2013	
	Households	Families	Households	Families
Total	94	74	101	58
Less than \$10,000	13.8%	5.4%	20.8%	0%
\$10,000 - \$14,999	6.4%	2.7%	11.9%	12.1%
\$15,000 - \$24,999	8.5%	8.1%	13.9%	3.4%
\$25,000 - \$34,999	6.4%	1.4%	13.9%	20.7%
\$35,000 - \$49,999	10.6%	13.5%	13.9%	19%
\$50,000 - \$74,999	33%	41.9%	10.9%	19%
\$75,000 - \$99,999	19.1%	24.3%	10.9%	19%
\$100,000 - \$149,999	0%	0%	2%	3.4%
\$150,000 - \$199,999	2.1%	2.7%	0%	0%
\$200,000 or more	0%	0%	2%	3.4%

Source: U.S. Census Bureau, 2009-2013 5-Years American Community Survey



Source: U.S. Census Bureau, 2009-2013 5-Years American Community Survey

According to ACS estimates, the number of households increased between 2010 and 2013; however, the number of families decreased by approximately 22 percent. Annual income estimates between 2010 and 2013 have not seen any substantial changes. In 2013, an estimated 38 percent of Fidelity families had an annual income in the range of \$50,000 - \$100,000.

Income statistics between the 2000 census and the 2013 estimates have more visible variances. While the median household income saw minimal change, median family incomes (annual) increased by more than \$13,000. The disparity between household and family incomes could be attributed to the probability of family households having two incomes, while nonfamily households have a higher percentage of 1-person households and retirees.

While no Fidelity residents are currently in the U.S. Armed Forces, there are an estimated twenty-one veterans in Fidelity. Approximately 50 percent of Fidelity veterans are 35-54 years old and 14 percent are Vietnam era veterans.

Fidelity Income Quick Facts (Annual)		
Median earnings for...	Male workers	\$36,875
	Female Workers	\$31,250
Average salary for those with...	Some college or Associate's	\$36,875
	Bachelor's Degree	\$32,188
Average public assistance income for those with....	Supplemental Security	\$7,682
	Food Stamp/SNAP	\$1,880

Source: U.S. Census Bureau, 2009-2013 5-Years American Community Survey

Male workers made roughly \$5,000 more than female workers. Surprisingly, those with some college/Associate's degrees made more than those with a Bachelor's degree; this could be attributed to high-paying construction jobs that do not require higher education degrees.

Thirty-five Fidelity residents are receiving Social Security income and an additional 20 residents using retirement income. Fidelity residents 60+ years account for ten percent of the population. An estimated 62 residents, one-fourth of the population, do not have health insurance coverage. Nearly fourteen percent of Fidelity families live below the poverty line.



Source: HSTCC

Facilities and Services

Being a rural village, most civic facilities are located outside of Fidelity. Some services and utilities have limited access, while others are currently not available. Emergency services are provided by the City of Carthage or Jasper County. The Mercy McCune-Brooks Hospital is a 52-bed with inpatient and outpatient services located in 2.75 miles north of Fidelity in Carthage.



Source: HSTCC

In regards to primary and secondary education, Fidelity residents north of I-44 are in the Carthage school district, while the majority of residents south of I-44 are in the Diamond school district. Higher education institutions in the region include: Missouri Southern State University (MSSU) and Ozark Christian College in Joplin, Crowder College in Webb City, and the University of Missouri Extension (Jasper County) in Carthage.

Fidelity Services and Utilities

Local Services	Fire	City of Carthage
	Medical	Mercy McCune-Brooks
	Police	Jasper County
	Schools	Carthage R-9 or Diamond R-IV

Local Utilities	Electric	Empire Electric
	Gas	Propane
	Internet	Sudden Link Cable/Verizon
	Roads	Jasper County/MoDOT
	Sewer	Septic Tanks
	Telephone	AT&T/Verizon
	Trash	C&R Disposal
	Water	Wells

There are no wastewater or potable water utilities in Fidelity; residents use wells and septic tanks. According to Community Survey results, sixty-nine percent of respondents were satisfied with their well and septic systems. Therefore, there is little support for community water and sewer services at this time. The Jasper County Health Department oversees the On-site Wastewater Treatment System Program (OWTS) and issues wastewater permits. The minimum lot size per septic system is 0.92 acres.

Trash collection in Fidelity is provided by the Village government. Residents are not charged for trash pick-up. Over fifty percent of survey respondents mentioned ‘free trash pick-up’ as one of their favorite things about living in Fidelity.

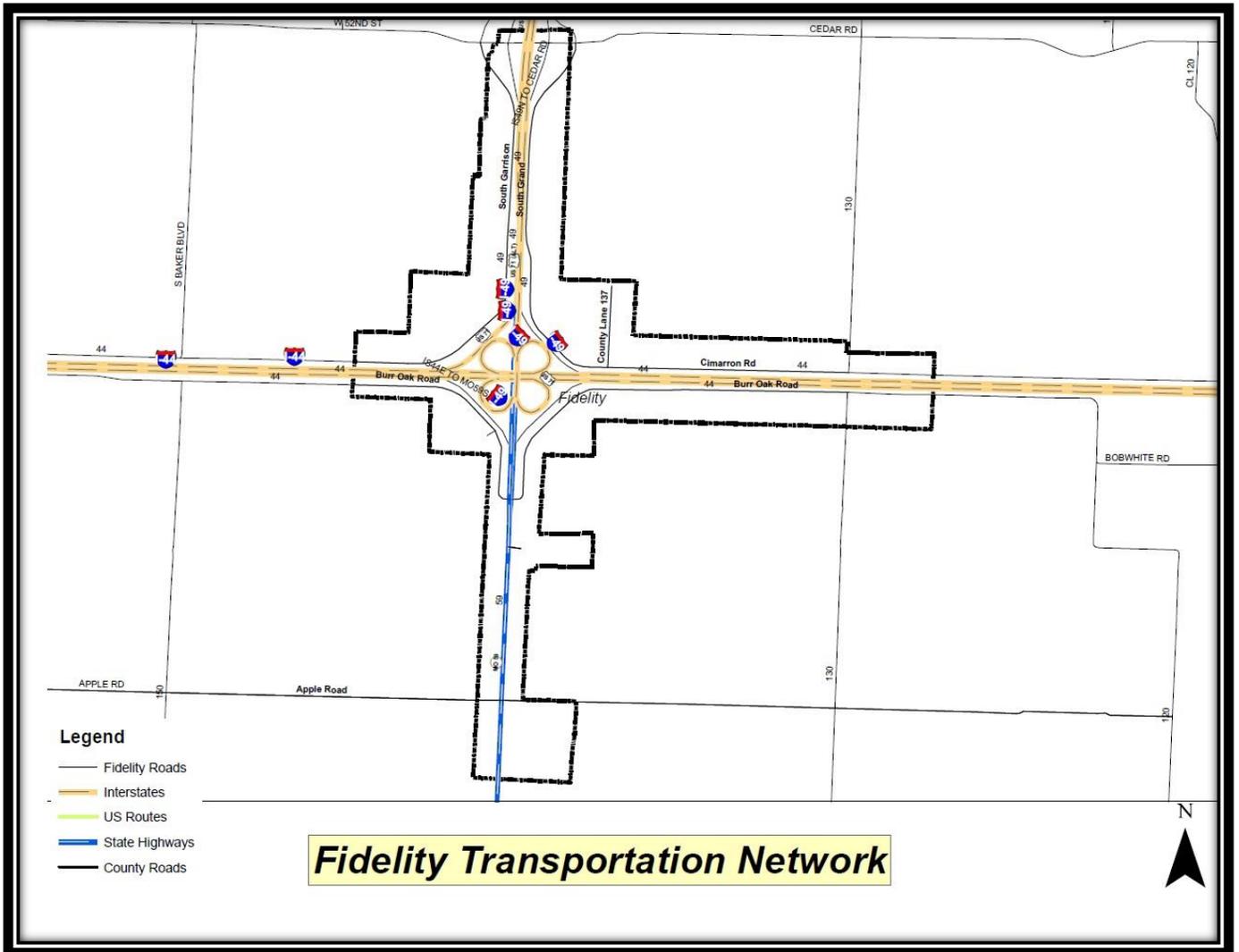
Internet service in Fidelity is limited. Residents north of I-44 have access to broadband internet through Sudden Link. Residents south of I-44 must use dial-up connections or satellite. High-speed internet service is the principal utility that Fidelity residents would like to see improved; forty-six percent of survey respondents would like improved/new internet connection options.

