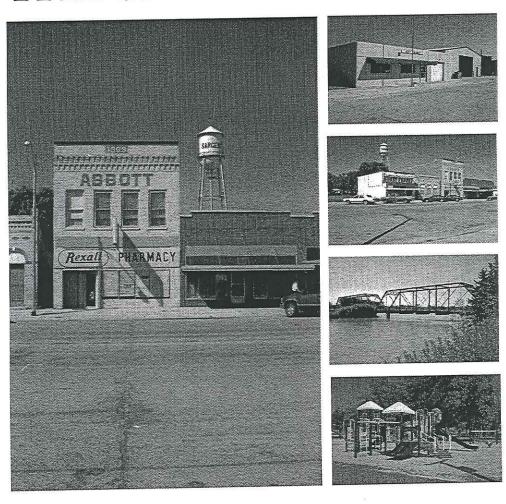
THE SARGENT PLAN



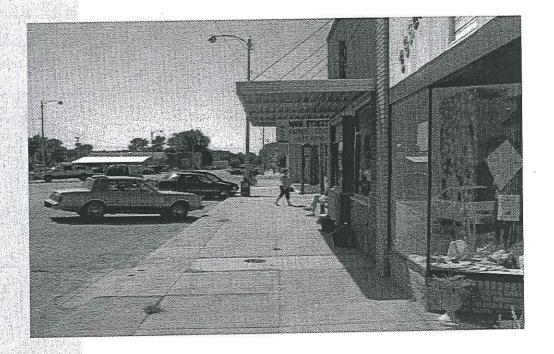
A Comprehensive Development Plan and Ordinance for the Village of Sargent, Nebraska

Prepared with the Citizens of Sargent by RDG Crose Gardner Shukert and Community Development Services September, 2011

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INTRODUCTION



The Sargent Plan is designed to provide a comprehensive vision of the village's future. It is a future that is based on taking community actions that will improve the lives of the community's residents and make the village uniquely attractive for continued investment and growth

Nebraska's cities live in a changing social and economic environment. During the 1980's, the Village of Sargent transitioned from an economy based primarily on agriculture to a more diversified economic structure and built on that foundation during the 1990's. Sargent can take advantage of significant opportunities as it positions itself for growth and rejuvenation in this new century.

Sargent has been a traditional center for business, healthcare and education in its region. Sargent and similar communities can also lead the expansion of enterprise in the State of Nebraska. Sargent provides an excellent quality of life, offering the best of a small community. The village is near many recreational attractions and offers the intimacy of a small town. It has pulled together as a community to execute strategic projects, including a superb new water park and prospering industrial parks. Now, Sargent has the opportunity to further unify and strengthen the village by defining its vision for the future.

THE COMPREHENSIVE DEVELOPMENT PLAN FOR SARGENT

Roles of a Comprehensive Plan

This comprehensive development plan for Sargent has two fundamental purposes. The first purpose provides an essential legal basis for land use regulation such as zoning and subdivision control. Secondly, a modern comprehensive plan presents a unified and compelling vision for a community, derived from the aspirations of its citizens and establishes the specific actions necessary to fulfill that vision.

• The Legal Role

Communities prepare and adopt comprehensive plans for legal purposes. Nebraska State Statutes enable cities to adopt zoning and subdivision ordinances to promote the "health, safety, morals, or general welfare of the community." Land use regulations such as zoning ordinances recognize that people in a community live cooperatively and have certain responsibilities to one another. These regulations establish rules that govern how land is developed within a municipality and its extra-territorial jurisdiction.

However, under Nebraska law, a village may not adopt land use ordinances without first adopting a comprehensive development plan. This requirement derives from the premise that land use decisions should not be arbitrary, but should follow an accepted and reasonable concept of how



the village should grow. Under state statutes, a comprehensive development plan must address, at a minimum, the following issues:

- Land use, or the planned distribution of activities and uses of land in the community.
- Transportation facilities.
- Community facilities, including recreation facilities, schools, public buildings, and infrastructure.
- Annexation, identifying those areas that may be appropriate for annexation in the future.

The Sargent Plan provides the ongoing legal basis for the village's continuing basis to regulate land use and development.

The Community Building Role

A comprehensive development plan has an ultimately more significant role in the growth of a community. The plan establishes a picture of Sargent's future, based on the participation of residents in the planning of their community. This vision is particularly crucial at this time in the community's history. Beyond defining a vision, the plan presents a unified action program that will implement the village's goals. Indeed, the plan is designed as a working document- a document that both defines the future and provides a working program for realizing the village's potential.

• The Planning Process

The Sargent Plan is the result of a planning process that involved citizens of the village to define its future. A Planning Advisory Committee, representing a wide variety of interests in the community, participated in this process. The first part of the process involved a three-part strategic planning program, designed to assess the village's current position; establish visions and goals for Sargent's twenty-year future; and consider an action program necessary to achieve that vision. Members of the community were invited to participate in the strategic planning process through a series of community workshops.

The issues identified through the strategic planning process became guiding themes of the Sargent Plan. Specific priorities, goals and actions were outlined to provide the foundation for this detailed comprehensive plan document.



APPROACH AND FORMAT

The comprehensive plan presents a strategy-oriented approach to the future development of Sargent. The plan establishes eight chapters corresponding to its most important strategic issues. The traditional sections of a comprehensive plan, such as land use, housing, infrastructure, and transportation, are organized as recurring components. This enables the plan to tell the story of the village's future development and presents an integrated program for the village's growth.

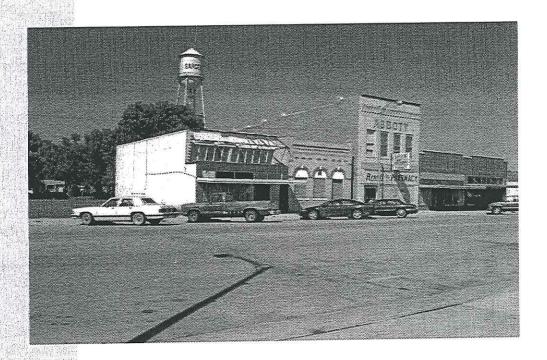


The overriding theme of the Sargent Plan involves managing new growth and investment with a planned village development concept that improves traffic mobility, housing opportunity, potential for business growth, and recreational activities while reinforcing Sargent's traditional features and distinctive images and character.

- 1. A Profile of Sargent presents an analytical view of Sargent's people, physical environment, economy, and position within its region.
- 2. Goals for Sargent summarizes the strategic planning process that helped to define the strengths, weaknesses, opportunities, and goals for the village.
- 3. Development Principals and Concepts examines Sargent's growth and development opportunities. It proposes land use policies that make the best use of these development resources.
- 4. Land Use examines Sargent's growth and development potential and presents an overall improvement program for the village.
- 5. A Village of Strong Neighborhoods examines housing demand characteristics and presents strategies to assure that each area maintains a state of health. Important issues include the preservation of the village's older and historic housing stock, and provisions for additional rental and affordable housing opportunities.
- 6. Streets and Sidewalks considers street and pedestrian systems and relates mobility needs to other development objectives.
- 7. Public Facilities and Services examines the quality of infrastructure, public facilities, and parks within Sargent. These facilities are vital to the village's ability to support growth and serve present and future residents.
- 8. Implementing the Plan draws together the analysis and policies of the plan into a program for implementation. It summarizes the recommendations and development policies of the plan, and presents an Implementation Schedule. It also lists proposed projects and the time-frame for their completion.

CHAPTER ONE

A Profile of Sargent



This chapter examines important physical and economic trends that will have a major impact on Sargent as it plans for its future.

POPULATION CHARACTERISTICS

Population and population characteristics help to explain the condition of a community. This discussion will present important changes in the characteristics and dynamics of Sargent's population.

In the last forty years Sargent's population increased during the 1970's. Like many rural Nebraska communities, the City has lost population during the last 20 years. Table 1.1 exhibits historic population growth in Sargent compared to other rural communities

There has been little new development in the last ten years in Sargent. According to village records, two new homes were constructed between 1995 and 2000. According to the U.S. Bureau of Census, the total number of residential units declined from 366 to 341 between 1990 and 2000. Indicating a total loss of 23 units. Occupied housing units fell from 317 units to 279 a

TABLE 1.1: Population Change:

						Change
	1970	1980	1990	2000	2010	1990-2010
Sargent	789	828	710	649	577	-22%
Johnson	350	341	323	280	245	-24%
Tilden	947	1012	895	1078	1000	11%
Comstock	155	168	135	110	96	-29%
Anselmo	180	187	189	159	142	-25%
Broken Bow	3734	3979	3778	3491	3139	-17%
		notes				- : : :
TABLE 1.2 Ho	using Un	its	2000	lix	2010	Difference
Total Population		649	n	577	-72	
Total Housing			341		300	-41
Occcupied Ho		its	279		255	-24
Owner occupi			223	ne.	215	-8
Renter Occupi			56	i	40	-16
Vacant Housin			62		45	-17
Seasonal			5	i	2	-3



decrease of 38 units. These numbers are reflected in the number of vacant units, which increased from 49 units to 62 unites between 1990 and 2000. These trends are likely occurring because of two factors; the loss of population and the relatively poor condition of the housing stock.

To attract new residents and initiate new growth, Sargent will need to reverse these trends. The repair or removal of dilapidated structures, will be vitally important to improving housing quality throughout the community. The replacement of dilapidated homes with new construction will help to revitalize entire neighborhoods.

Population Dynamics and Migration

Population change in a community is explained by three basic factors:

- A comparison of births and deaths. If more people are born in a community than die, the population of that community will trend to increase. Generally, a city with more population in younger age groups (particularly with people in childbearing or family formation years) will experience a higher overall birth rate.
- Migration patterns. During any period in a city's life, people move in and out. If more people come to the city than leave, its population will tend to increase. A community that is building new housing may experience significant in-migration, some of which are residents new to the city, while others are relocation from surrounding region.
- Annexation. Annexation of large residential areas increase a Community's population

The following table shows the population changes in the last ten years:

TABLE 1.3 Actual Population Change

g.	2000	2010	Change	% Rate
Total Population	649	577	-72	-11.1%
Male Population	304	270	-34	-11.2%
Female Population	345	307	-38	-11.1%

Based solely on natural population Sargent should see a decrease in population. Indicating that there would be more people dying in the community than were being born.

TABLE 1.4 Age Range, All Residents

Age Group	<u>1990</u>	<u>2000</u>	2010
Under 5 to 19 20 to 34	173 94	161 61	147 46
35 to 54	139	164	172
55 to 64	64	61	58
65 to 74	94	67	42
75 to 84	99	85	66
85 +	47	50	50
Total	710	649	581

PROJECTED POPULATION

Projecting the future size and makeup of Sargent's population helps predict the future demographic character of the town. This is important for the village's planning and policy decisions regarding future investments and growth.



Future population for Sargent is forecast by:

- Computing probable changes in Sargent's existing population. The calculation of the "base" population of the city assumes no net migration.
- Basing population forecasts on a 2% out-migration, similar to that experienced during the 1990's.
- Assuming the community can achieve many of the goals laid out in the previous section a 0.1% annual growth rate is also calculated. This scenario is a based on a compounding factor that is not influenced by natural population change.

