

**BEFORE THE BOARD OF COMMISSIONERS OF
CHRISTIAN COUNTY, MISSOURI**

IN RE: THE INCORPORATION OF)
 THE VILLAGE OF SADDLEBROOKE)

PETITION FOR INCORPORATION
PURSUANT TO CHAPTER 80, RSMO

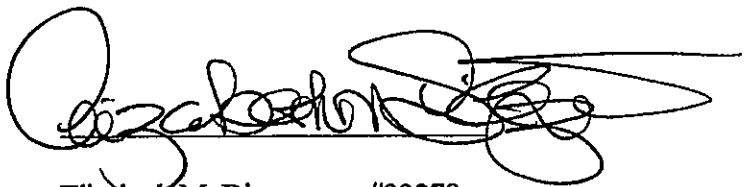
The undersigned, being two-thirds of the taxable inhabitants of the area proposed to be incorporated, hereby petition the County Commission of Christian County, Missouri, for incorporation as the Village of Saddlebrooke pursuant to Chapter 80, RSMo, and in support of their petition state as follows:

1. The metes and bounds of the proposed village are more particularly described in Exhibit A attached hereto and made a part hereof. There are no common areas in the area requested to be incorporated.
2. The taxable inhabitants desire to be incorporated so that they may establish a policy for their local government.
3. The future approximate population of the area requested to be incorporated is 1500, and the taxable inhabitants desire to be able to maintain the quality of life, preserve any future common areas which may be created, and to furnish and provide centralized management of municipal services, including water, wastewater, police and fire protection.

WHEREFORE, petitioners pray that the territory herein described be incorporated pursuant to Chapter 80, RSMo, as a body politic and corporate by the name and style of "Village of

Saddlebrooke”, and by that name that they and their successors be known in law; that said Village have all of the powers, duties, obligations and responsibilities imposed upon it by the laws of the State of Missouri; that under the provisions of Section 80.040, Revised Statutes of Missouri, 2000, as amended, the corporate powers and duties of said Village be vested in a Board of Trustees to consist of five members and that Clyde Lorange and Carol Lorange be appointed to serve for a term of two (2) years and Ronald Sands, Brooke L. Lorange and Tyler L. Lorange be appointed to serve for a term of one (1) year; and that the costs of this proceeding be taxed to Petitioners.

Clyde L. Lorange
Brooke Lorange
Carol M. Lorange
Brooke Lorange



Elizabeth M. Dietzmann #33278
Attorney at Law
208 North Rolla Street
Rolla, Missouri 65401
(314) 364-1660

ATTORNEY FOR PETITIONERS

STATE OF MISSOURI)
) SS
COUNTY OF CHRISTIAN)

STATE OF MISSOURI)
) SS
COUNTY OF CHRISTIAN)

COMES NOW Clyde L. Lorange, one of the signers of the foregoing petition, being duly sworn, deposes and says that he is a taxable inhabitant of the area requested to be incorporated and that he knows the contents of said petition and that the facts therein are true as he verily believes.

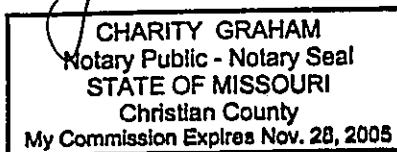
Subscribed and sworn to before me this 23rd day of August, 2002.

My Commission Expires:

November 28, 2005

Charity Graham

Notary Public



STATE OF MISSOURI)
) SS
COUNTY OF CHRISTIAN)

COMES NOW Tyler L. Lorange, one of the signers of the foregoing petition, being duly sworn, deposes and says that he is a taxable inhabitant of the area requested to be incorporated and that he knows the contents of said petition and that the facts therein are true as he verily believes.

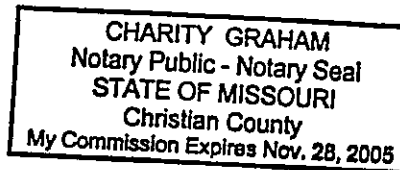
Subscribed and sworn to before me this 23rd day of August, 2002.

My Commission Expires:

November 28, 2005

Charity Graham

Notary Public



STATE OF MISSOURI)
) SS
COUNTY OF CHRISTIAN)

COMES NOW Carol M. Lorance, one of the signers of the foregoing petition, being duly sworn, deposes and says that she is a taxable inhabitant of the area requested to be incorporated and that she knows the contents of said petition and that the facts therein are true as she verily believes.

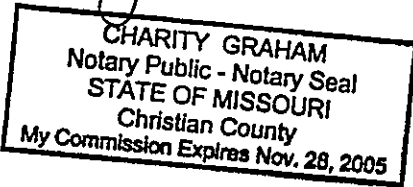
Subscribed and sworn to before me this 23rd day of August, 2002.

My Commission Expires:

November 28, 2005

Charity Graham

Notary Public



STATE OF MISSOURI)
) SS
COUNTY OF CHRISTIAN)

COMES NOW Brooke Lorance, one of the signers of the foregoing petition, being duly sworn, deposes and says that she is a taxable inhabitant of the area requested to be incorporated and that she knows the contents of said petition and that the facts therein are true as she verily believes.

Subscribed and sworn to before me this 23rd day of August, 2002.

My Commission Expires:

November 28, 2005

Charity Graham

Notary Public

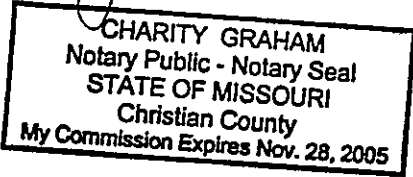


EXHIBIT A

Incorporation Legal Village of Saddlebrook (Including Phase 1)

Parcel 1:

A Portion of Sections 26, 27, 34, 35, 36, Township 25 North, Range 21 West, Christian County, Missouri, being more particular described as follows:
Beginning at the North Quarter corner of said Section 35; thence South 00°20'18" West 1339.20 feet; thence along the centerline of Cook Hollow Creek the following courses and distances; thence South 33°41'24" East 50.83 feet; thence South 52°16'09" 239.39 feet; thence South 43°59'16" East 116.14 feet; thence North 76°16'16" East 189.18 feet; thence South 70°55'50" East 198.08 feet; thence North 77°02'02" East 146.50 feet; thence South 32°47'09" East 198.59 feet; thence South 64°03'26" East 351.12 feet; thence South 80°08'01" East 138.66 feet; thence South 31°16'27" East 368.47 feet; thence South 09°09'24" West 198.49 feet; thence South 56°27'01" East 84.81 feet; thence South 70°08'28" East 191.25 feet; thence South 52°44'17" East 77.35 feet; thence South 46°14'05" East 154.53 feet; thence North 77°10'20" East 76.17 feet; thence South 61°51'00" East 118.40 feet; thence South 32°57'37" East 270.15 feet; thence South 58°33'53" East 716.55 feet; thence South 44°10'00" East 99.17 feet; thence South 28°32'48" East 510.31 feet; thence South 48°56'04" East 771.02 feet; thence South 70°08'08" East 159.74 feet; thence North 65°58'32" East 181.95 feet; thence South 60°15'25" East 177.94 feet; thence South 40°34'37" East 182.32 feet; thence South 63°52'52" East 332.93 feet; thence North 86°27'01" East 149.33 feet; thence South 58°55'03" East 668.20 feet; thence South 57°54'53" East 729.60 feet; thence leaving the centerline of Cook Hollow Creek South 08°33'31" West 210.52 feet; thence South 64°13'02" East 235.93 feet; thence South 25°42'35" East 153.74 feet; thence South 59°26'13" West 161.78 feet; thence South 16°40'35" West 490.45 feet; thence North 89°23'06" West 487.24 feet; thence North 87°45'07" West 2599.93 feet; thence South 01°23'09" West 1319.64 feet; thence North 88°05'36" West 1296.97 feet; thence North 00°07'13" East 2384.93 feet; thence North 88°20'55" West 5276.38 feet to the Southeasterly Corner of the property conveyed to Southern Ozark Development Company L.L.C. by deed recorded in Book, 331 at Page 543 Records of Christian County, said point also being the Northwest Corner of Section 4, Township 24 North Range 21 West; thence North 41°56'09" East 998.33 feet; thence North 55°50'03" East 663.24 feet; thence North 46°24'31" East 653.01 feet; thence North 65°47'40" East 1290.75 feet; thence North 42°15'59" East 1719.71 Feet; thence North 61°45'17" West 341.79 feet; thence North 48°38'13" West 321.26 feet; thence North 57°15'52" West 529.44 feet; thence South 17°58'53" West 284.38 feet; thence North 87°23'26" West 1055.15 feet; thence North 81°21'20" West 1017.83 feet; thence North 00°00'00" East 454.00 feet; thence North 83°54'01" West 1006.97 feet to the Easterly right-of-way of Missouri State Highway "65" as now located; thence along the Easterly right-of-way line the following courses and distances North 33°39'51" East 51.75 feet; thence North 12°31'56" East 302.94 feet; thence North 46°46'54" East 481.56 feet; thence North 23°52'27" East 134.32 feet; thence North 17°49'20" West 149.54 feet; Thence North 18°19'51" West