Transportation

The Village of Fidelity encompasses all four corners of the Interstate 49 (MO-59) and Interstate 44 interchange. The village has direct access to both interstates which provide direct access to nearby villages. While the two interstates provide easy access to the region, it can make getting around village a challenge.

The village is served by four frontage roads (one in each quadrant) that run parallel to both interstates. The frontage roads are maintained by the Missouri Department of

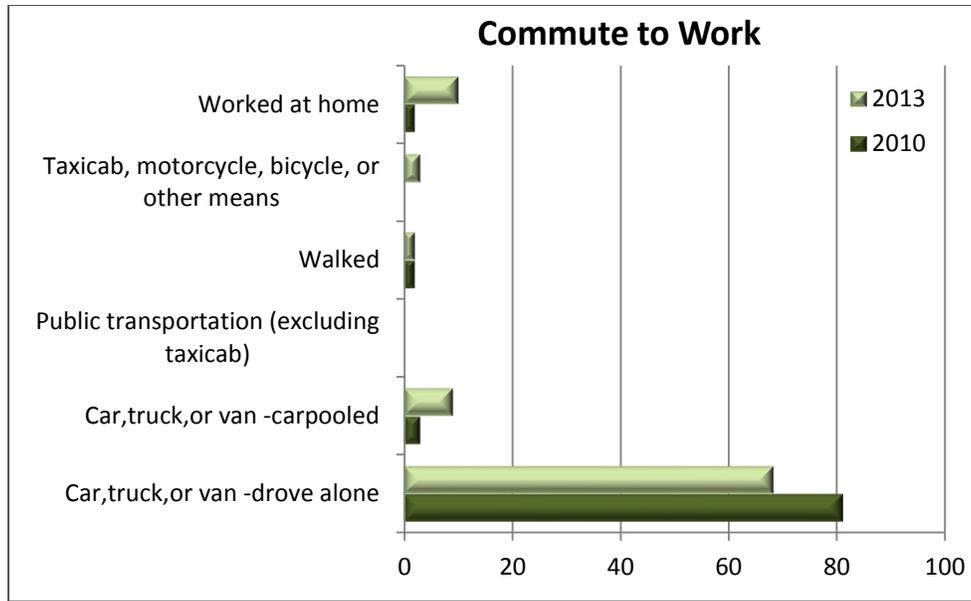
Transportation (MoDOT). All other roads are maintained by Jasper County; with the exception of County Lane 137, which is maintained by the Village of Fidelity.



Source: HSTCC

The nearest bus stop is the Joplin Greyhound Station located at 6601 E. 7th St. Joplin, MO 64801. Greyhound provides regional service to: Fayetteville, Jefferson City, Kansas City, Springfield, St. Louis and Tulsa. There are no railroad facilities in Joplin.

The Joplin Regional Airport (JLN) is nineteen miles northwest of Fidelity. The commercial airport offers non-stop daily service to Dallas-Ft. Worth (DFW) International Airport. The Federal Aviation Administration (FAA) classifies the Joplin Regional Airport as a Primary Airport – meaning it has more than 10,000 passenger boardings per year.



Source: U.S. Census Bureau, 2009-2013 5-Years American Community Survey

The average commute time for Fidelity residents is 19.3 minutes. Twenty-two percent of Fidelity workers had commutes of less than 10 minutes. Seventy-three percent of commuters drove alone. Very few employed residents work within the village; however, eighty-nine percent of adult workers work within Jasper County.