Table 1.5 summarizes these three scenarios. It shows a decreasing population for both natural population change and for a 2% migration. By the virtue of the formula the 0.1% annual growth rate does show a slight increase in population for the village. Under this scenario Sargent will not reach the 710 person population of 1990 but does provide a realistic growth scenario that reverses the population loss of the last ten years.

TABLE 1.5: Sargent Populati	ion Projections,	2000-2020		
	<u>1990</u>	2000	2010	2020
Natural Growth		649	571	539
2.0% Migration Scenario	710	649	582	561
0.1% Annual Growth		649	656	662

Source: RDG Crose Gardner Shukert, 2002

ECONOMIC FACTORS

Sargent's economy is based on the regional employment base of the Custer County area. A majority of Sargent's residents work and shop in this area. Sargent has a large independent employment base, assuring that most residents work within this region as well as many area residents. This section examines various economic characteristics of Sargent's population.

Table 1.6 compares the employment makeup of Sargent's residents with those of Custer County for 2000. The information indicates that Sargent residents are more likely to be employed in educational and health services (27%) while Custer County residents are significantly more likely to be employed in agriculture (23%). Between 10% and 12% of Sargent's residents

are employed in manufacturing, retail trade, transportation/communication and agriculture.

Table 1.7 compares the types of jobs held by Sargent's residents to Custer County's residents in 2000. In general, Sargent's residents resemble Custer County in occupational distribution. However, Sargent has a greater percentage of residents employed in production and transportation occupations than Custer County. Overall, both Sargent and Custer County have a significant number of residents employed in executive and managerial occupations.



		er County 2000

	SARGENT		CUSTER	COUNTY
	Total	Percentage	Total	Percentage
Total Employed	277	100%	5,724	100%
Agriculture, Mining	27	10%	1,336	23%
Construction	12	4%	319	6%
Manufacturing	33	12%	617	11%
Transportation/Communications	27	10%	344	6%
Wholesale Trade	8	3%	165	3%
Retail Trade	33	12%	547	10%
FIRE	11	4%	207	4%
Other Services	14	5%	292	5%
Arts & Entertainment	14	5%	303	5%
Education/Health Service	75	27%	1,178	21%
Professional	10	4%	199	3%
Public Administration	11	4%	166	3%
Information	2	1%	51	1%

Source: US Bureau of the Census, 2000

INDUSTRY	<u>SARGE</u>	<u>NT</u>	CUSTER COUNTY		
Total Employed	277	100%	5,724	100%	
Executive and Managerial	86	31%	1,992	35%	
Service	47	17%	786	14%	
Sales & Office	49	18%	1,021	18%	
Farming, fishing, & forestry	7	3%	386	7%	
Construction	28	10%	591	10%	
Production & transportation	60	22%	948	17%	

A Profile of Sargent

HISTORY OF SARGENT: By Lawrence and Alpena Kramer

A post office, named "Sargent," was established a mile east of the present town in 1879. When Ezra Savage and Joseph Thomas started the town in 1882, the postmaster, Mrs. George Sherman, agreed to move the new location if they kept the Sargent name.

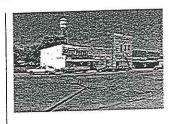
The City of Sargent, laid out in 1883, is one of the oldest settlements in Custer County. Located about a mile north of the Middle Loup River, it was described as a "hustling village of over 800 inhabitants" in 1919. The population peaked in 1920 with over 1,000 residents.

J.K. Spacht built the first store in 1883 in the middle of a wheat field. The first bank in Custer County was also build in Sargent. The town grew rapidly and was "particularly lively" in the summer of 1888 when the Burlington & Missouri River Railroad grade was build. It was hoped that train service would be in operation by fall. But because of a big labor strike on the Burlington, work was not completed until after the drought years of the 1890s. this caused the fledgling town to dwindle "to a mere shadow of its former proportions."

The railroad was completed from Arcadia to Sargent in the fall of 1899, with Sargent remaining the terminus. The town immediately sprang to life and showed substantial growth. An independent telephone company extended its line from Broken Bow to Sargent in 1900. The Burlington Northern railroad branch line to Sargent was abandoned in 1985, so Primary access is now via Highway 183.

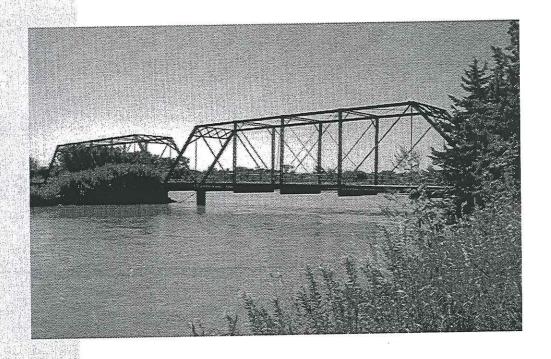
A two-story school was constructed in 1914... "which now houses one the of the best schools in the county..." fully accredited, it had 12 grades and ten teachers. Along with the school was a Congregational and a Methodist church and a business district of several blocks.

Sargent has had a string of newspaper, including the 'Loup Valley Eagle' and the "Sargent Times," discontinued during the depression and recession experienced in 1894. Other newspapers serving the town included "The Grip" of Alliance, and the Custer County Commoner" which later changed it name to the "Sargent Leader." In 1919, owned by Guy Livermore, a native son, it was described as "fairly prosperous". The "Leader" now printed in Burwell still serves the town



CHAPTER TWO

Goals for Sargent



The City of Sargent conducted a planning process to assess community features and define goals for a twenty-year planning period. A broadly representative planning committee, augmented by participants from the community at large, was the focus of this strategic planning process.

THE COMMUNITY REPORT CARD

The participants in the strategic planning process were asked to rank various elements of the community on a five (highest) to one (lowest) rating. Those items that received the highest ratings (4's and 5's) represent the community's major assets from the perspective of survey participants. Conversely, those items with most frequent low ratings represent major areas for improvement.

In the community report card process, a rating of 3.5 and over generally suggests a source of community strength. On the basis of responses to the multiple choice and open-ended questions on the survey, major community strengths include:

- · Elementary education provided to Sargent residents.
- Quality of the community's sewer system and improvements.
- · Affordability of housing for families.
- Overall quality of life in Sargent.
- Sargent's people.
- · Environmental quality of the community and surrounding area.
- Availability of medical and health services.

Significant community weaknesses include:

- The lack of museums and cultural interests.
- · Quality job opportunities or lack thereof.
- · Historic resources that once existed.
- No new economic opportunities and lack of community growth.
- Lack of rural economic development and incentive programs.
- Town's inability to attract and retain young people.



STRATEGIC PLANNING PROCESS

The strategic planning process focused on several strategic focus areas, Including:

EDONOMIC DEVELOPMENT
HOUSING
QUALITY OF LIFE AND COMMUNITY SEVICES
COMMUNITY ISSUES AND SUSTAINABILITY

Committees organized around these strategic focuses and defined the following priority goals and issues.

Economic Development

Participate in and/or develop a restructured regional development group to assist business in discovering market opportunities, identifying and providing resources for new enterprises, and providing regional economic development programs.

Develop and implement a preservation plan for downtown to retain existing businesses and encourage new development.

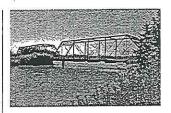
Identify and develop Redevelopment Area(s) conducive to improvement of blighted and substandard area(s) to promote new business development.

Housing

Establish home improvement programs with financial incentives for all income groups, but concentrate on low-to moderate-income households and elderly housing alternatives allowing residents to "age in place".

Provide alternative residential options for the residents of Sargent. This includes the development of quality single-family affordable housing; possibly on infill lots. In addition, construct more recreational vehicle park spaces to provide short-term residential options for tourists and outdoorsmen.

Develop specialized senior living facilities in Sargent. Utilize this housing to help the City retain its senior population and attract new seniors from adjacent rural areas.



Quality of Life and community Services

Establish community entrances that build on Sargent's unique characteristics.

Improve the appearance of Sargent by demolishing, deteriorated structures and improving the entrances into the city.

Improve the public environment and establish an interconnected sidewalk system throughout the community. Develop an improved pedestrian and bicycle system linking historic, natural and cultural sites with the neighborhoods

Community Issues and Sustainability

Promote and encourage volunteers for community projects. Use the newspaper and other recognition programs to acknowledge the contribution of citizens to the community.

Develop volunteer opportunity for young people. Establish a mentoring program to foster community involvement among the youth.



CHAPTER THREE

Development Principles & Concepts



This section presents the detailed town plan for Sargent. The plan builds on the goals and priorities identified during the community goal setting process. The Sargent Plan is a plan designed for growth. It recognizes that the community must take continued aggressive action over the next ten years to build on it history and past successes, attract new residents, and maintain and stabilize its population. Because of this overall growth strategy, the plan makes recommendations that are unusual in town plans. These include such components as a design concept whose main feature is to create distinctive opportunities for residential development; a downtown development program based on generating activity; and an active open space development program. Those features can help make Sargent Particularly attractive as a living environment for both its current citizens and prospective residents looking for a special place in which to live. The plan also examines land use patterns in Sargent and develops a plan that will form the basis of a new land development ordinance.

Every community has a sense of place, an inner harmony that is sometimes clear and sometimes subtle, that makes it distinctive and special. A community can grow stronger by taking advantage of this special quality. Indeed, in important part of the responsibility of a comprehensive plan is to go a bit deeper than the town's basic systems, such as land use and infrastructure — as important as these are. A plan should also look at the underlying structure and order of the community. Enhancing this structure can help the town create a vision that grows from its own inner harmony and grow stronger and better by enhancing this quality. Sargent's special community quality is one of its greatest assets. Its historic town center, and recreational amenities, all communicate a sense of history, excitement, and opportunity.

The plan's first chapter described the demographic challenges facing the community. Sargent's relatively high average age will cause an excess of death's over births in the coming years, meaning that eh city must retain its younger population and attract new residents.

Sargent's past successful efforts in building a great community help to put it into a position to meet this challenge once again. Nationwide, with interest surging in outdoor related activities and in historical people and events, Sargent is poised to take advantage of its numerous assets. Located along Hwy 183 and its proximity to regional recreational resources such as the Middle Loup River for outdoor enthusiasts, combined with local amenities such an excellent school system, community center, and parks provides Sargent with the opportunity for increased tourism and a basis for new residential growth. The Community Design Concept is intended to build On this bas, helping Sargent grow as both a living and working environment.