222.55 feet; thence North 41°36'34" East 177.44 feet; thence North 23°33'40" East 425.87 feet; thence North 13°06'42" East 181.19 Feet thence North 04°06'15" East 110.97 feet; thence South 88°46'28" East departing said right-of-way 499.67 feet; thence North 01°13'32" East 778.70 feet; thence South 89°15'31" East 1015.00 feet; thence North 01°13'32" East 555.00 feet; thence South 89°15'31" East 23.45 feet to the Southerly right-of-way of an existing 40.00 foot roadway; thence South 15°17'14" East along said right-of-way 122.15 feet; thence along a 205.00 radius curve to the left continuing along said right-of-way 148.72 feet, said curve having a chord bearing of South 36°04'13" East and a chord dimension of 145.48 feet; thence South 56°51'21" East continuing along said right-of-way 45.68 feet; thence along a 281.83 foot radius curve to the left and continuing along said right-of-way 138.05 feet, said curve having a chord bearing of South 36°17'17" East and a chord dimension of 136.67 feet; thence South 43°18'16" West departing said right-of-way 286.48 feet; thence South 32°28'36" West 81.22 feet; thence South 15°11'07" West 680.57 feet; thence South 87°53'04" East 166.94 feet; thence North 19°42'30" East 370.77 feet; thence North 28°29'30" East 59.24 feet; thence North 37°29'11" East 138.83 feet; thence North 48°47'46" East 98.18 feet; thence North 34°41'50" East 186.02 feet to said Southerly right-of-way of an existing 40.00 roadway; thence South 49°34'26" East along said right-of-way 42.45 feet; thence South 62°28'16" East along said right-of-way 256.38 feet; thence South 62°28'16" East continuing along said right-of-way 207.22 feet; thence South 58°05'31" East continuing along said right-of-way 422.56 feet; thence South 52°56'21" East continuing said right-of-way 303.15 feet; thence South 48°24'17" East continuing along said right-of-way 173.86 feet; thence South 89°27'35" East continuing along said right-of-way 10.15 feet; thence South 01°29'11" West departing said right-of-way 1324.45 feet to the point of beginning.

EXCEPTING THEREFROM

That portion deed to Tracey Wheeler by Warranty Deed recorded October 13, 2001 in Book 339, Page 6334, Records of Christian County, Missouri described as follows:

Tract A

Commencing at the Northwest corner of Section 3 Township 24 North, Range 21 West; thence South 64°East 2728.50 feet to the South line of the Northeast Quarter of the Northwest Quarter of Section 3 for the Point of Beginning; thence North 06°44'12" West 1055.30 feet; thence North 22°32'22" East 77.54 feet; thence North 46°02'27" East 124.36 feet; thence South 88°53'37" East 330.83 feet; thence North 88°25'13" East 108.37 feet; thence North 49°45'26" East 47.17 feet; thence North 72°27'25" East 63.71 feet; thence South 79°47'24" East 94.65 feet; thence South 70°49'37" East 117.77 feet; thence South 56°28'13" East 314.28 feet; thence South 89°06'13" East 190.20 feet; thence South 83°58'36" East 54.34 feet; thence South 72°22'39" East 62.39 feet; thence

South 74°39'14" East 149.87 feet; thence South 76°35'35" East 111.72 feet; thence South 58°44'38" East 306.83 feet; thence South 39°55'57" East 168.98 feet; thence South 54°53'34" East 90.08 feet; thence South 62°13'37" East 65.97 feet; thence South 08°39'53" East 55.26 feet; thence South 19°29'31" West 24.65 feet; thence South 33°49'46" East 17.17 feet; thence South 08°41'07" East 59.53 feet; thence South 16°40'35" West 490.45 feet; thence North 89°23'06" West 487.83 feet to the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 3; thence North 87°45'07" West 1448.57 feet to the Point of Beginning, containing 51.57 total acres, having 48.67 acres lying in Taney County, Missouri and 2.90 acres lying in Christian County, Missouri.

Tract B

Commencing at the Northwest Corner of Section 3, Township 24 North, Range 21 West; thence North 87°42'33" East 2520.64 feet for a Point of Beginning; thence North 46°02'27" East 661.71 feet; thence South 63°52'52" East 117.41 feet; thence North 86°27'01" East 149.33 feet; thence South 58°55'03" East 506.22 feet; thence South 25°23'44" West 374.31 feet; thence North 89°06'13" West 37.02 feet; thence North 56°28'13" West 305.92 feet; thence North 70°49'37" West 127.99 feet; thence North 79°47'24" West 110.92 feet; thence South 72°27'25" West 86.10 feet; thence South 49°45'26" West 39.67 feet; thence South 88°25'13" West 89.66 feet; thence North 88°53'37" West 279.77 feet to the Point of Beginning, containing 8.43 acres all in Christian County, Missouri.

ALSO EXCEPTING THEREFROM

That portion deed to Doris I. Koenig, Trustee of the Doris I. Koenig Revocable Trust dated September 5, 1991 in Book 339, Page 6320 Records of Christian County, Missouri described as follows:

Part of the Northeast Quarter of the Southwest Quarter and a part of the Northwest quarter of the Southwest Quarter of Section 26, Township 25 North, Range 21 West, Christian County, Missouri, being more particularly described as : Beginning at the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence North 89°27'35" West along the South line of said Northwest Quarter of the Southwest Quarter 68.75 feet; thence North 03°25'13" East 535.93 feet to the True Point of Beginning; thence continuing North 03°25'13" East 62.39 feet; thence North 40°21'22" East 230.48 feet to the Southerly right-of-way of an existing 40 foot roadway; thence South 49°34'26" East along said roadway 50.39 feet; thence South 43°00'59" West departing said right-of-way 252.50 feet; thence South 42°46'41" West 27.92 feet to the True Point of Beginning.

Parcel 2:

A part of the Northeast Quarter of the Southwest Quarter of Section 26, Township 25 North Range 21 West, Christian County, Missouri, being more particularly described as follows: Beginning at the Southeast corner of said Northeast Quarter of the Southwest Quarter; thence North $89^{\circ}27'35''$ West along the South line of said Northeast Quarter of the Southwest Quarter 10.15 feet to the True Point of Beginning, said True Point of Beginning being on the Southerly right-of-way of an existing 40.00 foot roadway; thence continuing North $89^{\circ}27'35''$ West departing said right-of-way and along said South line 387.07 feet; thence North $40^{\circ}40'38''$ West departing said South line 809.06 feet to the said Southerly right-of-way of and existing 40.00 foot roadway; thence South $62^{\circ}28'16''$ East along said right-of-way 207.22 feet; thence South $58^{\circ}05'31''$ East continuing along said right-of-way 422.56 feet; thence South $52^{\circ}56'21''$ East continuing along said right-of-way 303.15 feet; thence South $48^{\circ}24'17''$ East continuing along said right-of-way 173.86 feet to the True Point of Beginning.