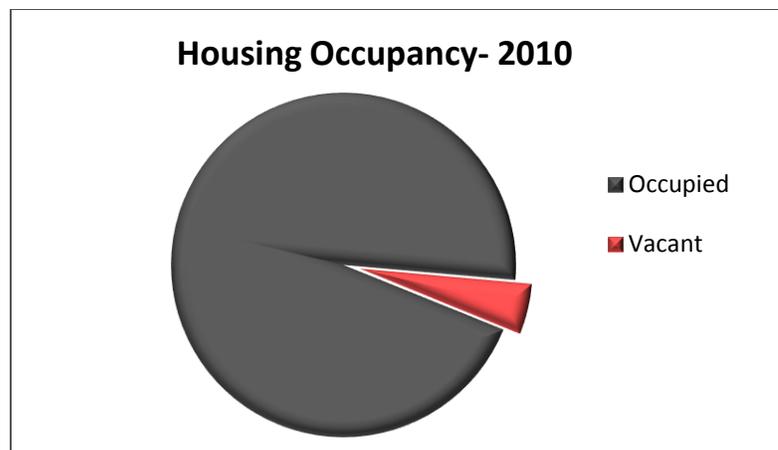
Source: HSTCC

The Built Environment



Source: HSTCC

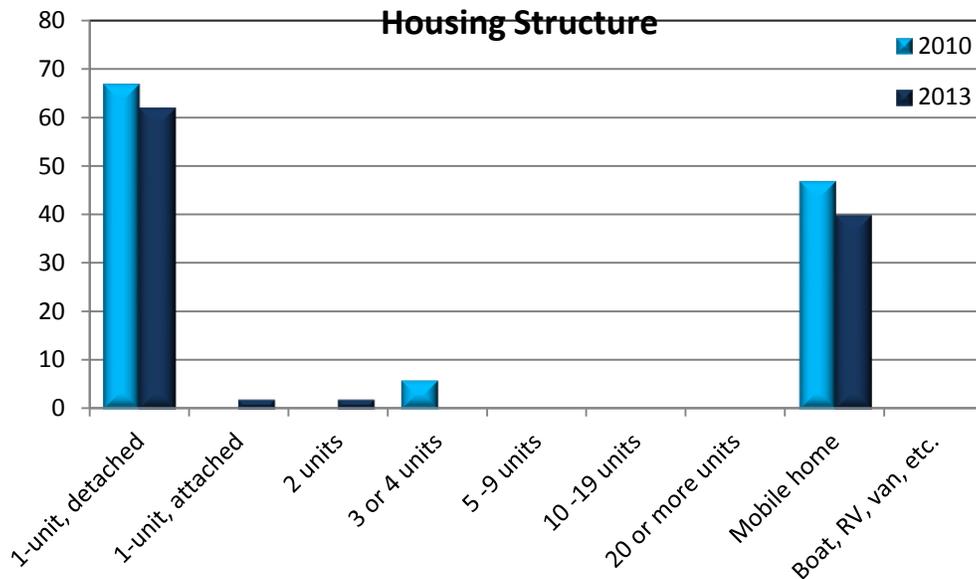
Fidelity is primarily a residential community; the majority of buildings in village are homes. According to the 2010 U.S. Census, the Village of Fidelity had a total of 120 housing units; 2013 ACS estimates are indicating a decline in total housing units – 106. As of 2010, 101 of the 106 housing units were occupied.



Source: U.S. Census Bureau, 2009-2013 5-Years American Community Survey

According to 2010 ACS estimates, the village had sixty-seven (55 percent) 1-unit detached houses, which accounted for 56 percent of all housing structures. Thirty-nine percent were estimated to be mobile homes. The 2013 ACS estimates indicated two 1-unit, attached and

two 2-unit housing units; however, village officials have confirmed that as of 2015 there is one duplex and one triplex in Fidelity on County Lane 137. There are no apartments in Fidelity.



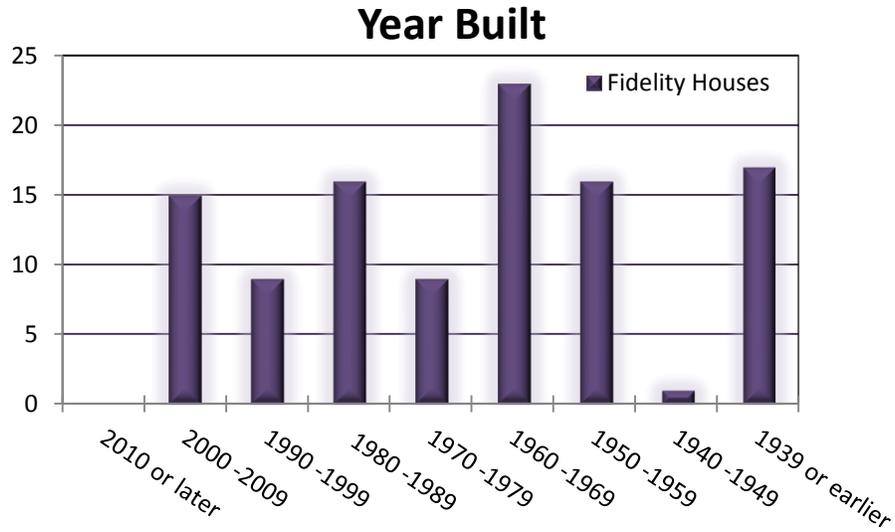
Source: U.S. Census Bureau, 2009-2013 5-Years American Community Survey

Occupied Housing Units: Owner vs. Renter						
	2010			2013		
	Occupied units	Owner-occupied	Renter-occupied	Occupied units	Owner-occupied	Renter-occupied
Occupied housing units	101	46	55	94	55	39
HOUSEHOLD SIZE						
1-person household	33.7%	32.6%	34.5%	19.1%	20%	17.9%
2-person household	20.8%	39.1%	5.5%	28.7%	41.8%	10.3%
3-person household	21.8%	13%	29.1%	7.4%	7.3%	7.7%
4-or-more-person household	23.8%	15.2%	30.9%	44.7%	30.9%	64.1%

Source: U.S. Census Bureau, 2009-2013 5-Years American Community Survey

Since the village has seen a decrease in total housing units, it is reasonable to assume that the vacancy rate has also decreased. The estimated vacancy rate in 2010 was 21 percent, while the 2013 estimate fell to 4 percent; in addition, the amount of owner-occupied units increased by an estimated 13 percent from 2010 to 2013. There was a significant change in household size according to ACS estimates. One-person households decreased by 14.6 percent while 4-or-more-

person households increased by 21 percent between 2010 and 2013. These estimates could be a possible indication of there being an increase of families in the village.



Source: U.S. Census Bureau, 2009-2013 5-Years American Community Survey

Houses built before 1970 account for 53 percent of all housing units in Fidelity. Twenty-three percent of houses in Fidelity were built during the 1960s, which correlates to the large percentage of ranch style houses in village. In 1997, all Fidelity houses had their addresses changed from P.O. boxes to physical rural road addresses for enhanced 911 response service. An estimated 17 households have lived in Fidelity for less than five years.

Housing Value				
	2010		2013	
Owner-occupied units	55		46	
Less than \$50,000	16	29.1%	16	34.8%
\$50,000 - \$99,999	15	27.3%	15	32.6%
\$100,000 - \$149,999	21	38.2%	6	13%
\$150,000 - \$199,999	1	1.8%	1	2.2%
\$200,000 - \$299,999	2	3.6%	5	10.9%
\$300,000 - \$499,999	0	0%	0	0%
\$500,000 - \$999,999	0	0%	0	0%
\$1,000,000 or more	0	0%	3	6.5%
Median (dollars)	91,300		75,000	

Source: U.S. Census Bureau, 2009-2013 5-Years American Community Survey

Approximately 30 percent of Fidelity houses are valued in the \$50,000-\$99,999 range. Houses valued in the \$200,000s have increased between 2010 and 2013 according to ACS estimates. The (estimated) three homes valued over \$1 million would appear to be a statistical error from the U.S. Census Bureau, as residents who attended our meetings were not aware of homes valued in this range. The median house value depreciated by approximately \$16,000; however this could be a direct effect of the decrease in owner-occupied houses.