GOALS

The community design concept for Sargent has four basic goals:

- 1. To use the special characteristics of Sargent to make the village a more attractive and pleasant place for present and future residents. A good environment can be attractive to people who work in the region but are looking for the warmth and intimacy that community life provides.
- 2. To provide a high quality setting for residential growth that is linked to the traditional village. In order to attract the growth that is needed for Sargent, the plan must provide accommodations for new residential development. Yet, this development area must be uniquely attractive. It should be a design plan providing a residential setting that reflects and reinforces the best characteristics of the community. Indeed, residential design and supporting amenities must create a sense of magic in the town, using and enhancing its traditional design qualities. Conventional subdivision plans grafted on the traditional village will be unable to accomplish this sense of harmony and magic that is needed to bring people to Sargent. The Design Concept will incorporate other aspects of the town's natural and urban environment to create good opportunities for residential development.
- 3. To increase tourism and commerce within Sargent by capitalizing on the community's existing assets. The tourism industry in Sargent is a virtually untapped resource. Existing assets, such as the outdoor related activities associated with the town's proximity to regional recreational destinations, especially hunting and fishing locations, provide unlimited potential. By expanding and promoting the town's existing services, economic development objectives can be fulfilled by encouraging people to spend time and money in the community.
- 4. To increase community involvement and interest by proposing improvement projects that can be completed through the cooperative efforts of people in the village and surrounding region. The level of participation and involvement in Sargent can be increased. A high level of commitment, as surely as the town's physical environment and transportation conveniences, will be attractive to people seeking a new wholeness in their lives. Community projects should continue to involve people of all ages from young children to senior citizens in the enhancement of the community.

DEVELOPMENT ISSUES IN SARGENT

In Sargent's early history its strategic location along the Burlington Northern Railroad and proximity to the Middle Loup River helped it to flourish. Today, Sargent's location still plays a significant role in its continued success. Situated along U.S. Highway 183, Sargent has excellent access to the regional highway system. Sargent is also relatively close to excellent regional recreational facilities, including Sherman Reservoir, Davis Creek Reservoir,



and the 2nd Wind Ranch. The combination of community amenities, attractive natural environment, and superior community spirit has created a special setting – one that can be parlayed into greater economic growth and investment. Sargent is challenged to use these key resources as a lever for major community growth.



Future growth strategies should grow from:

- Natural and built environment. Sargent's proximity to the Middle Loup River corridor, and access to regional park facilities create tremendous opportunities for outdoor recreation. Its distinctive built environment, including excellent village parks and a distinguished town center, complement this natural quality.
- Location. Sargent's adjacency to Highway 183 provides opportunities for both commercial and industrial development. At the same time, Sargent's distant proximity to other communities increases its role as a regional service. In order to take full advantage of locational opportunities, the village will need to focus on maintaining and attracting new residents. Issues such as housing and recreational opportunities, as well as community character and values, are as vital as employment opportunity.

PATTERNS OF DEVELOPMENT

This section considers the following physical features and patterns that give Sargent a distinctive environment:

- REGIONAL ACCESS
- TOPOGRAPHY
- COMMUNITY STREET
- DOWNTOWN SARGENT
- PARKS AND RECREATION

It then presents a general philosophy for future community growth management, forming a Development Constitution that defines the general perspectives of the comprehensive plan.

REGIONAL ACCESS

Sargent has developed as a crossroads in the transportation linkages of Nebraska. Train service first arrived to Sargent in 1899 and was an important catalyst in the continued development of the community. Today the trains have ceased, but Sargent still enjoys excellent highway access via U.S. Highway 183. To the north, Highway 183 intersects with U.S. Highway 20; and to the south it intersects with State Highway 2 and Interstate 80, providing direct access to three of Nebraska's most important highway corridors.

TOPOGRAPHY

Sargent is situated adjacent to the Middle Loup River corridor and is surrounded by agricultural fields. This relatively flat topography, prime farmland, and access to water attracted the first settlers to the region and created an environment that continues to welcome residents. With floodplains lying to the South, growth has generally occurred in a westerly and northerly direction from the original plat.

Topographic influences, or more accurately the lack thereof, have shaped the form of the village. A compact pattern of development upon a classic grid was possible because of the lack of topographic obstacles. With the exception of a few drainage corridors, that were only recently reserved, development in Sargent has not been limited by topography. However, the Middle Loup River corridor will limit major expansion to the South.

COMMUNITY STREET

Main Street became the heart of the city's early commercial district. As Sargent grew; it began to offer more service. While many businesses have come and gone, the town center remains the heart of the business community. The main feature of the town center is Main Street, which runs perpendicular to Highway 183. As it extents east and west, it continues to be an important regional route, linking Sargent with Comstock and Ord to the East and Walworth, Gates, New Helena, and Anselmo to the West.

Main Street has evolved into a "community street," which is defined as an important public space that links mayor community institutions and unites rather than divides neighborhoods. In American town, community streets have a processional quality, becoming civic corridors that define the town and are magnets for people who are outside to exercise, experience the town, or see other people. Over time, Main Street has become more autodominated. However, the residential and civic uses east and west of the town center and the various sections of tree canopy promote a slower pace.

Other community streets that create linkages to the downtown include Fourth Street and Hwy 183. These streets create important linkages, Connecting neighborhoods with the town center, community parks, civic Amenities, commercial and industrial centers, and the school. Semler Street Also acts as a community street linking Hwy 183 with the school.

DOWNTOWN SARGENT

Sargent's town center has maintained its vitality as the community's primary Civic center. The continued vitality is caused by several factors, including:



- The connection between the traditional center and surrounding residential neighborhoods. Many segments of the city's traditional street grid flow directly from neighborhoods into downtown Sargent.
- The scale and character of the district itself, including its historic buildings. The downtown Sargent commercial district contains many one and two-story brick structures that are excellent examples of early twentieth century commercial architecture.
- The conversion of many retail stores to service and office use types.
- The improvements to Sargent Park, creating a civic amenity and an attractive entrance into the town center.

PARKS AND RECREATION

Sargent has excellent access to park and recreation facilities, which is important to young families and is a deciding factor. Sargent Park offers playground equipment, picnic shelters, an attractive brick entrance, and numerous trees. This park is located at the key intersection of Main Street and Hwy 183, at the east end of downtown. As such, it acts as a gateway to the downtown and a visual cue to travelers on Highway 183 that something "special" is around the corner.

Other park facilities in Sargent include the ball diamond located at the intersection Gobel and Jess Street, the playground associated with the Sargent Public School, the Public Pool along Hwy 183, the Sargent Community Center downtown, and the RV campground located near the Middle Loup River

Sargent's location, adjacent to the Middle Loup River, provides recreational opportunities that have yet to be fully realized. Currently, residents use the river for limited recreation, but there is no "public" space available. A riverside park is proposed to increase utilization of and accessibility to this unique area.

Trail and sidewalk linkages are an important component of the Sargent Plan. Sargent should work to ensure pedestrian friendly corridors along streets that link major recreational and civic opportunities. A pedestrian friendly corridor should consist of continuous sidewalks with drop curbs, and may include street trees, landscaping, and pedestrian furniture at key location. These corridors include Semler Street west of Hwy 183, Fourth Street north of Main Street, Main Street between Fourth Street and Hwy 183, Center Street south of Semler Street, and Jesse Street between Broadway Street and Center Street



CHALLENGES

The previous discussion describes features and relationships that over time have made Sargent distinctive. Yet, the forces that have changed town building and community development patterns in contemporary time also challenge Sargent's traditional character. These challenges include:

- COMMERCIAL HANGES AND THE ROLE OF DOWNTOWN
- TRANSPORTATION ROUTES AND LAND PATTERNS
- REGIONAL GROWTH
- LAND DEVELOPMENT REGULATIONS

Each of these challenges requires a concerted response if Sargent hoes to Fulfill its future development potential.

COMMERICAL CHANGE AND THE ROLE OF DOWNTOWN

The Downtown's role as a local trade and service center will need to adapt to the changing economic times and the diminishing local population. The retail market is becoming more and more competitive as shoppers seek larger suppliers through travel or mail order. The Downtown will also need to compete with commercial development along Hwy 183. The character of new highway-oriented commercial developments, usually designed to accommodate automobiles, is different from traditional patterns of development and may be viewed as a threat to the strength of the traditional business district. On the other hand, in Sargent, such development may also be an invitation to visitors to patronize different kinds of retailing within the town center.

The downtown district must contain to provide services, both commercial and social, and confront the need to redefine itself in the face of the challenge of new, larger-scaled commercial developments. Downtown commercial uses will also benefit from attracting travelers from Hwy 183. The determination of niche markets that appeal to tourists in addition to a strong gateway at the intersection of Main Street and Hwy 183 will help attract visitors into downtown

TRANSPORTATION ROUTES AND LAND PATTERNS

Highway access is both an asset and a challenge. U.S. Highway 183 is a primary north-south route through central Nebraska. It connects Sargent with major east-west routes to the north and south, including Interstate 80. Hwy 183 extends through Sargent, and offers excellent visibility and access to the downtown. Additionally, this highway corridor offers excellent opportunities for industrial and commercial development. However, this potential must be tempered with appropriate placement of intensive uses and utilization of land use regulatory tools in order to minimize negative effects on existing residential neighborhoods.



This corridor has become the most visible environment of Sargent. It is imperative that it presents a positive image of the village. To accomplish this, a corridor enhancement program is proposed. The program would consist of cleaning up abandoned and dilapidated buildings and sites; improving the appearance of the corridor through building maintenance, landscaping, streetscaping, and improved signage and banners; and adopting appropriate development regulations to guide new development.



REGIONAL GROWTH

Communities experience development pressure because of two forces: local employment and population growth, and land availability. Sargent's population growth has been declining, while development has spread from traditional sites within the village to outlying and fringe locations.

In Sargent, these two forces along with land use conflicts tend to pull new residential development to the north and west, away from the traditional commercial centers. Acreage developments are also growing in popularity, reflecting the rural traditions of the surrounding region and offering rural lifestyles in reach of urban employment or amenities. Such development, introducing well and septic system into areas that can be logically provided with urban services, can block Sargent's long-term growth. In addition, rural residential development can create conflicts with major agricultural use. Finally, urbanites moving to low-density areas often expect the services of a municipality, placing heavy demands on county government.

LAND DEVELOPMENT REGULATIONS

Contemporary land development regulations, including zoning and subdivision controls, follow principles of single use zoning districts and numerical regulators such as minimum setbacks from property lines. Land development regulations for Sargent should maintain the village's unique community character, provide flexibility to accommodate state of the art development while providing protection for neighborhood environments, and address issues of community appearance.

GROWTH THROUGH ANNEXATION

Sargent may not need to annex or reserve land to create opportunities for new development. However, unforeseen opportunities or requests from landowners may necessitate the annexation of land. Within the State of Nebraska, communities can annex land one of two ways, residents of a territory can petition for annexation or the city can initiate annexation.

RESIDENT INITIATED ANNEXATION

The owners of any land that is adjacent to or contiguous with a city, town or village can request annexation. A majority of the owners in the territory

petitioning to be annexed must support the annexation. An accurate plat of the territory, which has been reviewed by the city engineer or certified surveyor, must be submitted to the city clerk, along with a written request for annexation. If a majority vote is given by the city council or board of trustees for the annexation, an ordinance is prepared and passed declaring the annexation of the territory and extending the corporate limits accordingly.