Parcel 3:

A part of the Northwest Quarter of the Southwest Quarter of Section 26, Township 25 North, Range 21 West, Christian County, Missouri, being more particularly described as follows: Beginning at the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence North $89^{\circ}27'35''$ West along the South line of said Northwest Quarter of the Southwest Quarter 68.75 feet; thence North $03^{\circ}25'13''$ East departing said South line 13.69 feet to the True Point of Beginning; thence North $87^{\circ}53'04''$ West 220.62 feet; thence North $16^{\circ}31'19''$ East 167.75 feet; thence North $18^{\circ}06'53''$ East 42.55 feet; thence North $22^{\circ}54'31''$ East 163.14 feet; thence North $27^{\circ}10'39''$ East 51.93 feet; thence North $39^{\circ}03'56''$ East 37.86 feet; thence North $42^{\circ}46'41''$ East 117.21 feet; thence South $03^{\circ}25'13''$ West 522.24 feet to the True Point of Beginning.

AFFIDAVIT

This Affidavit is in reference to The HIGHLANDS AT SADDLEBROOKE PHASE I, Village of Saddlebrooke, Saddlebrooke, Missouri 65630 — the recorded plat filed September 10, 2004 with Christian County, Missouri - 2004L17660, H-239.

Be it shown that the Certificate of Acceptance By Village of Saddlebrooke on the above recorded plat in Christian County, MO contained an unintentional omission error in that the document was signed but not dated.

The parties listed below, in witness thereof and with mutual consent, do hereby authorize this affidavit to rightfully and correctly reflect the original intent of the recorded plat to have THE HIGHLANDS AT SADDLEBROOKE PHASE I, be accepted by The Village of Saddlebrooke and the properties contained therein to be inside the corporate limits of the Village, and that this affidavit become part of the recorded document 2004L17660, page H 239 as filed with Christian County.

Clyde L. Lorange
CLYDE L. LORANCE

9-09-11
DATE:

Carl J. Davies
CHAIRMAN, BOARD OF TRUSTEES

9-09-11
DATE:

The person(s) signing above do hereby certify that he or she is fully authorized and empowered to execute this instrument and to bind them hereto, and do, in fact so execute this document.

State of: Missouri

County of: TANEY

Subscribed and sworn to before me this 9th day of Sept. 2011

NOTARY PUBLIC:

SIGNED: *Frankie L. Barnard*

My Commission Expires: Sept 6, 2015

FRANKIE L. BARNARD
Notary Public - Notary Seal
STATE OF MISSOURI
Taney County
My Commission Expires Sept. 6, 2015
Commission #11394700



Image# 004722810002 Type: LAN
Recorded: 09/21/2011 at 10:30:47 AM
Total Amt: \$27.00 Page 1 of 2
Christian County Recorder
KELLY HALL Recorder of Deeds
File# 2011-00008865
BK 2011 PG 9773

(SPACE ABOVE RESERVED FOR RECORDER OF DEEDS CERTIFICATION)

TITLE OF DOCUMENT: Affidavit

DATE OF DOCUMENTS: 9-09-11

GRANTOR(S): Clyde Lorange

GRANTEE: Village of Saddlebrooke

MAILING ADDRESS: 79 Ranch Road
Saddlebrooke, mo. 65630

LEGAL DESCRIPTION:

Correction of Final Plat of the Highlands @ Saddlebrooke Phase I
(Original document was not dated)

200447660, H-239

REFERENCE BOOK AND PAGE:

~~270~~

(IF THERE IS NOT SUFFICIENT SPACE ON THIS PAGE FOR THE INFORMATION REQUIRED, STATE THE PAGE REFERENCE WHERE IT IS CONTAINED WITHIN THE DOCUMENT)

VILLAGE OF SADDLEBROOKE, MISSOURI

Date: October 12, 2011

To: Kay Brown, Christian County Clerk
100 W. Church Street
Ozark, Missouri 65721

From: Carol Gaines, Chairman
Board of Trustees
Village of Saddlebrooke, MO
79 Ranch Road
Saddlebrooke, MO 65630

RE: Voting Eligibility for residents of
The Highlands at Saddlebrooke Phase 1

Kay:

The names of the residents who live in one of the phases inside Saddlebrooke known as The Highlands are attached. When Clyde Lorange filed this plat with the Recorder's office in September, 2004, he signed all the documents including the area where he was accepting it on behalf of the Village of Saddlebrooke but inadvertently omitted to date his signature. He thought all was correct up until just recently when the error was discovered.

This has kept those residents from being eligible from voting on issues or running for office inside the Village.

On September 21, 2011, an Affidavit was filed and recorded at the Christian County Recorder's Office correcting that error and accepting The Highlands to be inside the limits of the Village of Saddlebrooke as was the original intent when this phase was built and sold as such.

We are providing this list so that these residents, if registered voters, can be notified that they are eligible to vote and/or run for Village office in the Village of Saddlebrooke, MO.

Please advise if you need additional information from us to notify these residents of the recent events.

Thank you.....



Image# 004722810002 Type: LAN
Recorded: 09/21/2011 at 10:30:47 AM
Total Amt: \$27.00 Page 1 of 2
Christian County Recorder
KELLY HALL Recorder of Deeds
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TITLE OF DOCUMENT: Affidavit

DATE OF DOCUMENTS: 9-02-11

GRANTOR(S): Clyde Lorange

GRANTEE: Village of Saddlebrooke

MAILING ADDRESS: 79 Ranch Road
Saddlebrooke, mo. 65630

LEGAL DESCRIPTION:

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(Original document was not dated)

2004L17660, H-239

REFERENCE BOOK AND PAGE:

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Clyde L. Lorance
CLYDE L. LORANCE

9-09-11
DATE:

Carl J. Davies
CHAIRMAN, BOARD OF TRUSTEES

9-09-11
DATE:

The person(s) signing above do hereby certify that he or she is fully authorized and empowered to execute this instrument and to bind them hereto, and do, in fact so execute this document.

State of: Missouri

County of: TANEY

Subscribed and sworn to before me this 9th day of Sept. 2011

NOTARY PUBLIC:

SIGNED: Frankie L. Barnard

My Commission Expires: Sept 6, 2015

FRANKIE L. BARNARD
Notary Public - Notary Seal
STATE OF MISSOURI
Taney County
My Commission Expires Sept. 6, 2015
Commission #11394700

Sharon
581-8331

Legal Street Names by Phase

Phase I

Ridgecrest Drive
Saddlebrooke Drive
Kramer Lane
Whippoorwill Court
Twin Falls Court
Black Bear Court
Black Bear Lane
Lincoln Drive

Phase II and III

Appaloosa Trail
Palomino Pass
Buckskin Gap
Mustang Draw
Paso Fino Crest

Phase IV

Arabian Way
Cedar Bluff
Dogwood Drive
White Oak
Hickory

Phase VI and VII

Ranch Road
Mark Twain Drive
Meadowview Lane
Forest Heights Drive

Seven Pines

Seven Pines Drive
Cook Creek Lane

Sunset Hill

Tower Road
Sunset Drive
Shadow Ridge
Sundown Court
Summit Point
Scenic Lane
Sunrise Circle

Oak Terrace

Sherwood Lane
Nottingham Court

The Highlands

Highland Drive
Vista Lane
Valley View Drive

The Meadows

Dry Hollow Road



Jaclyn S. Maloney
Attorney
1200 Main Street, Suite 2300
Kansas City, MO 64105
816.283.4645
main: 816.421.4800
fax: 816.421.0596
jaclyn.maloney@huschblackwell.com

FAX

To: Cheryl

Fax #: 417.581.8331

Date: January 28, 2009

of pages including this cover sheet: 3

Message:

This supplements the information regarding the Saddlebrooke annexation we faxed yesterday.