Source: HSTCC

While the majority of buildings in Fidelity are homes, there are around a dozen small businesses and a few other non-commercial entities throughout village. Some of these buildings/structures have been vacant for a considerable amount of time; a few of these vacant lots could be potential brownfield sites (highlighted buildings). The table below lists all non-residential buildings within village limits.

Non-Residential Structures in Fidelity		
Name	Purpose	Area
ABF Leasing	Business	Apple Rd. - SE
Ballard's Campground Store	Business	Ballard Loop - SE
Coachlight RV	Business	S. Garrison St. - NW
Fidelity Cemetery	Cemetery	Burr Oak Rd. - SE
Fidelity Jesus Name Church	Religious Institution	Apple Rd. - SW
Gas Station	Vacant Business	S. Garrison St. - NW
Harvest Time Assembly of God	Religious Institution	Burr Oak Rd. - SE
MidAmerica Sales	Business	S. Garrison Rd. - NW
Ozarkland/Gas Station	Vacant Business	S. Grand St. - NE
Red Fern Farm	Agriculture	Burr Oak Rd. - SE
RV Campground	Business	S. Garrison St. - NW
Schwans Food Service	Business	S. Garrison St. - NW
State of Missouri	Government	S. Grand St. - NE
Sutter Trailer Sales	Business	S. Garrison St. - NE
Top Notch Farms	Agriculture	S. Garrison St. - NW
Victory Christian Center	Religious Institution	Burr Oak Rd. - SE
VB Properties	Business	Missouri Hwy. 59

Source: HSTCC

Potential brownfield properties are highlighted in the list above. Brownfields are discussed in greater detail in *Strategy 1.1.3: Deter Undesirable Entities* of the Community Vision.

Current Land Use

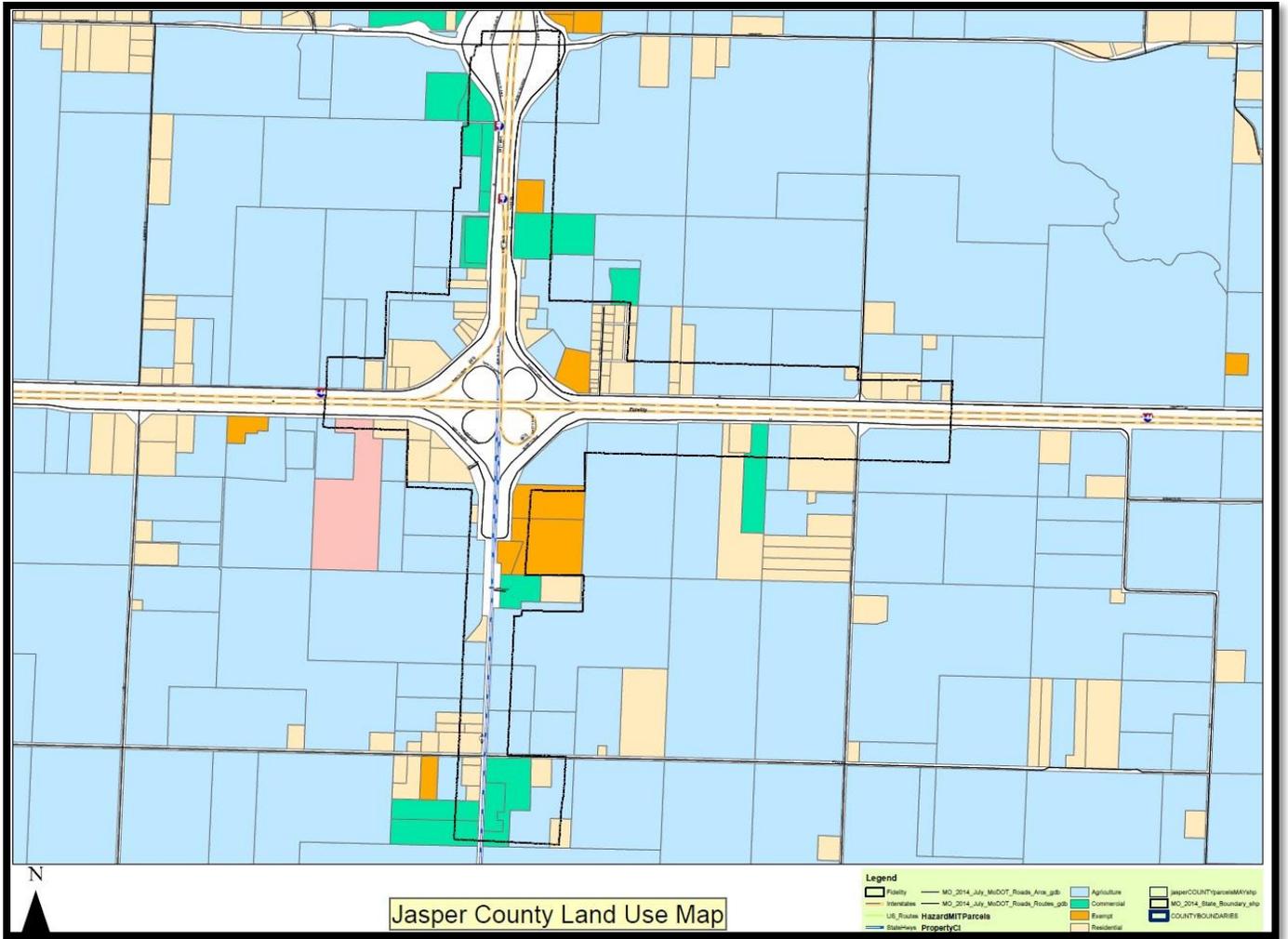
Fidelity contains approximately 620 acres of land. According to the U.S. Census, the most recent land annexation took place in the late 1970s. Fidelity is a residential community with These 620 acres can be characterized by four different land use categories: Agriculture, Commercial, Community, and Residential. Residential land covers an estimated 85 percent of the total 620 acres in Fidelity.

Commercial land use in Fidelity is primarily along the I-49/MO-59 corridor with commercial entities north and south of I-44. Land use east of I-49/MO-59 is almost entirely residential (or agriculture).



Source: HSTCC

Currently, the Village of Fidelity does not have any zoning ordinance in place. Jasper County is a not a zoned county. However, Jasper County does have a county land use map that is used for tax assessment purposes (see page 24). According to this map, there are fourteen parcels assessed for commercial use, thirty-five parcels assessed as agricultural use and sixty-eight parcels assessed as residential use. It is worth noting that many of the agricultural parcels also have houses and many of the residential parcels have some sort of agricultural activity. When the village develops zoning ordinances it will be important to take this into consideration in regards to whether the village will continue to allow a dual use of parcels. The map below is Jasper County's 2014 Tax Assessment Map.