If the territory wishing to be annexed is a Sanitary Improvements District (SID), the petition must be processed through the board of trustees before being submitted to the city. The board is required to hold a meeting with the residents and property owners of the SID to discuss the petition. All involved parties must be notified 30 days in advance of the meeting. After the meeting is held, a majority of the board must give their approval for the annexation in a formal vote. Once the board approves the petition, it is to be submitted to the city before March 1 of the year that the SID wishes to be annexed.

CITY INITIATED ANNEXATION

A City Council or Village Board can initiate an annexation over contiguous or adjacent lands, lots, tracts, streets, or highways that are urban or suburban in character. Land that is rural in character cannot be annexed unless the area constitutes a redevelopment project and will involve the construction or development of an agricultural processing facility. Under this clause, non-contiguous land can also be annexed but the city cannot enforce its extra-territorial jurisdiction beyond the corporate limits without the agreement of any other city, village or county that previously had jurisdictional power over that area.

Cities and villages choose to annex additional land for some basic reasons. Growth management and issues related to municipal services are often the overriding themes. The list below identifies those reasons that Sargent may need to annex land in the coming years.

Annexation of future fringe development can allow the city to guide its growth and development more effectively. Through annexation, a city can extend its zoning ordinances to adjacent areas and thus guide development in a direction that will provide safe and sustainable environments.

Annexation to protect or enhance the city's tax base. Those living in fringe developments benefit from the city's parks and recreational facilities, streets, utilities, and other facilities and program without contributing to the tax base.

An increase in size and population to boost the city's level of political influence and attractiveness for commercial and industrial development. Annexation may force new development to occur in the village and therefore increase jobs and the tax base. It may also increase the city's ability to attract grant assistance.

Annexation to clean-up boundaries and avoid jurisdictional confusion. Squaring off city and county boundaries can aid in providing services by establishing an orderly and logical boundary.

THE SARGENT ANNEXATION PLAN

Sargent and Custer County should jointly regulate land development for the good of the region. Through this planning process the Village and County can work together to determine those areas that will likely be annexed into the village in the future and those areas that will remain under county jurisdiction. Communication can ensure that future land use conflicts can be resolved in an effective and efficient manner.

A DEVELOPMENT CONSTITUTION FOR SARGENT

The previous discussion defined patterns of the built environment that make Sargent distinctive, and described challenges that can affect that character. Growth can radically change the quality of the community's environment. This has produced considerable debate in Sargent over such questions as:

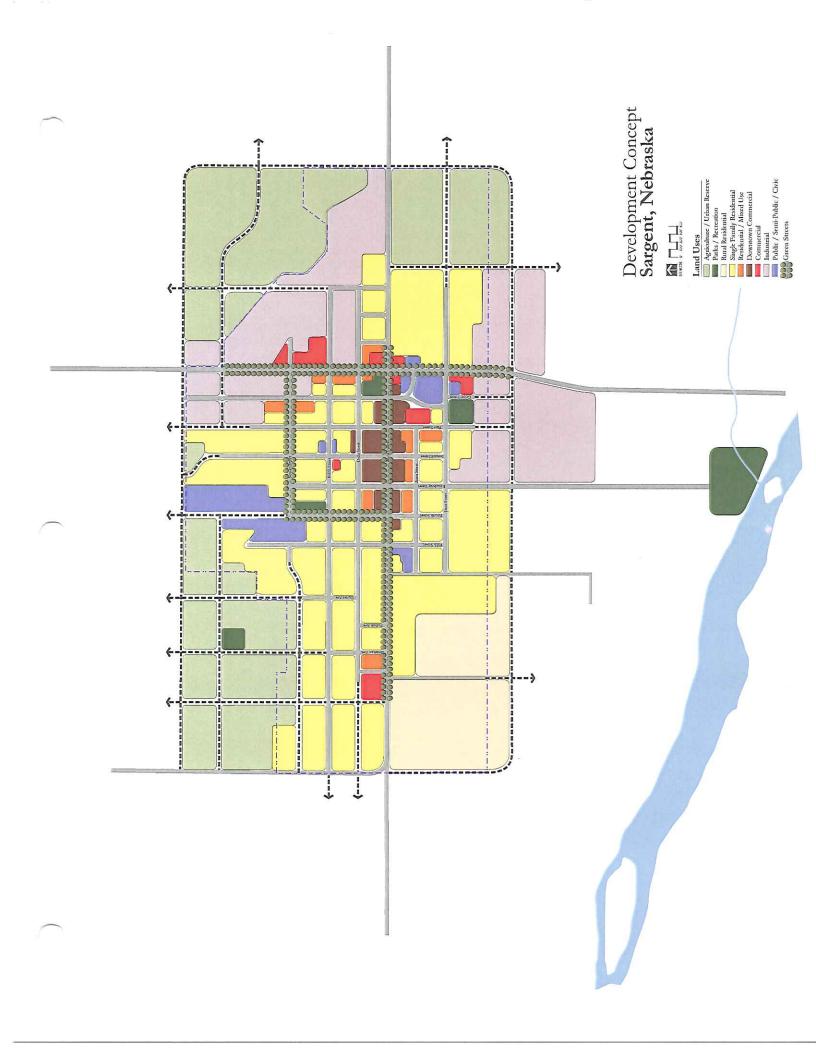
- How should the community manage growth?
- How will the community meet the growing demand for diverse housing choices?
- What impact will various infrastructure and land use decisions have on the economic strength of the village and its ability to support necessary public services?

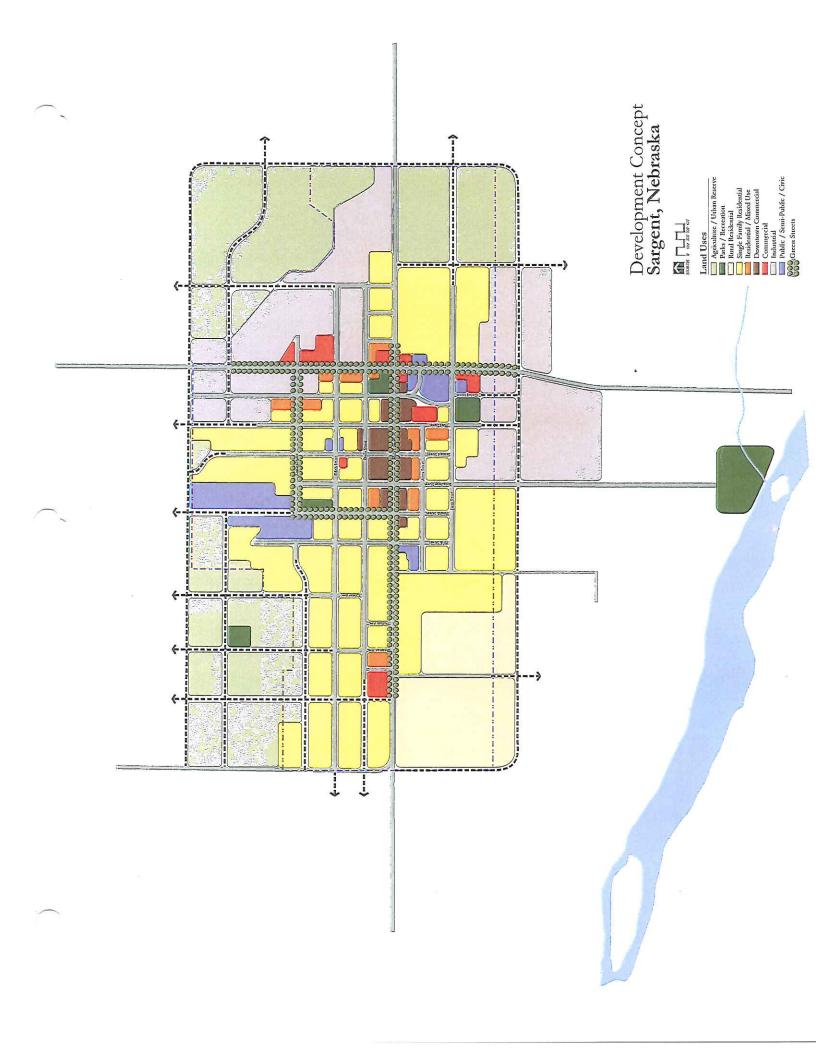
If the village does not carefully regulate its growth, it will face high infrastructure costs and a loss of community character. This would endanger the quality of community life that residents value. If it must be governed under a scenario of unmanaged growth, Sargent will spend a higher proportion of its limited financial resources to pay for new infrastructure, with less money for recreation and educational services, renewal of the older parts of the village, housing rehabilitation, and measures to improve the appearance and liveability of the community.

This section presents a Development Constitution, with basic principles that should guide measures to improve Sargent. Principles of the Constitution include:

- A UNIFIED VILLAGE
- TRADITIONAL NEIGHBORHOOD PATTERNS
- TRANSPORTATION TO MEET VILLAGE AND REGIONAL NEEDS
- A RECREATION LIFESTYLE
- PRESERVATION OF HISTORIC SARGENT







Each of these principles is discussed in the following section.

A UNIFIED VILLAGE

Planning in Sargent should unify existing neighborhoods, bridge physical divisions, and should connect new and established parts of the community.

Sargent should emerge from the planning period as a unified village, linking previously separated parts. Components of this policy include:

- Defining and developing transportation links that link all parts of the village with one another and with major activity centers.
- Developing a pedestrian system that produces a connected network of parks and recreational attractions.
- Maintaining parks and open spaces that appeal to all members of the community.
- Developing opportunities for more diverse land uses throughout the village.

TRADITIONAL NEIGHBORHOOD PATTERNS

New neighborhoods in Sargent should follow the patterns of Traditional Neighborhoods

Newer development in Sargent has tended to not follow the existing street grid, following a more suburban layout. Residential growth that occurs in Sargent should incorporate some of the development patterns of the traditional community. Defining and enforcing these patterns allows the village's growth to strengthen, not dilute, its character. In addition, it offers new residents a built environment that is distinctive and consistent with the image of Sargent.

These traditional patterns include:

- Providing continuous street networks that link neighborhoods together and prevent the development of enclaves that are separated from the life of other parts of the village.
- Integrating parks and trails into neighborhood design.
- Using the street and open space systems of the village to create a unifying structure for urban development.
- Mixing uses and housing types.
- Defining street, sidewalk and setback dimensions that create the most desirable visual quality.



- Designing street sections and distances between building faces that produce desirable environments.
- Viewing streets as public spaces in addition to being conduits for automobiles.
- Using alleys for service access where appropriate.
- Encouraging development patterns that are important to Sargent, including public spaces along the streets and parkway.

These patterns are further described in Chapter Six: "Streets and Sidewalks," defining characteristics derived from Sargent traditions and unique qualities that should guide new development in the village.

TRANSPORTATION TO MEET VILLAGE AND REGIONAL NEEDS The Transportation system should support development objectives of Sargent

Transportation systems are often designed to meet one goal only — the efficient circulation of automobiles. In spite of that, and perhaps because of that, they often fail to meet our expectations.