PROPOSED ANNEXATION AREA - ADDRESSES

<u>PHASE</u>	<u>LOT #</u>	<u>ADDRESS</u>
Eaglescliffe	7	100 Lincoln Drive
Eaglescliffe	14	401 Saddlebrooke Drive
Eaglescliffe	15	351 Saddlebrooke Drive
Eaglescliffe	17	244 Ridge Crest Drive
Eaglescliffe	18	290 Ridge Crest Drive
Eaglescliffe	19	330 Ridge Crest Drive
Eaglescliffe	20	350 Ridge Crest Drive
Eaglescliffe	21	364 Ridge Crest Drive
Eaglescliffe	22	365 Ridge Crest Drive
Eaglescliffe	23	333 Ridge Crest Drive
Eaglescliffe	24	287 Ridge Crest Drive
Eaglescliffe	25	241 Ridge Crest Drive
Eaglescliffe	26	197 Ridge Crest Drive
Eaglescliffe	27	153 Ridge Crest Drive
Eaglescliffe	30	117 Black Bear Drive
Eaglescliffe	31	135 Black Bear Drive
Eaglescliffe	32	155 Black Bear Drive
Eaglescliffe	33	175 Black Bear Drive
Eaglescliffe	34	201 Black Bear Drive
Eaglescliffe	35	202 Black Bear Drive
Eaglescliffe	36	158 Black Bear Drive
Eaglescliffe	37	152 Black Bear Drive
Eaglescliffe	38	150 Black Bear Drive
Eaglescliffe	39	132 Black Bear Drive
Eaglescliffe	40	116 Black Bear Drive
Eaglescliffe	41	250 Saddlebrooke Drive
Eaglescliffe	42	125 Black Bear Court
Eaglescliffe	43	155 Black Bear Court
Eaglescliffe	44	150 Black Bear Court
Eaglescliffe	45	126 Black Bear Court
Eaglescliffe	46	140 Saddlebrooke Drive
Eaglescliffe	58	280 Saddlebrooke Drive
Eaglescliffe	59	204 Ridgecrest Drive
Eaglescliffe	60	198 Ridgecrest Drive
Eaglescliffe	61	281 Saddlebrooke Drive
Eaglescliffe	62	170 Ridge Crest Drive
Eaglescliffe	72	400 Twin Falls Court
Eaglescliffe	82	403 Twin Falls Court
Seven Pines	100	63 Seven Pines Drive
Seven Pines	101	65 Seven Pines Drive
Seven Pines	102	67 Seven Pines Drive
Seven Pines	103	69 Seven Pines Drive
Seven Pines	104	71 Seven Pines Drive
Seven Pines	105	73 Seven Pines Drive
Seven Pines	106	75 Seven Pines Drive
Seven Pines	107	77 Seven Pines Drive
Seven Pines	108	79 Seven Pines Drive
Seven Pines	109	81 Seven Pines Drive
Seven Pines	110	83 Seven Pines Drive

Seven Pines	111	85 Seven Pines Drive
Seven Pines	112	87 Seven Pines Drive
Seven Pines	113	89 Seven Pines Drive
Seven Pines	114	90 Seven Pines Drive
Seven Pines	115	88 Seven Pines Drive
Seven Pines	116	86 Seven Pines Drive
Seven Pines	117	84 Seven Pines Drive
Seven Pines	118	82 Seven Pines Drive
Seven Pines	119	80 Seven Pines Drive
Seven Pines	120	78 Seven Pines Drive
Seven Pines	121	76 Seven Pines Drive
Seven Pines	122	74 Seven Pines Drive
Seven Pines	123	72 Seven Pines Drive
Seven Pines	124	70 Seven Pines Drive
Seven Pines	125	68 Seven Pines Drive
Seven Pines	126	66 Seven Pines Drive
Seven Pines	127	64 Seven Pines Drive
Seven Pines	128	62 Seven Pines Drive

Village of Saddlebrooke

Planning and Zoning Commission

Master Plan

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**KAY BROWN
COUNTY CLERK**

VISION STATEMENT

Saddlebrooke will improve its position as an attractive small village surrounded by rural countryside in which families and businesses enjoy and value a sense of history, a strong regional economy, conservation of natural resources, diversity of recreational opportunities, fair and effective land development laws, safety, and efficient government services.

WHAT IS THE MASTER PLAN?

Purpose: Just as individuals and families plan for their future well-being, so must municipalities. Just as individuals may open savings accounts to save for an addition to their house for a growing family, municipalities must look to the future and take specific actions to address current and future needs. Such actions may involve improvements to the roadway network, improvements to the level of emergency services, and the pursuit of new local employment opportunities. This Master Plan is a policy document that identifies how growth and associated land development should be guided to enhance the future welfare of Saddlebrooke. The following key words and phrases can generally describe the Master Plan:

Future Oriented: The plan is a picture of Saddlebrooke today and a guide to how the community should evolve over the next ten to twenty years in response to growth and community aspirations. It establishes broad principles and policies to address land use and public services with a long-range horizon as a guide to manage future growth and development.

The Plan is a specific tangible document of both text and maps. The map is a key portion and illustrates the policies regarding its planned future land use pattern and associated public services.

Comprehensive: The Plan is comprehensive in that it addresses all principal types of land use and the practical geographic boundaries of each.

Dynamic: The Plan is intended to be continually evolving in light of the aspirations of local residents, changing conditions in the Village, and new strategies to manage growth. It is developed under the authority of Missouri Revised Statutes, Chapter 89, which provides for the development of plans by a Planning Commission. This Master Plan addresses this statutory requirement as set forth in Chapter 89 of the Missouri Revised Statutes, and ensures a strong legal foundation for the Village's zoning regulations.

The Master Plan is not a law or regulatory document, but a "*policy plan*" to be implemented through, in part, by zoning and other regulatory tools. Though the Master Plan is not a zoning ordinance, the Master Plan recommendations and policies serve as a basis for implementing and updating the Village of Saddlebrooke Zoning Ordinance.

ELEMENTS OF THE MASTER PLAN

This Master Plan consists of the following key components:

Chapter 1: Overview

Presents an overview of the purpose and role of the Plan, the process followed in its preparation, key planning policies, and a summary of Village conditions.

Chapter 2: Planning Issues, Goals and Objectives

Presents a discussion of important planning issues facing the Village today, and associated goals and objectives that address these issues.

Chapter 3: Future Land Use Strategy

Presents the planned future land use pattern for the Village.

Chapter 4: Implementation Strategies

Presents implementation measures to effectuate the policies of the Plan.

IMPORTANCE AND APPLICATION OF THE MASTER PLAN

The importance and application of the Village of Saddlebrooke Master Plan are demonstrated in:

- 1) The long-term interests of the Village; and
- 2) The day-to-day administration of the Village's planning and zoning program.

Long Term Interests

There are a number of interests shared by residents and officials of Saddlebrooke today that can be expected to continue for years to come and be similarly shared by future residents and officials. Some of these important interests include:

- Protecting the Village's small-town and historic character.
- Minimizing tax burdens.
- Ensuring appropriate land use and adequate services to protect the public health, safety, and welfare of residents and visitors.
- Managing growth and development.

The Master Plan supports these long-term interests by providing a future-oriented strategy that aggressively seeks to further these interests. Intensive development, without adequate public services to meet the demands of such development and development places excessive demands upon infrastructure and services. The results can lead the Village into a future of tremendous social and environmental risks that seriously threaten the public's health, safety, and welfare. The Future Land Use Strategy section establishes future land use and public services strategies to secure these and other long-term interests.