Tax Assessment Map Classifications

Blue	Agriculture
Green	Commercial
Tan	Residential
Orange	Exempt (Govt.)

Community Vision

Introduction

Fidelity is a small, rural village with convenient access to the Joplin metropolitan area. This convenience is due to the location of the I-49 & I-44 interchange. While the interchange does provide the convenience of shorter commutes, it creates unique challenges for Fidelity.

Currently, the biggest challenge is connectivity throughout the village. The interchange divides the village into four separate quadrants which are not easily accessible. As the village evolves, it will be important to consider ways to connect the four quadrants.

A larger, long-term challenge will be the potential expansion of the highway interchange. I-44 is a principal interstate route through Missouri and a primary trucking route between Tulsa and Saint Louis. I-49 is set to become a regional transportation corridor between Kansas City and New Orleans. While there are no immediate plans for expansion, MoDOT is widening I-44 to six lanes near the new Prigmor Avenue interchange which is five miles west of Fidelity.

Traffic is expected to increase on both interstates in the coming years. MoDOT has long-term plans (30+ years) to replace the clover-leaf ramps with flyover ramps.



Source: HSTCC

The new interchange would require larger easements that would dramatically change Fidelity. If the interchange is expanded, it will be crucial that Fidelity work closely with MoDOT to make the expansion as minimally invasive as possible.

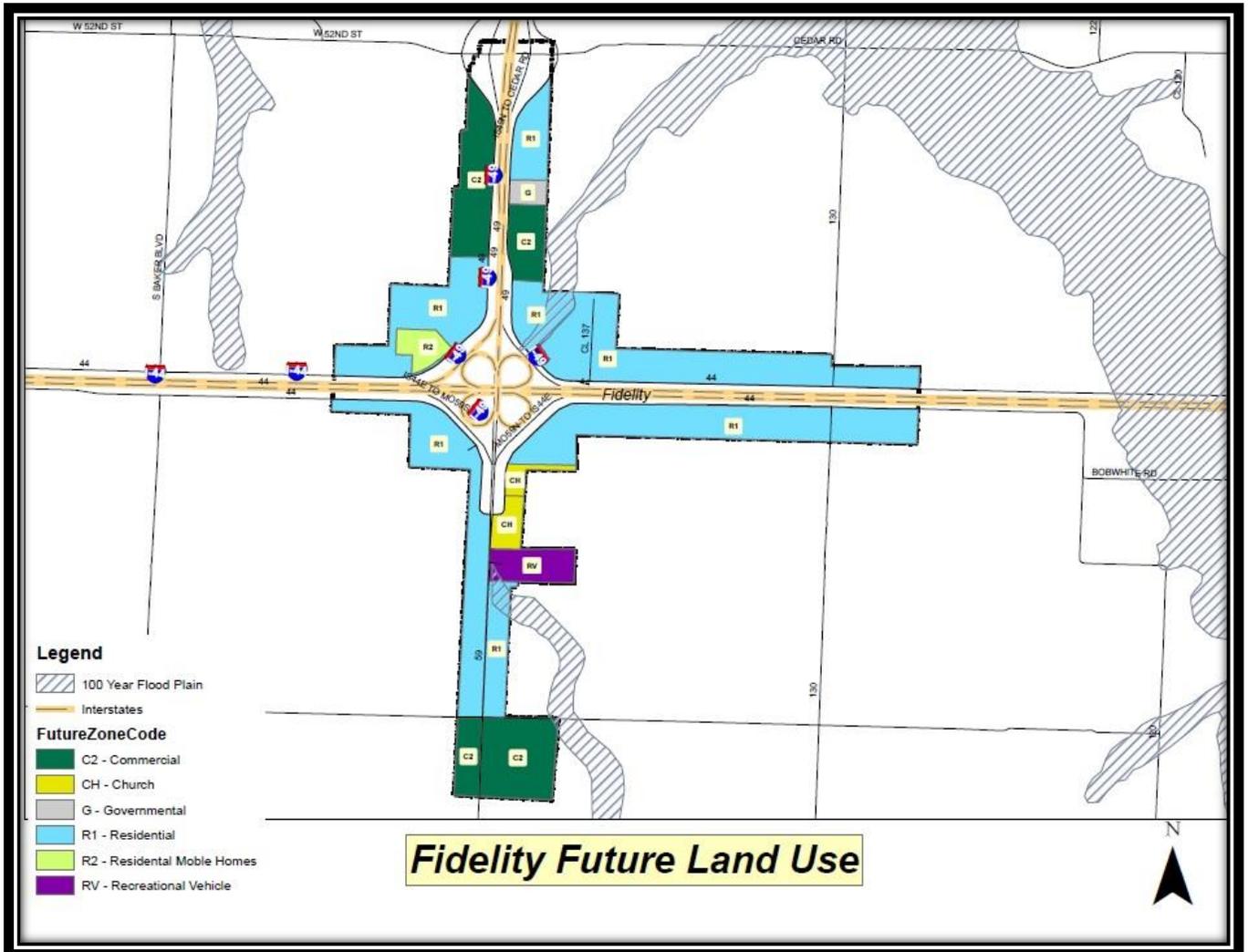
Another great concern is the possibility of undesirable future development in or near the village. The Village Council and residents alike voiced concern over this matter at various Comprehensive Plan meetings. Undesirable development was loosely defined as heavy industrial development, large-scale commercial development, high-density residential development, and low businesses. There is unease among residents that any of these forms of development would be detrimental to the community's long-term vision.

These over-arching concerns (i.e. connectivity, interchange expansion, future development) are addressed in the Vision and in more detail throughout Goals + Objectives.

The Village Mission Statement is designed to guide Fidelity into the future and to serve as a guide for finding viable solutions to forthcoming challenges. The Vision functions as a broad overview of the village's plan for the future. The Goals + Objectives are tangible implementation strategies for the future.

Future Development

The Future Land Use Map (below) will be instrumental in determining what land uses are appropriate in Fidelity and where new development will be permitted. Since the first public meeting, there has been a consensus about future development: the Village of Fidelity wishes to maintain its rural character.



Source: HSTCC

The majority of Fidelity is zoned as R1-Residential which depicts current land use in the village. The Ballard Loop R.V. Park has been given its own zoning class; however, the “Malfunction Junction” mobile home park in the northwest quadrant has been zoned as R-2 Residential. The mobile home park is ‘grandfathered in’ to not disturb the current residents, but to not promote future mobile home park expansion either.

Most of the C2-Commercial zones already have existing businesses or did in the recent past. Both the vacant Ozarkland/gas station property (northeast quadrant) and the vacant café building (near MO-59 and Apple Road) have potential to be renovated for other commercial activity. In addition, the village-owned property near Ozarkland could be rezoned as C2-Commercial depending on the village's needs. The remaining zoning classes are church and government. There is no industrial zoning class in Fidelity.