Beyond efficient circulation, Sargent's transportation system is an important defining element of the future character of the community. Transportation is inseparable from land use and a powerful formative element in the life of the community.

Transportation planning in Sargent should:

- Use alternate circulator patterns to distribute land uses and traffic to the maximum advantage of the village, its business markets and its residents.
- Manage new and future regional traffic to mitigate effects of congestion and improve peripheral travel around the village.
- Use new circulation routes as a framework to encourage the emergence of desirable development patterns.
- Provide strong connections between established and developing parts of the community, uniting all parts of the village.
- Provide safe access to major activity centers for pedestrians and bicyclists, as well as for motorists.
- Reinforce the patterns, scale, and land use characteristics of the traditional village.



A RECREATION LIFESTYLE

Sargent should continue to provide its citizens with excellent access to recreation

Recreation is important in the lives of many residents of Sargent and the surrounding area. The parks and open spaces are vitally important to Sargent, providing active and passive recreational resources that keep and bring people to the community. Local parks should be complemented by regional recreation pursuits such as trails, hunting, fishing, water sports and golf.

Each of Sargent's parks fills a distinctive role. Sargent Park, school facilities, ballfields, and the Middle Loup River are all important recreational facilities, meeting many of the recreational needs of the community. These parks provide opportunities for active uses, including baseball, T-ball, fishing, and playgrounds.

The integration and extension of these public spaces is key to Sargent's future. The village should connect its open spaces into a system of community streets and trails, to further integrate public space into community design. In this way, parks and activity centers can help maintain the vitality of older and newer neighborhoods while providing for recreational needs of future residents. The proposed continuous greenway system of trails and environmental corridors supports Sargent's quality of life by viewing public space as the social centers of new neighborhoods.

PRESERVATION OF HISTORIC SARGENT

Sargent's historic built environment must be maintained and preserved

The preservation of these resources from the past is an indispensable part of the village's future. Policies that promote preservation, then, are a key corollary to the Development Constitution. The policies should:

- Discourage land uses that threaten the value or maintenance of historic neighborhoods or buildings.
- Enhance the real value of historic buildings.
- Increase the profitability of Downtown buildings by securing a financial return from use of second floor spaces.
- Encourage architecturally sympathetic rehabilitation and restoration of historic structures.
- Assure that new construction is consistent with design in historic districts.
- Increase awareness and appreciation of the architectural and historic importance of buildings in the village.



THE DESIGN CONCEPT

In order to accomplish the town's development goals, the Sargent Design Concept is developed around a framework that ties together its major features to form a collective identity for the community. This is achieved by integrating and building upon the opportunities that are afforded by the community's structure and included for inter-related features, which are:

- A STRENGTHENED PRESENCE FOR REGIONAL TRAFFIC
- NEW GROWTH AREAS
- AN ENHANCED TOWN CENTER
- AN INTEGRATED OPEN SPACE SYSTEM
- STRENGTHENED COMMUNITY STREETS

Each of these features strengthens a pattern that already exists in the town. Each also has a series of projects that will help the feature emerge as a community resource. The specific features of each Design Concept are considered below.

A STRENGTHENDED PRESENCE FOR REGIONAL TRAFFIC

The four primary entrances into Sargent (north & south on U.S. 183 and east & west on Main Street) should reinforce a positive sense of the town and guide visitors and residents directly and attractively into the Town Center. This feature is designed to give regional traffic a positive first impression of Sargent and to get it to stop in the city. The following projects or policies will help Sargent benefit from its location at the junction of these two roadways.

- Community Signs: Community Signs along routes of regional traffic would place Sargent on the map and identify it as a viable destination point in the regional landscape. In addition to Sargent's name, information that advertises the community's attractions, including existing and proposed features, could encourage people to stop. Community signs would be most effective at the northern and southern edges of the community along U.S. Highway 183.
- Community Entrance Features: Entrance features to a community serve many purposes. Attractive and well-designed entrance features leave a lasting impression in the minds of visitors and are an effective marketing tool. By introducing the community, a marked entrance builds a sense of expectation and draws travelers into the community. They also spatially define a city's boundaries and mark points of arrival and /or departure.

Well defined entryways into the City of Sargent are vitally important, especially considering the City's potential tourism market. They should



be placed at vantage points along U.S. HWY 183. The entrances could be marked on either side of the road by pylons displaying the community's logo, and specially designed signage with a theme that will be developed as a pattern throughout the areas of interest in the community. In Sargent, these should be integrated with the community signs at the northern and southern edges of the community along U.S. Hwy 183 and also at the intersection of main Street and Hwy183.



NEW GROUWTH AREAS

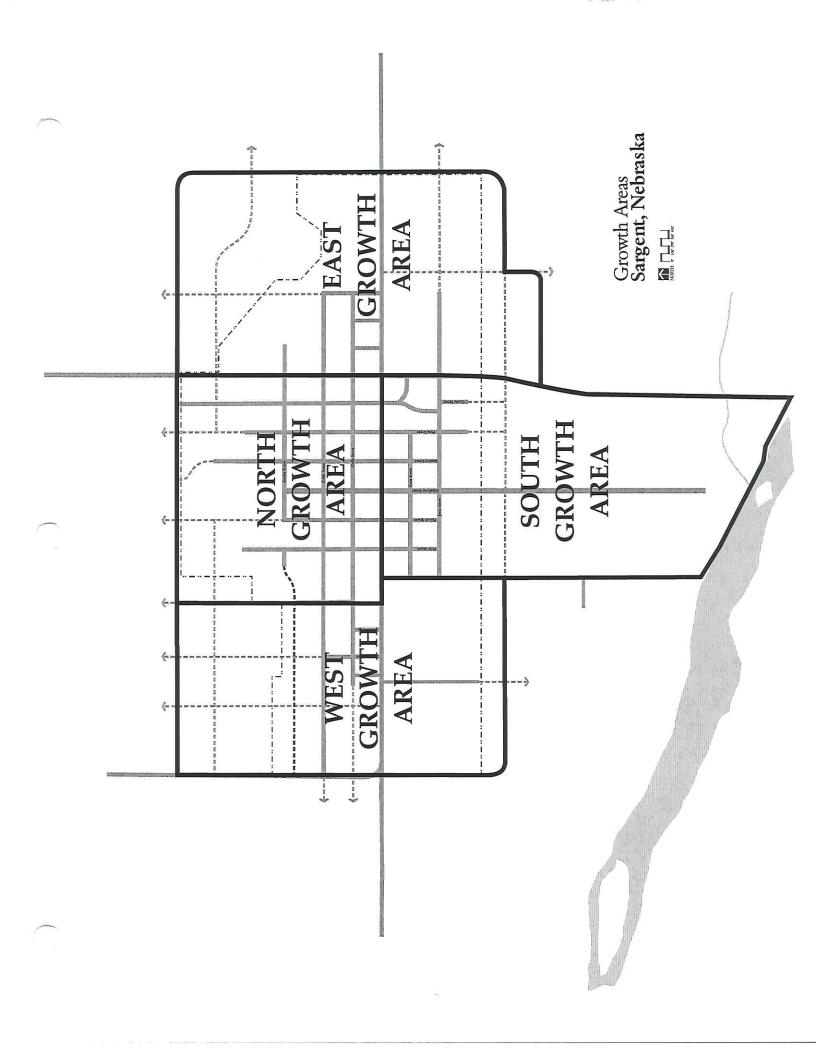
Planning for growth is critical to Sargent's future. Sargent's best hope for increasing its population and overall prosperity depends on attracting regional residents to view the town as a highly desirable living environment. Therefore, innovative growth planning, producing environments as beautiful and harmonious as the town itself, are vital parts of the community development strategy.

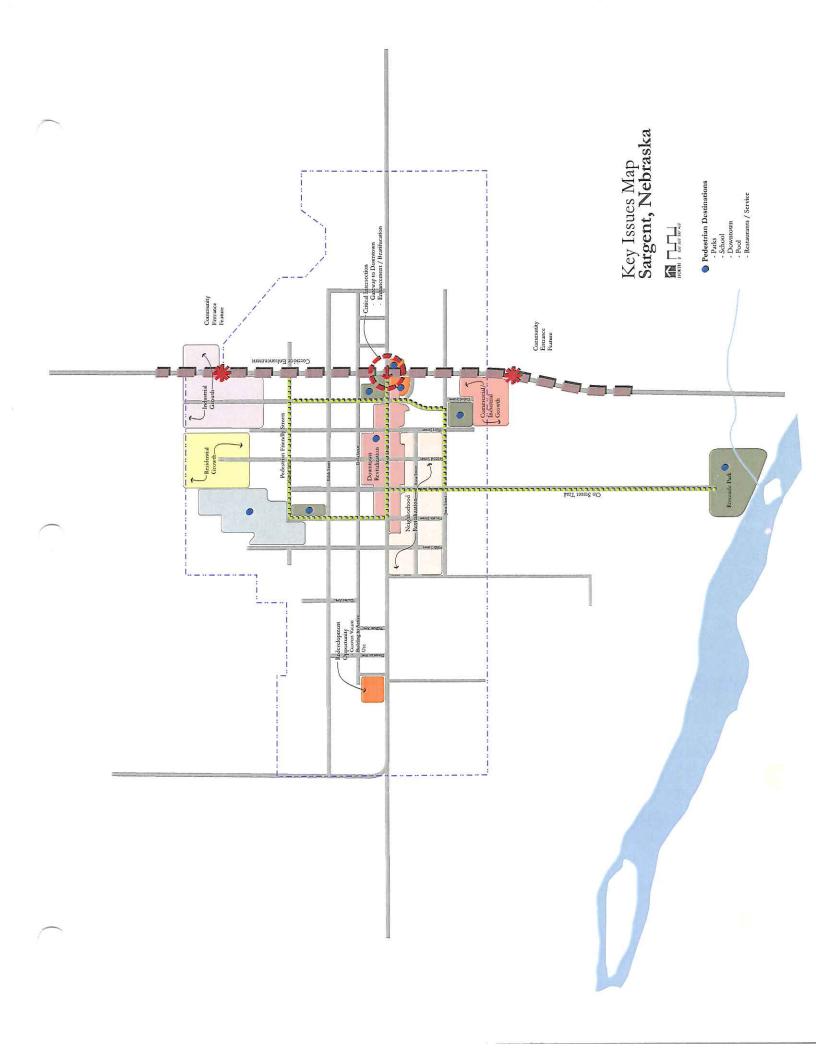
However, in small communities such as Sargent, options for growth contiguous to town are sometimes limited. Outward expansion of the town depends upon multiple decision to be made by the community, property owners, builders, and project financiers. Land is a scare and fixed commodity that is required for development projects to proceed. Often, owners of land bordering a community may choose to continue farming or have set sale price goals that may not be consistent with the town's development objective. As a result, options for carefully planned development must exist, to allow Sargent to grown in several different ways. The plan proposed multiple growth alternatives, which work either individually or together.