Day-To-Day Administration

In addition to furthering the long-term interests of the Village, the Master Plan also plays an important role in the day-to-day planning and zoning efforts of the Village:

Advisory Policies: The Plan is an official advisory policy statement that should be readily shared with existing and prospective landowners and developers. The Plan informs them of the long-

term intentions of the Village regarding land use and encourages development proposals more closely integrated with the policies of the Plan.

Regulatory Programs: The Plan establishes a practical basis for the Village to revise, update, or otherwise prepare regulatory programs, including zoning and land division regulations, intended to ensure that the policies of the Plan are implemented.

Review of Land Development Proposals: Chapter Two includes a list of Village goals and objectives which should be reviewed when consideration is given to future proposed rezoning requests, site plans, and related land use proposals, to further establish a record upon which the proposal can be evaluated. Equally important, Chapter Three provides policies regarding the planned future land use pattern in the Village. This Chapter also provides valuable reference points upon which land use proposals should be evaluated.

Public Services Improvements: The cost-effective use of Saddlebrooke's tax dollars requires the identification of a planned future land use pattern. Residential and commercial land uses have varying public services needs. The identification of a planned future land use pattern enables the Village to pinpoint areas that may be in need of current public services improvements. The identification also enables the Village to better determine areas of future need, rather than playing "catch-up" while the Village's health, safety, and welfare may be at risk. Chapters three and four provide important guidance in this area.

Intergovernmental Coordination: This Plan provides the basis for Saddlebrooke officials to communicate effectively with nearby communities regarding both the impact of their planning and zoning actions and opportunities for mutual gain through coordinated efforts in the areas of land use and public services.

Factual Reference: The Plan includes a factual overview of relevant trends and conditions in Saddlebrooke. This factual profile can educate local officials and residents and aid in the review of development proposals, encourage constructive discussion of planning issues and policies, and serve as a base line for future studies.

CHAPTER 1: OVERVIEW

Overview of Village of Saddlebrooke

The following is a brief overview of the Village of Saddlebrooke. The Village of Saddlebrooke is located in the southwest corner of Christian County, and extends slightly into the Northwest corner of Taney County, in the Southwest portion of the State of Missouri. The Village covers approximately 4.8 square miles. The 2010 U.S. Census recorded 77 households, 68 families, and a population of 202 persons. The Village's topography can be generally described as hilly and very scenic. Drainage is facilitated through a network of watercourses, the most significant of which is Bull Creek. Bull Creek flows through the Village in a southwesterly direction and, along with its tributaries, drains the Village. Regional access to Saddlebrooke is via Highway 65. The Village is rural and does not have a central business district. The Village was developed as a scenic, residential community to act as a bedroom community for support to the Branson and Springfield, Missouri areas.

Saddlebrooke Planning Process and Overview of Planning Policies

The Master Plan develops a coordinated strategy that addresses growth, development and preservation. It supports the continuation of Saddlebrooke as a scenic area housing a close-knit community with a strong residential base while providing reasonable opportunities for new commercial development to further encourage economic stability.

The Master Plan supports the stability of existing commercial centers in the Village and supports redevelopment as opportunities arise to improve the visual impact and viability of business areas.

Similarly, the Plan supports preservation of existing residential neighborhood areas and the redevelopment of neighborhoods that may undergo decline and no longer offer healthy housing environments for residents and families. Opportunities for new residential development are to be provided by vacant land within the Village not otherwise planned for non-residential use, and through the incremental expansion of the Village through annexation or cooperative agreements with surrounding communities.

The Plan supports the provision of varied housing options to address the differing needs and preferences of current and future residents. These options include traditional village neighborhoods, and neighborhoods that incorporate the preservation of open spaces. These open space areas may include park and natural areas, and linear open spaces that may follow creeks or otherwise link larger open spaces to one another.

The Master Plan identifies "mixed-use" areas in areas considered appropriate for such development in the Village to accommodate the majority of new commercial development, including the land areas along highway 65. This area represents viable opportunities for mixed

development patterns, including commercial and residential. Future development should recognize the small-town character and scenic splendor of Saddlebrooke. Development should complement the desired character of the community and be sensitive to the historical character and significance of these areas. In addition, special care should be exercised to ensure complementary entranceways into the Village. These goals can be reached through appropriate building design, scale, lighting, landscape amenities, and streetscape improvements.

CHAPTER 2: PLANNING ISSUES, GOALS AND OBJECTIVES

Introduction

The purpose of this Plan is to establish a basis for future land use and public services in the Village of Saddlebrooke. The Village wants to guide and shape future growth and development and not allow the community to evolve merely by chance. To effectively plan for the Village's well being with regard to future land use and public services, it is necessary to identify key goals and objectives in response to important planning issues facing the Village. Following is a summary of these planning issues and related goals and objectives.

Planning Issues, Policies, Goals and Objectives

Each issue presented in this Chapter is followed by a set of goal and objective statements. Planning goals are statements that express the Village's long-range desires. Each goal has accompanying objectives, which are general strategies that the Village can pursue to attain the specified goal. For example, a goal of Mr. Smith may be to open a destination restaurant in the entrance to Saddlebrooke, while two of his objectives may be to seek a bank loan and meet with a real estate agent to discuss the purchase of a suitable building.

The goals and objectives are important for several reasons:

- The goals and objectives provide current and future residents of Saddlebrooke with an overview of the intended future character of the Village.
- The goals and objectives identify and outline the basic parameters, which should be used in guiding land use and public services policies.
- The goals and objectives serve as references upon which future rezoning, land development, and public services decisions can be evaluated.
- The goals and objectives shape the policies within the Master Plan.
- Policies identify the strategy for growth, development, and preservation.

The planning issues, goals and objectives, are divided into the following major categories:

1. *Growth Management, Public Services, and Quality of Life*
2. *Community Character, Historic Preservation, and the Environment*
3. *Residential Development*
4. *Economic Development*
5. *Commercial Development*

The planning issues presented in the following pages are not intended to be all-inclusive. Rather, they are presented as the primary issues that Saddlebrooke should address as it establishes a future for itself. These issues will evolve over time and should be reexamined periodically and appropriate modifications made.

1. Growth Management, Public Services, and Quality of Life

Saddlebrooke is a very desirable place to live for those seeking the comfort of a small town with ease of access to regional employment and retail centers. It is reasonable to anticipate that the population of Saddlebrooke will continue to increase in the coming years. The character and quality of life will be affected by the way the Village chooses to manage future growth and development. Managed growth can preserve the Village's existing small-town and rural character; retain its historic charm and resources; encourage orderly land development; assure adequate public services; provide wise expenditures of funds; and improve economic stability.

The Master Plan must provide a strategy for effectively shaping and guiding future growth and development in a feasible manner, consistent with the aspirations of the citizenry of the Village and the opportunities and constraints presented by its natural and cultural characteristics.

Successful growth management is dependent upon a coordinated public services program. Municipalities offer varying levels of public services. In Saddlebrooke, regional operated public services include public sewer and water, and police and fire protection. Saddlebrooke provides street maintenance and improvements, and private parks.

The extent of public services has two primary impacts. First, public services impact land use choices. For example, affordable housing opportunities are significantly lessened in the absence of public sewer. Secondly, the extent of public services also impacts the perceived quality of life within a community. For example, response times by a local fire department and the availability of recreation opportunities affects the quality of life experienced by local residents.

In maintaining and expanding public services, it must be recognized that public service improvements will likely encourage additional growth and development. Tax revenues dictate, in part, the extent and quality of public services. Although development will increase the tax base, the same development will place additional demands upon public services.

Contrary to traditional planning wisdom and thought, recent research has shown that development does not necessarily "pay its way". Recent studies have concluded that traditional single-family residential development typically generated less municipal revenue than the costs for the public services it requires.

Goal:

Manage growth in a manner that encourages the preservation of Saddlebrooke's small-town character, and ensures appropriate maintenance and improvements to public services and facilities, compatibility among land uses and coordination between land use and public services programs, enhancement of community quality of life, and the cost-effective use of tax dollars.