As residents come and go so will businesses and other forms of development. The village will need to develop and follow a standard operating procedure (SOP) for building permits and business license, which should be overseen by a committee. There may be areas of discrepancy between the county assessment map and the future land use map. These disagreements are to be expected in transitional periods and the village should work with all stakeholders to resolve the matter in a just manner. In addition, the implementation of zoning ordinances might have its own repercussions that should be resolved quickly. It is imperative that all future development and future zoning ordinances fall within the community's vision and benefit the community as a whole.

Furthermore, future development from external forces or outside of village limits can have just as large of an impact on Fidelity. The uncertain future of I-49 and the cloverleaf interchange with I-44 could have a major impact on not only future development in Fidelity, but on the future of Fidelity in general. If the interchange is converted into a flyover configuration, the village will need to investigate whether or not future annexations would benefit the village. The complete annexation of parcels that are currently only partially incorporated within village limits would be a suitable first phase implementation project.

In regards to future transportation development, the village should work with MODOT to learn about their plans for future overpasses or interchanges along I-44. While any alterations to I-44 would be many years in the future, it would be helpful to for MODOT and Fidelity to work together and uphold a sense of regional collaboration in their plans that is beneficial for all stakeholders and promotes better connectivity throughout the village.

Throughout the comprehensive planning meetings, there was a general consensus that mobile home parks should be limited to those which currently exist and that future housing development should be limited to single-family (preferably site-built) houses. The village council will need to decide how the zoning codes should be written and what forms of housing will be allowed.

Public Input

Public input is an essential component of any community's vision; without public input or the Village Mission the comprehensive plan would lack direction. The two most crucial forms of public input in developing Fidelity's Village Mission were: public comment at Fidelity Comprehensive Plan meetings and the Fidelity Public Survey. Fidelity residents were encouraged to attend public meetings through the village newsletter and via email/phone calls. The Fidelity Public Survey was distributed door to door by the Mayor, Secretary, and Board of Aldermen. Without public input the vision would lack the perspective of the community as a whole.

While public input was limited during the planning process, the Village Council and Board of Aldermen acknowledged that the new plan (once adopted) might generate more interest and that the first update to the plan could have more meaningful public input. These goals and objectives helped frame the Village Mission of Fidelity.

Mission Statement

This is the first comprehensive plan for the Village of Fidelity. The Village Mission is the overarching compass that will help guide Fidelity in a general sense. The goals and objectives were developed through the Village Mission and are more detailed, tangible ideas and concepts that can be implemented.

The comprehensive plan is a living, amendable document. The Village Mission will also evolve due to internal and external forces, whether it is changing population demographics or irregular growth near Fidelity. There are other unforeseeable reasons why the comprehensive plan might need to be amended. However, the purpose of this plan is to address change and

evolution of Fidelity in the near future and to serve as a tool to plan for the future growth or decline of Fidelity.

“The Village of Fidelity was incorporated in 1965 as a community for those who wanted to live in a pristine, rural setting but still have convenient access to Joplin and Carthage. Fidelity has seen minimal changes since its incorporation as a village. The village wishes to maintain its rural charm and regulate future development. The village is opposed to any large-scale development that would adversely affect the village’s countryside appeal. In addition, the village will continue to build a stronger sense of community and improve local services and facilities. Fidelity seeks to improve local infrastructure as a means of enhancing both the safety and the aesthetics of the community. Finally, Fidelity will continue to promote itself as an inclusive community.”

Goals and Objectives

The Fidelity Goals + Objectives were identified through public input and the Village Mission. All strategies are connected to an objective. The objectives fall under one of the three goals.

FIDELITY GOALS	
Goal 1	Maintain Rural Character
Goal 2	Improve Community Cohesion
Goal 3	Improve Services, Facilities & Infrastructure

GOAL #1: Maintain Rural Character

OBJECTIVE 1.1: Protect Current Land Uses through Zoning and Other Measures

Strategy 1.1.1: Encourage Low Density Residential/Agricultural Growth

As the zoning codes are developed, Fidelity should set a minimum lot size ordinance for residential lots. Considering that Fidelity is a village that values its rural character, the village should explore the idea of creating a light agriculture use clause for certain residential zone classes or protect landowners who already have a dual residential/agricultural property.

Strategy 1.1.2: Discourage High Density Commercial/Manufacturing Growth

Fidelity can discourage high-density commercial and/or high-density manufacturing growth by enacting zoning ordinances that forbid high-density development within village limits. New development can be limited to areas zoned only for commercial or industrial. These overlays should be located along transportation corridors.

Strategy 1.1.3: Deter Undesirable Entities

The topic, adult-entertainment businesses, was one of the most contested subjects of the public during the comprehensive plan process. While it may not be legally sound to downright ban lewd businesses within village limits, there are preventative measures that can be taken to regulate this type of development.

The village government could enact a zoning ordinance that would prohibit adult-entertainment businesses in certain zones and relegate them to a specific area where they could also be required to be a reasonable distance from churches and/or other incompatible uses. In conjunction with the zoning ordinance, an obscenity ordinance could be sanctioned to ban the sale (or distribution) of material and/or performances that meet the United States Supreme Court's Miller obscenity test.

Some other potential ordinances would be a Special Amusement Ordinance or Paid Sexual Contact Ordinance. While regulating these types of businesses is important to many citizens, the village government must consider the potential financial burden that will be associated with seeking legal counsel and enforcement of these regulations.

OBJECTIVE 1.2: Advocate Relocation of I-49

Strategy 1.2.1: Create Alliance with Local Communities with Same Objective

The expansion of the I-49 and I-44 interchange is the biggest challenge facing Fidelity. The village government should reach out to nearby jurisdictions and identify those who have the same objective and synergize those efforts. By forming a local taskforce, the group might gain more momentum and draw attention to their objective.

Strategy 1.2.2: Discourage MoDOT from Expansion of Interchange

Fidelity and the proposed taskforce (if created) should create an open, constructive dialogue with MoDOT regarding the community and/or taskforce's concerns about the proposed expansion of the interchange if MoDOT decides to move forward with the planned expansion. It will be important to inform and encourage citizens to participate in the opposition process. The taskforce should advocate for re-designating MO-249 as Interstate 49.

OBJECTIVE 1.3: Foster “Mom & Pop” Style Commercial Growth

Strategy 1.3.1: Adopt Conservative Commercial Zoning Class

If Fidelity decides to adopt zoning ordinances, adopting a more conservative commercial zone class would help foster the growth of “Mom and Pop” style stores and other similar light commercial businesses. While preserving the rural character of the community is important, encouraging some small commercial growth will help add to the local charm and provide residents with easier access to goods and services. Adopting a conservative commercial zoning class is the best of both worlds because it restricts large-scale commercial development, but promotes small-scale development that would fit in with Fidelity's current character while also creating some additional tax revenue for the village.