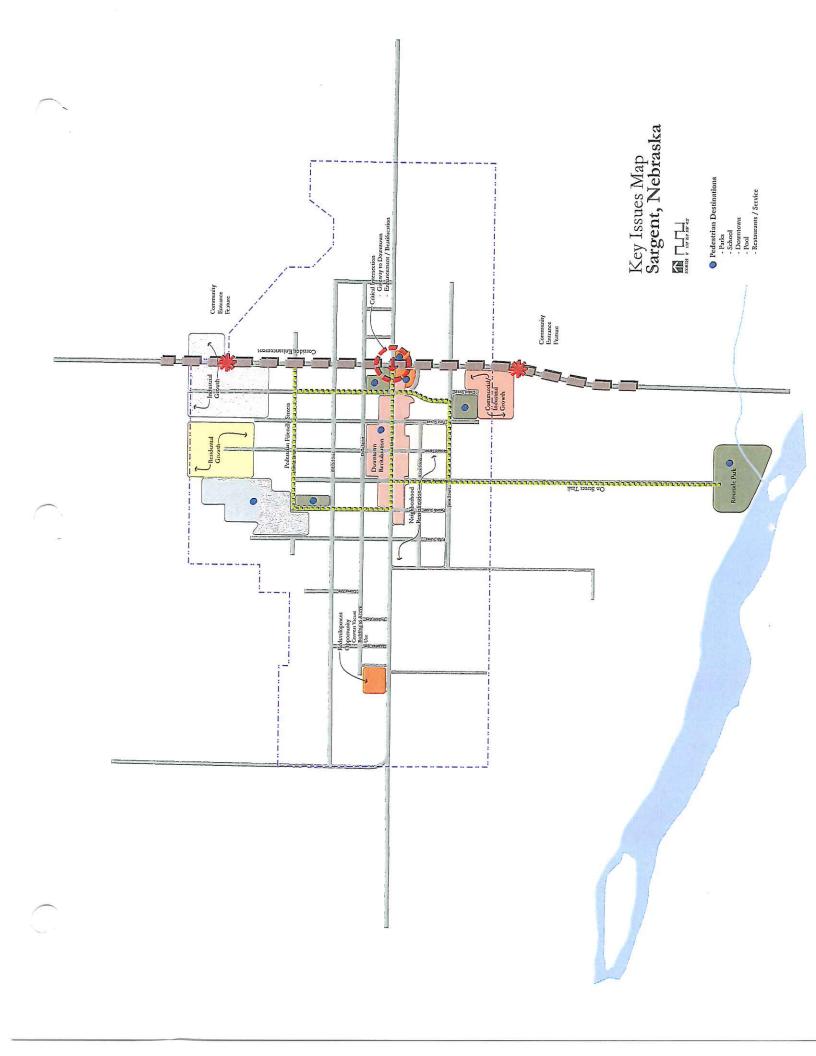
These growth areas are illustrated in the Development Concept Map. They are preplanned, to help suggest the framework of streets and open spaces. This can help to assure that small projects develop in a coordinated way, rather than as piecemeal development.

 Sargent provides opportunities for infill residential development that can provide relatively low-cost opportunities for housing development.

Sargent should promote in-fill development and redevelopment within its existing neighborhoods. This type of development takes advantage of existing infrastructure, improves the appearance and quality of neighborhoods, help to remove dilapidated structures, and takes advantage of existing pedestrian linkages.







North Growth Area

This growth area occurs north of Main Street between Custer Avenue and Ord Street. The North Growth Area will, for the most part, be a continuation of existing development patterns. It will include the following features:

- Downtown revitalization and residential/mixed use between Main and Della Street.
- Residential in-fill within most of the area north of Della Street.
- Opportunity for expansion of the school site.
- Expanded industrial and mixed-use opportunity along Highway 183.

East Growth Area

This growth area occurs to the east of Highway 183 (Ord Street). Agricultural industrial is the most prominent use in this area. Other features of this growth area include commercial development along Ord Street and residential development. The plan includes the following features:

- Industrial and commercial development and in-fill development along the east side of the Highway 183 corridor, north of Della Street and south of Jesse Street. Industrial uses should also be maintained along the north side of Main Street, east of Howard Street.
- Commercial development is proposed at the intersection of Main Street and Ord Street. This area is considered a critical intersection because of its importance as a gateway to downtown. It is here where the traveler experiences a sense of arrival in Sargent.
- Mixed-Use is proposed along the rear of the commercial development at the northeast corner of Main Street and Ord Street.
- Residential development and redevelopment is proposed south of Della Street.
- The northeast and southeast sections of the East Growth Area should be maintainted as agriculture and reserved for future growth.

South Growth Area

This area is located south of Main Street and is bounded by 6th Street on the west and Highway 183 on the east. The area includes the south half of downtown and a mixture of uses adjacent to downtown. This area also includes assisted living residences, the public pool and ball-fields, residential



development and a large farm equipment salvage and implement sales operation. The plan recommends the following features:

- Downtown revitalization and residential/mixed use between Main and Anna Street
- In-fill residential development
- Neighborhood revitalization between Sixth and First Street
- Expanded commercial and industrial development along Highway 183
- A riverside park is proposed along the Middle Loup River

West Growth Area

The west growth area is located west of Custer Avenue north of Main Street and west of Sixth Street south of Main Street. This area is primarily residential, with the exception of the old hospital building which is now part of the Butter Factory.

- Infill residential development.
- Continue to promote new residential development along Edith and Della Street.
- Permit rural, or large-lot residential development south of Main Street and west of Sixth Street.

ENHANCED TOWN CENTER

Sargent's business district is the activity center for the entire community. It functions as the center for commerce and public life, & is a focus for daily activities. Deliberate steps should be taken to ensure that the district remains healthy. An active town Center, which provides a "sense of community," can assist in attracting visitors and new residents to Sargent. A comprehensive program to strengthen Sargent's Town Center includes The following key elements:

Town Center Entrances. The intersection of Main Street with Hwy
183 on the east side of downtown is the primary entrance into the
Town Center. Other important entrances include Main Street &
Fourth Street, Main Street & Center Street, and Della Street &
Second Street. Because these locations are major entry points,
special signage and/or



Features that mark the entry into the town center are appropriate. These entrances should include the following:

- Landscaping. Formally landscape the open spaces at these entrances. The application of formal landscaping, using color and repetition, would be most beneficial at the intersection of Main and Hwy 1 83. Sargent Park should be the first location to receive this treatment, with private property following by example at the other three corners of the intersection. This treatment can also be applied to open spaces within the town center.
- Banners. Special banners should be used to mark the entrances to the Town Center, especially along Main Street, Hwy 1 83, and Fourth Street. Banners help to strengthen the sense of arrival into the district and add an element of color to the Town Center. These banners should be used on all lighting standards in Town Center.
- Pylons. Specially designed pedestrian scale pylons marking the edges of the Town Center along the streets will lead a unique character to the district. The pylons can display the logo of the community and may have either historical stories about downtown inscribed on them or have information about the area's businesses. In Sargent, these pylons may include examples of local craftsmanship.
- Redevelopment Opportunities for new Businesses. As part of its economic development program, Sargent should identify specialty niches for new business in the Town Center, which should then be marketed to travelers and regional residents. Existing retail outlets for local products are examples of existing niches.
- Special Events. Improvement to the public environment and business identification and development programs must be supplemented by district marketing and promotional programs. Marketing Town Center businesses to regional consumers is an ingredient in creating these linkages. So too is a program of special events, establishing Sargent's center as a focus for regional activities and events. Examples of previous marketing activity is the "Windmill Festival" at the 2nd Wind Ranch. Special events in Sargent may build upon local history, school events, or Recreation amenities such as the Middle Loup river
- Streetscape Design. Sargent should consider implementing a public environment improvement program along Main Street in the Town Center. A key element of this program should be the "gateway" Intersection at Hwy 183 and the "center" intersection at Central Street. Improvement s to this intersection can enhance the appearance and Function of the Town Center. Landscaping corner nodes with flower beds



or curbed planters will help make the crossing accessible to all users, and will visually strengthen their importance. Landscaping should be located in generous planter area, providing adequate room and variety for landscape materials. Other element of this program include new sidewalks, benches, environmental graphics, and pedestrian and vehicular street lighting.



INTEGRATED OPEN SPACE SYSTEM

An integrated open space system. Sargent park, the School, Middle Loup River and existing street rights-of-way provide opportunity for linking existing and proposed recreational amenities with neighborhoods. These open space corridors can become the nucleus for a community-wide park and pedestrian trail system. Similarly, new development areas can be enhanced by greenways and pedestrian corridors, providing a focus for community activity and establishing a civic nature that is missing in much contemporary development. The Sargent Plan envisions an open space system, fully integrated with community growth concepts, key elements of this system include:

- Sargent park, serving as the primary community park and acting as an icon to mark the gateway into the Town Center.
- Continued maintenance and possible expansion of the school playground
- Maintain the drainage way at Fourth & Semler Street
- Continued maintenance of the ball fields along Jesse Street.
- Create a new riverside park along the Middle Loup River. A pedestrian
 Connection along Broadway Street should also be created in conjunction
 With the park.
- A continuous trail and pedestrian system that links parks, schools, town center, and neighborhoods.

Recreational trails are perceived as an increasingly important amenity for communities of al sizes. They rapidly become people places, along which residents meet one another and enjoy time spent outdoors. Sargent's growth

concept open's this potential, and links key elements of life in the town. The plan envisions the following key links in this system.

- A north-south trail along Broadway Street connecting the community to the river.
- Improved pedestrian environments along Main Street, Fourth Street,
 Semler Street and Hwy 183.
- Regional consideration for trails would include the conversion of the abandoned railway to a trail and the creation of a trail along the Middle Loup River.

STRENGTHENED COMMUNITY STREETS

The improvement of Main Street, Fourth Street, Semler Street and Hwy 183 as community streets or "green streets" will benefit Sargent. Community streets are unifying elements, linking many key features of the town. They should accommodate a variety of types of movement in an attractive public environment.

The critical community street in Sargent is the Hwy 183 corridor because it is the principal gateway to the community. However, it has the propensity to convey a negative community image due to a combination of heavy traffic and unimproved surroundings. A public improvement program that meets two main objective would be appropriate here. First, the streetscape should reflect the significant civic presence it enjoys in the community. Second, it should contribute to the safety and comfort of it pedestrian users.

Main Street forms the primary pedestrian leg of the community street system. It should provide a good pedestrian environment along its entire length, including safe and well marked crossings within the town center, at Sargent park and Fourth Street. Important civic improvements along this corridor will strengthen the civic and ceremonial role of this important community street. In addition, Fourth Street, Semler Street, and Hwy 183 should also be strengthened as a public environment.