Objectives:

1. These objectives are aligned with the Growth Management, Public Services, and Quality of Life
 - 1.1. Using sound planning and zoning concepts, identify locations in the Village that are appropriate for residential and non-residential use, taking into account the constraints and opportunities presented by the Village's natural and cultural features.
 - 1.2. Preserve the Village's natural resources through coordinated future land use strategy and related implementation tools that permit reasonable use of land while discouraging unnecessary destruction or loss of natural resources, including wetlands and the Bull Creek corridor.
 - 1.3. Maintain effective land use and development review regulations to ensure development is compatible with the policies, goals and objectives of this Plan.
 - 1.4. Separate incompatible land uses by distance, natural features, or man-made landscape buffers that adequately screen or mitigate adverse impacts.
 - 1.5. Guide development into areas where public facilities and services have adequate capacity to accommodate the growth and increased development intensities, and where the expansion of public facilities is cost-effective.
 - 1.6. Encourage compact development of the village through infill of property along existing water and sewer systems first, then the compact development along new sewer and water lines.
 - 1.7. Identify areas of the Village, which due to existing conditions and the planned future land use pattern presented in this Plan, may be in need or will be in need of improved public services such as police and fire protection.

- 1.8. Continually monitor local attitudes with regard to public services and facilities and take appropriate planning and capital improvement actions to address identified and projected needs.
- 1.9. Recognize the special needs of senior citizens in the provision of public services and facilities.
- 1.10. Maintain efforts to encourage citizen-awareness of development proposals and issues, and to provide substantive public involvement and input opportunities on such matters.
- 1.11. Maintain a regular meaningful communications program with adjoining municipalities and regional agencies. Discuss and investigate public facilities and services needs, opportunities for new or additional shared facilities and services, and alternative strategies for improving local public services, including contracted services, shared services, and Village-operated services.
- 1.12. Recognize that recreation is an integral component of the Village's public services program and acknowledge importance of the Village to continue to provide recreation facilities in coordination with program providers.

2. Community Character, Historic Preservation and the Environment

The Village of Saddlebrooke is a unique community made up of primarily quiet residential properties surrounded by panoramic views. Protection of Saddlebrooke's small-town charm and the beauty of the community are inherently important to local residents. "*Small-town character*" is a subjective quality, but in Saddlebrooke, "*small-town character*" refers to high levels of peacefulness, quiet, pedestrian activity, community identity, comparatively small and inviting buildings, and awareness and concern for one's neighbors and fellow residents.

Also of importance in defining the Village's small-town and rural character are the nearby farm operations. Preservation of natural resources can be very difficult because the process of encroachment can occur slowly. Substantial damage to an entire region and/or ecosystem frequently occurs over an extended period. Residents strongly support the small-town character of the community and its natural resources, and want these features to be important parts of the Village's future. Effective protection of small-town character and the natural environment does not require the prohibition of growth and development. Managed growth and development, including effective site development practices, encourages the continuation of the Village's desirable features.

Goal:

Preserve the quiet, historical, and small-town character of Saddlebrooke and the integrity of its environmental resources.

Objectives:

2. These objectives are aligned with Community Character, Historic Preservation and the Environment
 - 2.1. Emphasize land development designed in scale with existing developed areas and the dominant character of the Village, through reasonable standards addressing density, building size, height, and other development features.
 - 2.2. Maintain a structurally sound housing stock and encourage the rehabilitation or removal of blighted structures.
 - 2.3. Ensure that the quantity and quality of new development does not unreasonably create increases in air, noise, land, surface and underground water pollution, or the degradation of environmental resources.
 - 2.4. Encourage a greater sense of community identity and character by streetscape improvements to commercial and other activity centers, and provide attractive entranceways into the Village.
 - 2.5. Encourage the continuation of agricultural operations in peripheral areas of the Village by complementary zoning provisions until alternative use of the farm acreage is deemed more beneficial.

- 2.6. Encourage development that enhances the desired small-town character and identity of the area, considering such features as building size and height, architectural design, setbacks, signage, and open spaces.
- 2.7. Provide for code development and ordinance enforcement necessary to ensure the general maintenance and appearance of the Village.
- 2.8. Maintain and beautify parking areas through appropriate landscaping and screening.
- 2.9. Encourage landscaping and screening programs in association with new commercial development to minimize negative impacts on community character.
- 2.10. Encourage the preservation of open spaces and natural resources (such as woodlands, wetlands, and stream corridors) as part of the land development process, including the use of clustered housing design.
- 2.11. Recognize the significance of special natural resources associated with park facilities in the Village.
- 2.12. Encourage the preservation of these resources as part of the Village's park and recreation planning efforts.

3. Residential Development

Saddlebrooke is a very attractive place to live for those seeking a small town and rural environment, and excellent regional access to near and distant employment, retail, and cultural centers. The available regional sewer and water in the Village provides opportunities for varying housing densities and lifestyles, and housing that addresses the varying economic and family structure conditions of current and future residents. It is the desire of the Village to encourage a cohesive and integrated residential population. All housing should provide adequate open space and yard areas and be compatible with surrounding land use conditions. However, creative planning for clustered housing may provide such open spaces in non-traditional patterns.

Goal:

Establish a residential environment that recognizes the varied economic and family structure conditions of current and future residents and affords persons and families with healthy and stable surroundings that nurture personal growth.

Objectives:

3. These objectives are aligned with Residential Development
 - 3.1 Identify areas for future residential use that, with appropriate levels of public services and surrounding land use conditions, will encourage healthy residential environments.
 - 3.2 Discourage residential development that relies on on-site sewage disposal. In the absence of public sewer, coordinate housing densities with the natural carrying capacity of the land.
 - 3.3 Encourage innovative residential development that incorporates the preservation of natural resource systems and open spaces, and the preservation of the Village's rural and small town character.
 - 3.4 Prevent random commercial encroachment into established residential neighborhoods.
 - 3.5 Encourage the upkeep of residential structures and yards, and the rehabilitation of blighted areas.
 - 3.6 Encourage the preservation of historically significant dwellings.
 - 3.7 Discourage developing main thoroughfares through residential areas and the use of residential streets for commercial traffic.

4. Economic Development

The economic stability of Saddlebrooke directly affects the quality of life experienced by its residents. Economic stability is a function of many elements including property tax revenues, public services costs, employment, and consumer spending. As noted previously, traditional planning wisdom that supported the position that development "pays its way" has been replaced by considerable research to the contrary. Traditional single-family development has been found to frequently generate greater public services costs than the tax revenue it produces. On the other hand, commercial development has been found to typically generate equal or more revenue than the increased public service costs. Thus, accommodating reasonable opportunities for commercial expansion is important.

However, merely designating areas for such development may not be adequate, particularly as applied to commercial development. Prospective businesses and consumers must be attracted to the commercial areas. Effective crime control, convenient parking, cultural amenities, and attractive streetscapes can be very important.

Goal:

Strengthen and expand upon the area's economic base by strategies that attract new businesses and encourage consumer activity.

Objectives:

4. These Objectives are aligned with Economic Development.
 - 4.1 Identify areas appropriate for commercial development, taking into consideration existing land use patterns, infrastructure, accessibility and other factors.
 - 4.2 Reevaluate zoning regulations that impede reasonable commercial development.
 - 4.3 Maintain open communication between the private business sector and the Village regarding economic development opportunities.
 - 4.4 Encourage commercial development that provides employment opportunities to the local population, strengthens the Village's tax base, and coordinates with available public services.
 - 4.5 Encourage retail services in close proximity to places of significant employment.
 - 4.6 Encourage site development practices that create inviting areas and corridors for consumer activities.
 - 4.7 Encourage the upkeep of commercial properties and the rehabilitation of blighted and deteriorating areas.

5. Commercial Development

Commercial development in Saddlebrooke consists primarily of land along Highway 65. Addressing future commercial development effectively requires consideration of need, location and character.