Strategy 1.3.2: Encourage Use of Existing Buildings in Village

There are a few vacant buildings throughout village that could be rehabilitated and repurposed for various uses. Rehabilitating these vacant buildings would have multiple positive effects on the community, one of which would be increased property values. The vacant Ozarkland store would be a great opportunity for Fidelity to revitalize a vacant lot and market the location for a small-scale commercial use.

In addition, the village-owned property on Cimarron Road should be rezoned as commercial to make the property a productive and suitable site for small-scale commercial development.

It is worth mentioning that some vacant buildings/lots could potentially be brownfield sites. One such possible location would be the vacant gas station located next to the old Ozarkland store on East Outer Road in the northeast quadrant of village. The Missouri Department of Natural Resources (MDNR) has a Brownfields/Voluntary Cleanup Program (BVCP) that will oversee the brownfield cleanup and promote the redevelopment of the site. Village government should inventory such sites and work with MDNR and landowners to discover if a cleanup is possible.

GOAL #2: Improve Community Cohesion

OBJECTIVE 2.1: Encourage Village Identity/Pride

Strategy 2.1.1: Promote Fidelity as a Great Place to Live

Whenever possible, the village should actively promote itself as a great place to live. There are many ways in which this strategy could be accomplished whether it is the village having a louder voice in regional cooperative efforts or pursuing a greater presence in the area's social/cultural scene. Promoting the village as a great place will help others in the region become more familiar with where Fidelity is and what the village is like.

Strategy 2.1.2: Community Events

Community events are another way in which the village can promote itself to those nearby (Diamond or Carthage), but also instill a greater sense of pride in Fidelity residents. While

planning and hosting community events is an arduous task at times, it will greatly benefit morale among residents and could potentially be another revenue source. As community events begin to build a stronger sense of community, more residents might be encouraged to be more active in the village government and its projects.

Strategy 2.1.3: Signage

Currently, Fidelity has two village limits sign, one visible to southbound traffic on I-49 and another visible to northbound MO-59 traffic near Apple Road. The only other known sign within the village is the Fidelity cemetery located next to the Harvest Time Assembly of God Church. The village should work with county and state government to advocate for enhanced signage along the interstates and county roads to identify Fidelity village limits.

In the future, it would be worthwhile to consider whether or not a gateway sign(s) would be a worthwhile investment for the village. The gateway sign(s) could be located adjacent to village limit signs. Two locations with high visibility would be on the northeast corner of the Apple Road and MO-59 intersection (for northbound traffic) and at the southwest corner of the Cedar Road and I-49 interchange (for southbound traffic).

OBJECTIVE 2.2: Create Space for Community Gatherings

Strategy 2.2.1: Community Center

One thing that Fidelity lacks is a central meeting place. The village does not have a civic building, library, or communal space. As the village works to improve community cohesion, it would be very beneficial for the village to research possible public funding opportunities to build a community center building. While churches are a suitable meeting place, a community center would help in building a sense of place for the village. The board of aldermen could communicate with other local villages to see how they funded and built their community centers.

Strategy 2.2.2: Encourage Private Property Use (Commercial, Farm Fields for Events)

Considering that Fidelity is a modest 620 acres in size, the village should work with landowners to form a mutual agreement for public use of private land for occasional events. In the future, the village should encourage the use of existing land for a future village park and if the opportunity arises purchase affordable/floodplain land for additional open space. This will benefit the village in three ways: further protecting the rural character, continuing to build a sense of place, and creating an additional place for public gatherings.

GOAL #3: Improve Community Services/Facilities/Infrastructure

OBJECTIVE 3.1: Services

Strategy 3.1.1: Internet

Another common concern among residents was the lack of internet service in Fidelity. Many residents (particularly those south of I-44) voiced their desire to have better connections and more options in terms of providers. Local internet providers stated that they cannot expand coverage to Fidelity until there is enough demand. It is likely that the need/demand for better Internet service in Fidelity will continue to grow in coming years, whether the cause be lifestyle changes or a younger demographic. The village will need to find a way to ensure adequate internet coverage for all residents regardless of their location in the village.

Strategy 3.1.2: Trash

According to the community survey, an overwhelming majority of Fidelity residents were ecstatic about the trash service provided by the village government. Many respondents noted how convenient the service is and how great it is that the service is free to residents. The village should work to maintain this free service for residents. In the future, the service could be expanded to include a small recycling component.

Strategy 3.1.3: Form Village Planning Committee

The formation of a Village Planning Committee would be a beneficial service to the village as a whole and assist residents in receiving guidance on particular property regulations. The Planning Committee would oversee all zoning ordinances matters. Some potential village ordinances

could be a Village Utilities Ordinance that dictates deeper wells and a larger minimum lot size for septic systems and a Special Use Permit for temporary or visiting mobile homes and/or recreational vehicles.

OBJECTIVE 3.2: Increase Safety Measures

Strategy 3.2.1: Transportation Design, Street Lighting

In regards to the built environment, the current design of the transportation system does have its limits and safety hazards. Some of the frontage roads have sharp curves and are bordered by deep gullies. The village should work with MODOT and Jasper County to assess if the current speed limits are appropriate considering the design and accident history of the roadway.

There are several safety concerns associated with the Fidelity section of MO-59:

1. Very limited roadway for merging from I-44 east to MO-59
2. The left turn lane from MO-59 to East Burr Oak Road is small and abrupt
3. Visibility along MO-59, especially near the Burr Oak Road intersection
4. Overall safety of the MO-59 and Apple Road intersection

While there is some opposition to street lighting being installed in Fidelity, the implementation of street lighting along certain roads would enhance road safety and overall neighborhood safety.

Strategy 3.2.2: Police Protection – Sheriff’s Office, Neighborhood Watch

The village government should work more closely with the local Sheriff’s office which is adjacent to the northern village limits. Fidelity is fortunate to have such prompt 911 service considering it is a rural community. The village could deepen their relationship with the Sheriff’s office by creating a neighborhood watch committee or other similar alliance. A neighborhood watch would benefit the community by not only improving neighborhood safety, but also encouraging residents to get to know their neighbors.