Projects and policies that should be applied to community streets are:

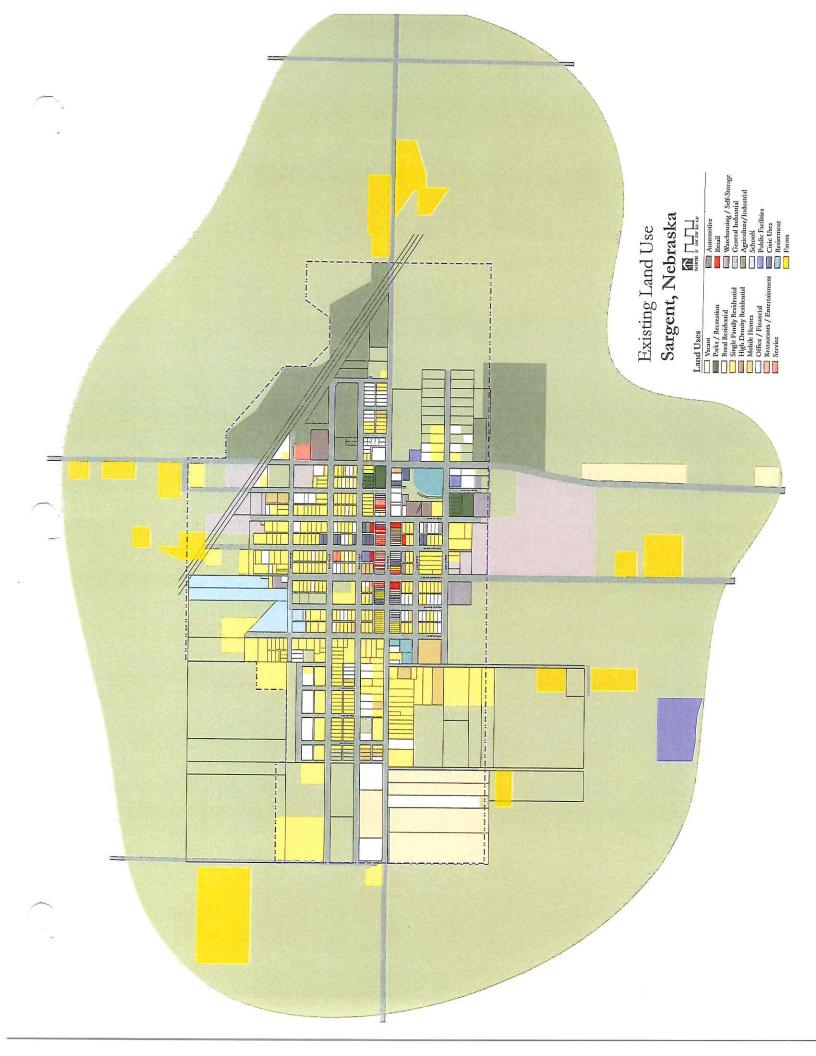
- Entrance features: These should be located in close proximity to the corporate limits of the city,
- Landscaping & Screening: Screening of industrial uses along the corridor, and landscaping to define gateways to the town center which will present a good first impression.



- Burying overhead utility lines: This will improve the appearance and contribute to a positive community image.
- Developing Corner Nodes: Specially designed pylons that integrate directional information, street names and streetlights set in a landscaped area at street intersections will distinguish community streets as special environments. The design of these features should be in a historic vein and be scaled to pedestrians. Placement of street furniture will add to pedestrian comfort.
- Improved sidewalks: Some portions of the sidewalks are in poor condition. A public improvements program for construction and repair of sidewalks will add to pedestrian safety.
- Greening of the Corridor: Landscaping and planting of trees native to this part of Nebraska along the length of the corridor will provide welcome relief from the otherwise sparsely vegetated countryside. In addition, it would impress an image of Sargent as one having great outdoor spaces.
- Community Sign & Entrance: Should be located along the Highway 183 corridor at the edges of the community as described in the Community Entrances section above.
- Banners: Colorful banners on streetlights will add a touch of color and clearly demarcate an entrance channel.
- Community streets should be viewed as a combination of parks and streets, and combine aspects of each function.

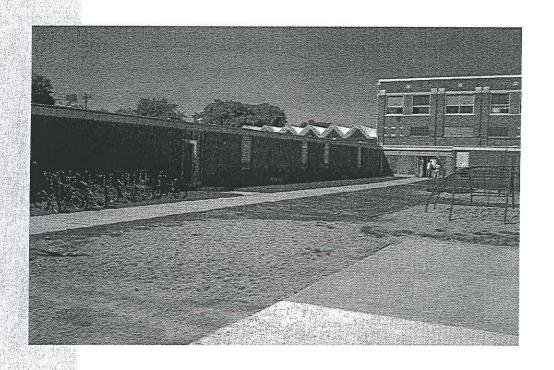
Together, these projects provide a way in which the special characteristics of Sargent can be used to strengthen the town's role in the region and provide a backbone for further community growth and development.





CHAPTER FOUR

Land Use in Sargent



The land use component is often considered to be the central element of a comprehensive plan because it forms the basis for the community's zoning ordinance. This land use section will examine the current patterns of development in the village and present a proposal for the future. In addition, this section will establish the foundation for the community's proposed zoning ordinance.

GOALS

The land use element of the Sargent Plan has three basic goals:

- 1. To recognize existing land use patterns and to protect the integrity of various investments and uses of property in the city.
- 2. To provide adequate space for additional development, based on expected and desired growth.
- 3. To provide the basis for a sound zoning ordinance.

AN ASSESSMENT OF LAND USE NEEDS AND POLICIES

The previous chapter of the Sargent Plan considered the factors that have helped make the village a prosperous and quality urban environment. It also discussed factors that present challenges to the management of growth and the preservation of this character. Finally, it presented a Development Constitution to establish basic principles that can help the city encourage growth that remains true to the best features and potentials for Sargent.

This chapter considers existing land use characteristics in Sargent. It also provides recommendations for zoning districts and phased annexation. In considering land use needs, Sargent should:

Provide adequate land for potential growth

Land use projections should anticipate future growth needs and permit a reasonable amount of flexibility to accommodate possible changes in trends and provide adequate choice to developers. Land use planning should neither designate too little land for development, thereby inflating land costs, nor too much land, resulting in a loss of control over utility and infrastructure extension costs and the development process.

Assure that new development creates the greatest advantages for building the community

The city should continue to benefit from the vitality and energy created by development and investment. New growth areas should be designated which will provide maximum advantages to all parts of the city. Growth

should be guided to create excellent new residential environments, and also help improve the city's existing residential and business neighborhoods. Development directions should enhance positive features of the city, rather than create new patterns, which turn away from the existing fabric of the city.

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Encourage the conservation of the existing housing stock

Residential growth includes measures to rehabilitate and conserve Sargent's supply of older homes. Numerous single-family homes in the community need some type of rehabilitation. These homes represent a substantial housing resource that cannot be replaced at present costs. Moreover, the conservation of these units is vital to the health of the village. In some cases, new housing development can support these rehabilitation efforts by making available to lower income persons the opportunity to secure "move-up" housing in better quality units. The community must expand housing opportunities for all by preserving its housing supply of affordable units.

Encourage economical extensions of infrastructure and services

Efficient growth patterns conserve limited public funds. A compact urban form helps accomplish this goal by using existing public facilities, gravity flow sewers, and incremental extensions of existing public utilities. Incremental utility extensions: reduce development costs, long-term maintenance and capital expenses, and tax burdens; make housing more affordable to buyers; and enable the city to annex new developments in a timely manner. If infrastructure is financed by the city, or an Sanitary Improvement District (SID), incremental extensions also mean that new development creates a larger return on public investment.

Encourage revitalization and adaptive re-use of existing resources

There are many areas within Sargent that have undergone or are in the process of transition. These areas include residences along commercial and industrial areas, such as the Highway 183 corridor and the southern edge of downtown. These areas have historically been residential, but because of their location and proximity to other commercial enterprises, their value as a residential environment has decreased while their potential for a more intensive use such as commercial, service, or higher-density residential has increased. To accommodate this pattern, a land use category of "mixed-use" is proposed. Within the areas defined as mixed-use, conversion of homes to more intensive uses should be considered. These mixed-use areas will then become more active in use, while creating a buffer between intensive commercial and industrial uses and traditional residential neighborhoods.

Another location where conversion is necessary is the vacant Sargent Hospital. The Hospital stopped operating as a medical facility in the mid-1990s. The hospital building was constructed in the late 1960s and had 16 beds. It provides considerable opportunity for adaptive re-use, especially for commercial, office, or distribution uses. To encourage the immediate renovation of this property, which requires considerable repair and improvement, the city should offer Tax Increment Financing (TIF). TIF would allow a developer/investor to recapture the incremental changes in taxes caused by the reinvestment. The city will need to declare the site blighted and substandard before it can offer TIF assistance.