There are no universal standards that identify the appropriate amount or need for commercial development in a particular community. Each community is unique, with its own set of circumstances including infrastructure, existing land use pattern, growth, and public perceptions.

While there may be varying perceptions about the appropriate levels of commercial development in the Village today, there are several conditions that are very apparent:

- a) A viable business district requires retail and office services
- b) The presence of Highway 65 creates opportunities to address regional commercial needs, as does the greater Branson and Springfield populations
- c) Increased commercial development will strengthen the economic stability of the Village, with more employment opportunities and a larger tax base.

Commercial development is recognized as one of the comparatively few uses that produces tax revenues that approach or exceed the cost of providing adequate municipal services for such uses (unlike traditional single family residential development).

The Village's commercial areas reflect conditions characteristic of viable commercial development with access, visibility, and an adequate population base. Encroachment of existing commercial areas into residential areas is not generally supported at this time.

Commercial uses can vary significantly in character, ranging from retail to office, professional and other services, and ranging in size and scale from a small local hardware store to a large department store or multiplex movie theater. As commercial uses are of varying character, so are their impacts. Interest in preserving the overall small-town character of the Village should affect decisions regarding the location of future development according to its character and type.

Goal:

Provide opportunities for new commercial development in a manner that recognizes the overall small-town character of the community and existing dominant land use pattern, strengthens the economic stability of the Village, and addresses the consumer needs of both local and regional populations.

Objectives:

5. These objectives are aligned with Commercial Development

5.1 Limit commercial growth primarily to existing commercial centers until such time newer planned centers may be determined to be beneficial.

5.2 Encourage commercial development to locate in targeted areas rather than indiscriminately encroach into residential areas.

5.3 Establish landscaping and screening measures to ensure commercial development that is sensitive to the desired character of the community and minimizes adverse impacts on the normal use and enjoyment of adjoining land.

5.4 Coordinate the intensity of commercial development with available public facilities and services, including road infrastructure.

CHAPTER 3: FUTURE LAND USE STRATEGY

Introduction

The principal planning components of the Village of Saddlebrooke are contained in the Master Plan's Future Land Use Strategy. The Future Land Use Strategy identifies the desired pattern of land use and development throughout the Village and in the greater Saddlebrooke Planning Area.

The Future Land Use Strategy also presents guidelines regarding future infrastructure and public services improvements. These guidelines are to help ensure that future public services are coordinated with the planned future land use pattern, and the achievement of the Plan's goals and objectives.

The Future Land Use Strategy consists of policies regarding future land use and development in the Village. Implementation of these policies largely rests with the regulatory tools of the Village. The most important of these is the Zoning Ordinance of the Village.

The Zoning Ordinance will be the primary implementation tool of this Master Plan, including appropriate changes that may surface due to the policies of this Plan. The Zoning Ordinance generally regulates the type, location, bulk, and intensity of land development. The Village may also adopt other supporting regulatory tools to further the implementation of the policies of this Plan, as well as pursue specific public services and capital improvements.

Chapter Four addresses implementation strategies in greater detail. The goals and objectives presented in Chapter Two are the foundation on which the Future Land Use Strategy is based. These include, in part, the desire to guide future development in a manner that insures the compatibility between land uses, the coordination between development patterns and public facilities and services, the cost-effective use of tax dollars, and the preservation of the Village's small-town/rural character.

The Future Land Use Strategy is based upon an analysis of the Village's natural and cultural features such as community attitudes, existing roadway network, and existing development patterns. The opportunities and constraints presented by these and other characteristics were evaluated in the context of the goals and objectives in Chapter Two to arrive at a planned future land use pattern in the interest of regional planning and governmental coordination, and consistent with the Saddlebrooke Planning Area concept.

Land Use Areas

These land use areas collectively makeup the planned future land use pattern for the Saddlebrooke Planning Area. These areas are:

- Commercial Areas
- Public Areas
- Residential Areas
- Mixed-Use Areas

It is not the intent of this Plan to identify the specific land uses that should be permitted in each of these Areas. This Plan makes broad-based recommendations regarding the dominant land use(s) to be accommodated in each of these Areas. Specific permitted land uses will be determined by zoning provisions, based upon considerations of compatibility.

Commercial Areas

All commercial development should reflect design measures to encourage compatibility with adjacent and nearby land uses and the desired small-town character of the community. Adequate buffers and/or screening mechanisms should ensure new commercial development minimizes impacts on residential properties. Limitations on signage, building height, size, and related architectural qualities should be continued and enhanced to ensure compatibility of new land uses with the desired character of the surrounding areas and the Village as a whole.

Special attention should be directed to preventing future commercial development from undermining public health, safety and welfare due to poor road access practices such as excessive curb cuts and conflicting turning patterns.

Highway 65 Commercial Area: This area currently houses a gas station/convenience store, various office spaces, a travel information center building, a building used as a fire station, and a commercial, mixed use office. This area has potential for other commercial interests.

Public Areas

Other than roadways, there are currently no publicly owned properties in the Village. Consideration should be made in the future to acquire such space for appropriate public development, if feasible.

Residential Areas

The Future Land Use Strategy identifies the largest portion of the Saddlebrooke Planning Area as "Residential Area." The majority of the land developed for housing is characterized by a single-family dwelling. The Plan recommends continued opportunities for new and varying

housing options and that those options be integrated with one another to encourage a cohesive community.

The Residential Area is to accommodate varying development densities. Because of the Village's interest in facilitating an integrated and cohesive community, the Future Land Use Strategy does not specify particular areas for specific density ranges.

The Future Land Use Strategy encourages a mixed housing pattern of varying densities composed of predominantly single-family dwellings, along with an appropriate mix of two family and multiple family dwellings. Where comparatively large housing projects are proposed, the Plan supports the integration of these varying housing options on the project site.

The Plan does not support manufactured housing development in the Village. Special care must be exercised during rezoning and development plan review proceedings to ensure compatibility between existing and new development. This compatibility can be encouraged through reasonable density transitions, landscaping and screening, and other site design measures. The development densities and scale of future housing projects should be coordinated with available levels of public services including sewage disposal, potable water, and road infrastructure.

The provision of opportunities for new residential development on existing vacant and/or agricultural land should not detract from the importance of appropriate maintenance and improvements to the Village's existing housing stock and neighborhood quality of life.

It is the residents of Saddlebrooke that shape its character and the quality and stability of the Village's housing affects all persons and families residing within.

The Village's existing residential neighborhoods impact the real and perceived character of the Village as a whole, thereby affecting the Village's overall stability as a place of commerce and housing. The quality of housing impacts structures abutting and related property values. When deterioration becomes excessive, individuals and families lose a sense of pride in their community. Redevelopment of existing neighborhoods that may undergo excessive decline should be considered as a means to improve the Village's housing environment. Such redevelopment includes encouraging the maintenance of existing homes, encouraging the enhancement of older, historic homes as well as constructing new "in-fill" housing.

The outer regions of the Saddlebrooke Planning Area classified as "Residential" are primarily characterized by farm operations. Their residential classification is not intended to suggest that the farm operations are inappropriate or should otherwise be converted to residential use. Local farming activities have a positive impact in defining the overall character of the Village and the greater Saddlebrooke Planning Area. On the other hand, the Plan recognizes that some farm activities may not be compatible with encroaching higher density residential areas. The Plan further recognizes that the long-term viability of these nearby farm operations may slowly decline due to the presence of the Village and its future growth and development.

Except where specifically recommended elsewhere in this Plan, residential development is the preferred alternative use where farm operations may give way to development. In light of the operational characteristics of large-scale intensive livestock operations, such uses are strongly

discouraged in or near the Village. Potential new residents in the Saddlebrooke Planning Area should recognize that the traditional smells, noises, pesticide applications, and generally recognized agricultural activities associated with responsible farming may well continue on a long term basis.