Appendices

Appendix A – Preliminary Objectives and Strategies List

Objectives	Strategies
Maintain Rural Character	Adapt Land Use
	Advocate relocation of I-49
Establish Zoning Ordinance	Protect current land uses
	Deter undesirable entities
Develop Growth Mgmt. Measures	Form Village Planning Committee
	Adopt conservative commercial zoning
Promote single-family residential character	Set Minimum Lot Size
Identify ‘Main Street’ District	Foster ‘mom and pop’ style growth
	Recognize commercial needs
Improve Community Cohesion	Build a Community Center
	Initiate Community Events
Encourage Village Identity/Pride	Promote Fidelity as a great place to live
	Local Signage identifying Fidelity
Expand Community Services	Enhance Internet Service
	Maintain Free Trash Service
	Pursue acquisition of flood plain land for village park/open space
Increase Safety Measures	Improve Street Lighting
	Collaborate with Sherriff’s Office
	Create Neighborhood Watch

Appendix B – Community Survey Results

Do you agree or disagree with the following statements?	Agree	Disagree	Neutral
Category: Land Use			
1. Fidelity should promote more commercial and retail development within the village.	5	6	<u>6</u>
2. Fidelity should promote the development of big-box (Wal-Mart style) retail.	1	<u>12</u>	4
3. Fidelity should encourage new development that has more of a small village “Main Street” feel that would give the village more character and identity.	<u>11</u>	3	3
4. Fidelity should promote more residential development within the village.	7	4	<u>6</u>
5. Fidelity should promote more multi-family housing (apartments, duplexes, etc.).	0	<u>14</u>	3
6. Fidelity should promote more single family housing.	<u>11</u>	4	2
7. Fidelity should promote more affordable senior housing.	<u>7</u>	6	4
8. Fidelity should promote more industrial development for job creation within the village.	3	<u>9</u>	5
9. A zoning ordinance would positively benefit the village	<u>8</u>	5	4
Category: Community Development and Services			
10. I would like to see more beautification throughout the village.	<u>11</u>	2	4
11. Fidelity needs more parks and/or recreational opportunities within the village.	7	4	<u>6</u>
12. Fidelity needs more bike routes, trails, and other pedestrian facilities.	5	5	<u>7</u>
13. I am satisfied with my well water (there’s no need for a community water system).	<u>13</u>	1	3
14. I am satisfied with my septic system (there’s no need for a community sewer system).	<u>12</u>	1	4

Do you agree or disagree with the following statements?	Agree	Disagree	Neutral	
15. I would like to have better access to high speed internet service.	<u>10</u>	2	5	
16. I can hear a tornado siren from where I live.	<u>15</u>	2	0	
17. Fidelity should work with neighboring villages and Jasper County to identify and work towards shared goals.	<u>6</u>	4	<u>7</u>	
18. Fidelity should be annexed by Carthage in order to benefit from their infrastructure and services.	0	<u>13</u>	4	
Complete the following statements with “good”, “fair”, “poor”, or “no opinion”.	Good	Fair	Poor	No opinion
19. In general, the condition of village-maintained roads are:	2	<u>12</u>	2	1
20. Overall, the quality of village service (Police, Fire Protection, Water, Sewer, etc.) are:	3	<u>8</u>	1	5
21. Overall, the quality of local schools are:	<u>9</u>	2	0	6

Appendix C – Age Composition for the Village of Fidelity 2010-2013

Age Breakdown						
	2010			2013		
	Total	Male	Female	Total	Male	Female
Total Population	265	118	147	250	119	131
0- 5	14.3%	24.6%	6.1%	6.8%	11.8%	2.3%
5- 9	10.2%	5.9%	13.6%	10.4%	8.4%	12.2%
10- 14	4.9%	0%	8.8%	4.8%	5.9%	3.8%
15- 19	5.7%	3.4%	7.5%	5.2%	7.6%	3.1%
20- 24	7.5%	3.4%	10.9%	4.4%	4.2%	4.6%
25- 29	5.3%	0%	9.5%	7.6%	7.6%	7.6%
30- 34	5.7%	6.8%	4.8%	4.0%	1.7%	6.1%
35- 39	4.2%	3.4%	4.8%	10.8%	9.2%	12.2%
40- 44	12.8%	18.6%	8.2%	5.6%	5.9%	5.3%
45- 49	9.8%	11.9%	8.2%	15.6%	15.1%	16.0%
50- 54	2.3%	3.4%	1.4%	6%	6.7%	5.3%
55- 59	5.7%	5.9%	5.4%	6%	5%	6.9%
60- 64	3.8%	3.4%	4.1%	3.6%	2.5%	4.6%
65- 69	1.9%	1.7%	2%	1.6%	0%	3.1%
70- 74	1.5%	3.4%	0%	2.8%	2.5%	3.1%
75- 79	3.0%	1.7%	4.1%	2%	1.7%	2.3%
80- 84	0.8%	1.7%	0%	2%	2.5%	1.5%
85 +	0.8%	0.8%	0.7%	0.8%	1.7%	0%

Appendix D – Educational Attainment

	2010				2013			
	Total	In labor force	Employed	Unemployment rate	Total	In labor force	Employed	Unemployment rate
Population 16 years and over	186	61.30%	50.50%	17.50%	190	57.9%	49.50%	14.50%
EDUCATIONAL ATTAINMENT								
Population 25 to 64 years	131	74%	67.2%	9.3%	148	64.9%	56.8%	12.5%
Less than high school graduate	39	71.8%	48.7%	32.1%	47	63.8%	42.6%	33.3%
High school graduate (includes equivalency)	42	61.9%	61.9%	0%	58	62.1%	62.1%	0%
Some college or associate's degree	34	79.4%	79.4%	0%	30	56.7%	50%	11.8%
Bachelor's degree or higher	16	100%	100%	0%	13	100%	100%	0%

Appendix E – Additional Housing Statistics



Housing Structure				
	2010		2013	
Total housing units	120		106	
1-unit, detached	67	55.8%	62	58.5%
1-unit, attached	0	0%	2	1.9%
2 units	0	0%	2	1.9%
3 or 4 units	6	5%	0	0%
5-9 units	0	0%	0	0%
10-19 units	0	0%	0	0%
20 or more units	0	0%	0	0%
Mobile home	47	39.2%	40	37.7%
Boat, RV, van, etc.	0	0%	0	0%

MORTGAGE STATUS	2010		2013	
Owner-occupied units	55		46	
Housing units with a mortgage	29	52.7%	21	45.7%
Housing units without a mortgage	26	47.3%	25	54.3%
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	29		21	
Less than \$300	0	0%	0	0%
\$300-\$499	2	6.9%	2	9.5%
\$500-\$699	4	13.8%	4	19%
\$700-\$999	19	65.5%	7	33.3%
\$1,000-\$1,499	4	13.8%	5	23.8%
\$1,500-\$1,999	0	0%	0	0%
\$2,000 or more	0	0%	3	14.3%
Median (dollars)	863		938	
Housing units without a mortgage	26		25	
Less than \$100	0	0%	0	0%
\$100-\$199	2	7.7%	0	0%
\$200-\$299	13	50%	7	28%
\$300-\$399	8	30.8%	12	48%
\$400 or more	3	11.5%	6	24%
Median (dollars)	280		339	