In addition to the Plan's support for varied housing densities, the Plan supports varied development patterns to address housing preferences and market conditions.

Mixed – Use Areas

In addition to differentiating between areas of the Village for commercial, public and residential use, the Future Land Use Strategy provides for "mixed-use" areas. As the phrase implies, these areas are recognized as being potentially appropriate for one or more land use types depending upon market conditions and the character and merits of specific development proposals.

These areas are characterized by one or more conditions that support a heightened degree of flexibility as to their use and development.

These include:

- a) Surrounding land use pattern of a mixed character
- b) Absence of significant existing residential development
- c) Proximity to the highway interchanges.

In light of the potential mixed-use development of these areas, special care must be exercised during all phases of the review and approval of specific development proposals. This will ensure that the arrangement of such uses and the interface between them enhances their compatibility and the viability of each.

Coordinated Public Services

This section describes the planned pattern of land use throughout the Saddlebrooke Planning Area. Since the character and feasibility of land use and development is directly influenced by the extent to which public services are available, special attention should be directed to the manner in which public service improvements occur. An important principle of the Future Land Use Strategy is that no new development should occur unless public services are adequate to meet the needs of that new development.

Similarly, public service improvements, and the increased development that may result from such improvements, should not jeopardize the Village's interest in managing growth and development. Thus, it is very important that future public service improvements be coordinated with the planned pattern of future land use.

Further, the extent of public services also impacts the perceived quality of life within a community as it pertains to recreation, police and fire protection, and other services. As new residential and non-residential land uses are introduced, demands upon the road network will increase. Appropriate maintenance and improvement programs should be developed to maintain and enhance the road and pedestrian circulation network.

Conversely, it must be recognized that road improvements may well attract new development which, in turn, will place additional demands on the road network. Excepting emergency conditions, such as an impassable road, the functional classification of roads should dictate the priority of improvements when all other conditions are generally equal.

Priority improvements should be assigned to the Village's principal thoroughfares, including their impact as entranceways into the community. The future expansion of sewer and water facilities should occur in a phased and incremental manner so that an overly large geographic area should not be intensely developed at a rate beyond the provider's ability to effectively manage growth and development. In the absence of public sewer or water, on-site sewage disposal and potable water facilities should be constructed and maintained in accordance with the requirements and standards of the Missouri Department of Natural Resources and other applicable local, county, state or federal agencies.

As community growth and land development increases, so does the demand for emergency services. It is important the Village assures adequate fire and police protection services are available to existing and future residents and property. To prevent emergency services deficiencies, the Village should continually monitor police and fire protection needs and service, and explore improving service levels. Demands can be expected to increase in the areas of recreation facilities and programs, services to the elderly, recycling, and others. In collaboration with other agencies and organizations, coordination between the Village's growing population and the programs that serve it should be closely monitored and improvements should be pursued where deficiencies are identified.

Chapter Four presents both general and specific strategies that address the implementation of the Future Land Use Strategy, including public services coordination.

CHAPTER 4: IMPLEMENTATION STRATEGIES

Introduction

This Master Plan establishes a strategy for growth, development and preservation in the Village of Saddlebrooke Planning Area. The Plan is comprised of policies that are presented in both graphic and narrative form and are to provide basic guidelines for making reasonable, realistic community development decisions. It establishes policies and recommendations for the proper use of land and the provision of public services and facilities.

The Plan is intended to be used by local officials, by those pursuing private sector developments, and by all residents interested in the future of the Village. The Plan is a policy document. As a policy document, the Plan's effectiveness is directly tied to the implementation of its policies through specific tools and actions.

The completion of the Plan is one part of the planning process. Realization or implementation of the goals, objectives and policies of the Plan can only be achieved by specific actions, over an extended period of time, and through the cooperative efforts of both the public and private sectors.

Implementation of the Plan may be realized by actively:

- a) Ensuring village-wide knowledge, understanding, and support of the Plan, and the continuing communication with and involvement of the citizenry.
- b) Regulating the use and manner of development through up-to-date reasonable zoning controls, subdivision regulations, building and housing codes, other regulatory tools, and development incentives.
- c) Providing a program of capital improvements and adequate, economical public services to encourage desired land development and redevelopment.
- d) The purpose of this Chapter is to identify implementation tools and, where applicable, specific actions to be pursued and the body or bodies considered most appropriate to administer the action. *

Public Support, Communication and Community Involvement

Citizen participation in and understanding of the general planning process and the specific goals, objectives and policies of the Plan are critical to the success of the Village's planning program. Understanding and support of the Plan by local citizens can greatly enhance its implementation. This support may be found in citizen support for bond proposals, special assessments, zoning decisions, and development proposals.

In order to organize public support most effectively, the Village must emphasize the necessity of, and reasons for long-range planning and the development of the Master Plan. The Village must encourage citizen participation in on-going community planning efforts.

Specific actions to be undertaken to encourage public understanding and support of the Village's planning program, and the continued communication with and involvement of the citizenry, are presented in the following list:

1. Ensure that copies of the Master Plan are readily available for viewing.
2. Post the Future Land Use Map of the Master Plan on an accessible site.
3. Make the Master Plan and a listing of current events pertaining to planning and zoning matters available on the Property Owner's website.
4. Apprise residents of meetings that will address development proposals as the projects move through each stage of review and deliberation, through public notices, a local newsletter, postings, and other means.
5. Maintain a posting on the bulletin board and on the Property Owner's web site that identifies proposed developments and land use decisions under consideration, and where individuals may acquire additional information on such matters.
6. Conduct an annual public hearing for the purposes of reporting on current planning efforts and the status of the Master Plan, and providing residents with the opportunity to share concerns and suggestions.
7. Develop and furnish to all residents a Village newsletter on a regular basis, and include articles in the newsletter that discuss the Village's planning efforts and land use decisions currently under deliberation.
8. Post the newsletter on the Village bulletin board, on the Property Owner's web site, and other public sites for public viewing by all.
9. Support the Welcome Wagon program contained within the POA to greet new residents.

10. Encourage Neighborhood Watch programs in each neighborhood to promote cooperation and communication.
11. Ensure all Village staff with direct citizen contact has a basic understanding of the Master Plan and related enforcement mechanisms.

Land Development Codes

Zoning Ordinance

A zoning ordinance is the primary tool for implementing a Master Plan through the regulation of the use of land. A zoning ordinance generally divides a community into districts and identifies those land uses permitted in each district. Each district prescribes minimum standards that must be met such as minimum lot area, lot width, and building setbacks. Zoning regulations for Villages are adopted and implemented under the authority of Revised Missouri Statutes, Chapter 89.

Maintaining a Current Master Plan

Successful implementation of desired policies requires the maintenance of a current Master Plan. The Master Plan should be updated periodically. It must be responsive to community changes if it is to be an effective community tool and relied upon for guidance. The Planning and Zoning Commission, Board of Trustees, and other officials should undertake an annual review of the Master Plan to determine whether the Plan continues to be sensitive to the needs of the community and continues to chart a realistic and desirable future. Community changes that may suggest amendments to the Plan include changing conditions involving available infrastructure and public services, growth trends, unanticipated and large-scale development, and changing community aspirations.

Annual Review

The annual review ensures the Plan is current with the continuing evolution of the Village.

Important questions that should be asked during a review of the Plan include:

- a) Does the Plan present valid and current census and land mass data?
- b) Does the discussion of planning issues, goals and objectives (Chapter Two) continue to be appropriate for the Village today and, if not, what additions, deletions or other revisions should be considered?

- c) Does the Future Land Use Strategy (Chapter 3) continue to reflect the preferred strategy for addressing development and preservation and, if not, what revisions should be considered?

Amendments to the Plan, measures the Village believes will enhance the planning process, and preparation of a wholly new Plan, should follow the procedures delineated in Missouri Revised Statutes, Chapter 89.

The Village should seek substantive community input on possible changes during the early stages of deliberations.