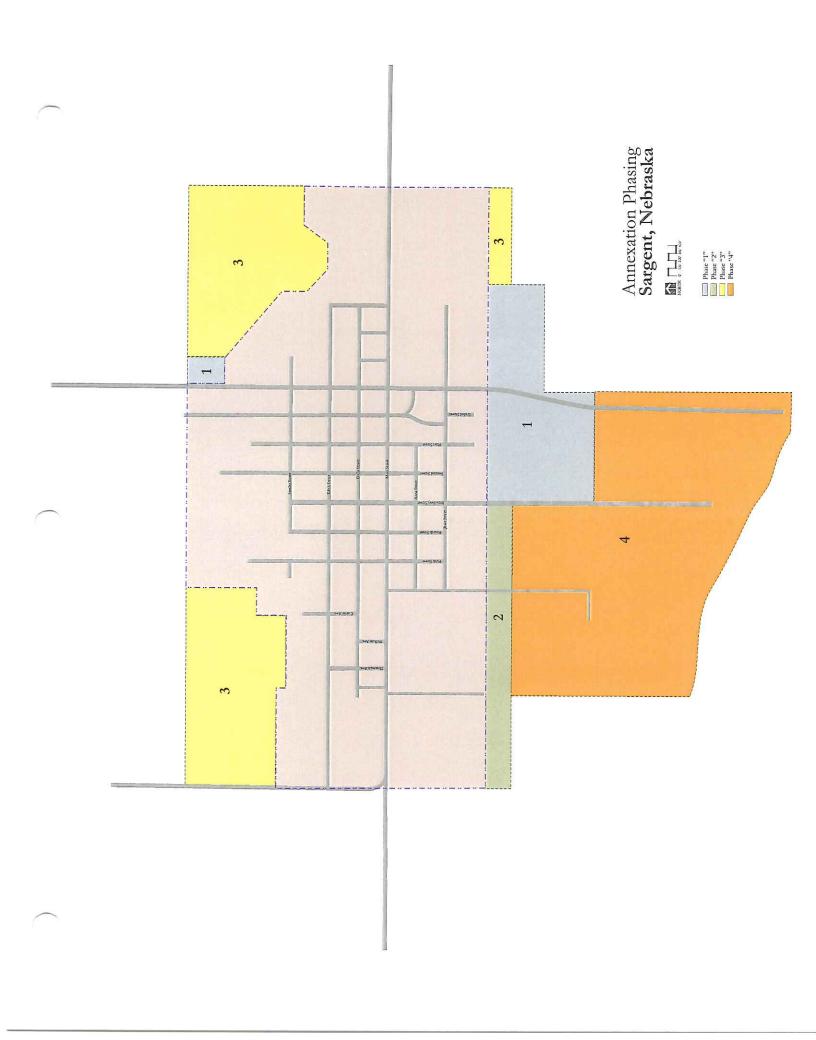
EXISTING LAND USE

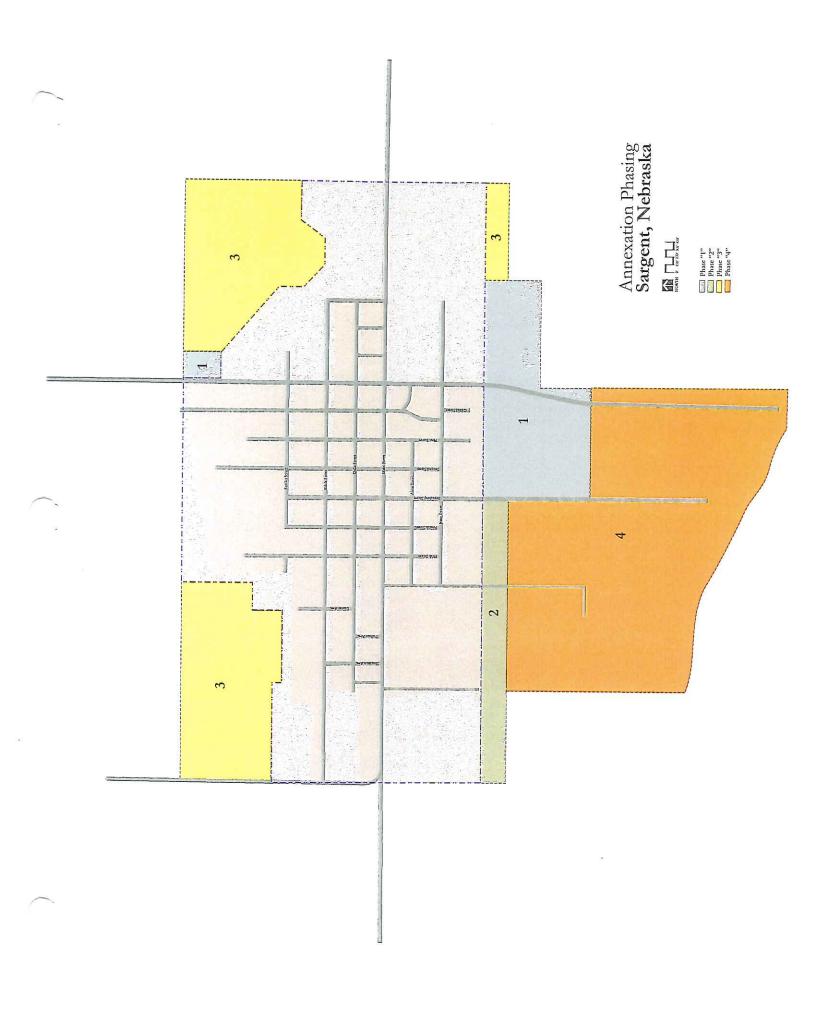
The Existing Land Use Map and Table 4-1 summarize current land uses in Sargent. In addition to providing acreage and percentage breakdowns by general land use categories, the survey provides detailed information on specific uses.

Residential Uses

Residential uses are Sargent's largest single land use, including 43.80% of the city's developed property. A majority of this land is developed as single

Land Use Category	<u>Acres</u>	% Of Developed Land
Residential	152.20	43.8%
Rural Residential	33.37	9.6%
Single-Family	105.79	30.4%
Duplex	₩	0.0%
Multi-Family	0.38	0.1%
Mobile Home	8.46	2.4%
Retirement Residential	4.20	1.2%
Commercial	8.79	2.5%
Office	0.40	0.1%
Downtown	-	0.0%
Retail and General Commercial	8.39	2.4%
Industrial	72.05	20.7%
General Industrial	15.17	4.4%
Agriculture Industry	51.82	
Light Industrial/Warehousing	5.06	1.5%
Civic	22.08	6.3%
School	13.40	3.9%
Public Facilities and Utilities	1.39	0.4%
Other Civic Uses	3.19	0.9%
Parks and Rec.	4.10	1.29
Road Right of Way	92.76	26.7%
TOTAL DEVELOPED LAND	347.88	100.0%
Agriculture and Open Space	187.49	
Vacant Urban Land	36.49	
TOTAL AREA	571.86	
Source: RDG Crose Gardner Shukert		





family housing at 30.4% of all land uses. The city's next largest residential use is rural residential estates and mobile homes. According to the Census Bureau the total number of units in the village has decreased from 366 in 1990 to 341 in 2000. The number of occupied units also decreased substantially during this same period. Most of these were among rental occupied units, which dropped from 83 in 1990 to 56 in 2000. Overall there was a significant increase in the vacancy rate despite the decreased number of total units.



Commercial Uses

Commercial uses make up the smallest percentage of any land use in the city. With 8.79 acres of land in commercial use there is only 1.35 acres for every 100 residents in Sargent. Much of this development is located in the Town Center with retail ranging from restaurants, variety stores and services, financial, and offices.

Industrial Uses

Industrial uses account for 20.7% of the developed area within the city. In 2001, agricultural industry made up the largest use category, comprising over 71.9% of all industrial land. General industrial accounted for 21%, with the balance of industrial land utilized for warehousing and light industrial facilities.

Other Patterns

Sargent contains a relatively small amount of land in civic use, including the city's small park system with less than 1 acre of park land per 100 residents. Vacant land and that in agricultural use within the village limits accounts for 36.49 acres providing significant developable area for a community that has growth potential.

COMPARISON WITH OTHER COMMUNITIES

A comparison of land use in Sargent with land use distributions in other cities provides additional insight on the form and efficiency of Sargent's urban structure. Table 4.2 considers Sargent's land use character with that of Atkinson and Osmond Nebraska. These Northeast Nebraska communities are comparable in size to.

This comparison leads to the following findings:

- Sargent's has both the largest percentage of residential and industrial land, indicating a greater level of self-sufficiency.
- Sargent has the smallest percentage of land in park and recreation development. At 0.63 acres per 100 people, Sargent is below the national standard of 1 acre per 100 people.

 Sargent has a significant smaller percentage of land in commercial development than Atkinson. Atkinson's larger population base would likely influence the significantly larger amount of commercial land then Sargent or Osmond.

ZONING CATEGORIES

The following zoning categories are proposed to correspond with the Future Land Use Plan:

Agricultural Zones:

Agricultural District (AG): The AG District provides for and preserves the agricultural and rural use of land, while accommodating very low-density residential development generally associated with agricultural uses. This district is designed to maintain complete agricultural uses within the Sargent extra-territorial jurisdiction.

Transitional Agricultural (TA): This district provides for agricultural and very low-density residential development in close proximity to developed urban areas. This district is designed to provide for the orderly transition of land use from agricultural or other open land uses to urban uses where appropriate. The district also accommodates developments that merge urban living with rural life. It generally does not permit agricultural uses that can have the greatest impact on adjacent, non-agricultural uses.

Conservation and Open (CN): This district is designed to preserve environmentally or historically sensitive areas from encroachment by other land uses. CN Districts preserve areas of historical importance, protect wildlife habitats, and protect natural watercourses, drainageways, wetlands, and other important landforms from damaging development.

Residential Zones

Residential (R): This zone provides for conventional single-family residential development and compatible civic uses, including religious assembly, childcare, and parks and recreation. A modular or manufactured home set permanently on a foundation is considered a conventional single-family house. Higher density development is allowable with a special use permit. Uncovered or unscreened outdoor storage of material or automobiles is not allowed in this zone.

Commercial Zones:

Highway Commercial (C-1): This district accommodates a variety of commercial uses, some of which have significant traffic or visual effect. These districts may include commercial uses that are oriented to services, including automotive services, rather than retail activities. These uses

may create land use conflicts with adjacent residential areas, requiring provision of adequate buffering. This district is most appropriately located along major arterial streets or in areas that can be adequately buffered from residential districts.

Town Center District (C-2): This district is intended to provide appropriate development regulations for Downtown Sargent. Mixed uses are encouraged within the C-2 District. The grouping of uses is designed to strengthen the town center's role as a center for trade, service, and civic life.

Industrial Zones:

Industrial (I): This district is intended to accommodate a wide variety of industrial uses, some of which may have significant external effects. These uses may have operating characteristics that create conflicts with lower-intensity surrounding land uses. The district provides the reservation of land for these activities and includes buffering requirements to reduce incompatibility.

A PROGRAM OF PHASED ANNEXATION

Sargent should implement an annexation program that will create opportunities for new development and facilitate the goals of the future land use plan.

The Annexation Map illustrates those areas around the City of Sargent that should be considered for annexation. The areas are categorized into four phases based on the estimated urgency for incorporation into the city. Phase 1 being the most urgent and Phase 4 being the least urgent.

Phase One. Location and associated issues warrant the immediate consideration of annexation.

Phase Two. Opportunities exist to warrant future consideration of annexation within the twenty year life of the Sargent Plan.

Phase Three. These areas are situated beyond the expected initial growth areas of the city. Conditions exist that may bring about the need for annexation of these areas. However, annexation will not be necessary until after Phases 1 and 2 are completed.

Phase Four. These areas are situated beyond the expected growth areas of the city. Annexation will not be necessary due to community growth, as defined in the Sargent Plan. However, as development potential increases within the one-mile jurisdiction, annexation may become necessary. New development, the expansion of Sargent's population and degree of political influence, and in order to address the needs and wishes of existing inhabitants are possible justification for annexation within this area.

Sargent and Custer County should continue to jointly regulate land development for the good of the region. Through this planning process the City and County can work together to determine those areas that will likely be annexed into the city in the future and those areas that will remain under county jurisdiction. Communication can ensure that future land use conflicts can be resolved in an effective and efficient manner.



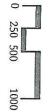


Sargent, Nebraska Housing Condition

RDG Crose Gardner Shukert Omaha and Des Moines

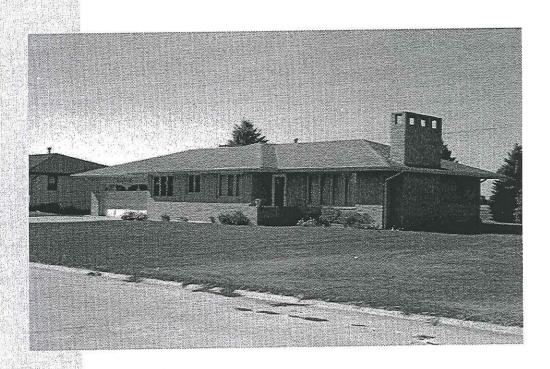


> 50% in Fair or Poor Condition



CHAPTER FIVE

A Village of Strong Neighborhoods



Sargent should continue the preservation of its housing stock, the building of new affordable residential units, and transitional housing for new employees.

Sargent's housing stock is its largest total physical investment. A town's quality of life is largely determined by the quality of its housing structures.

GOALS

The housing portion of the Sargent Community Plan has the following goals:

- 1. To propose policies to encourage the preservation of existing housing in Sargent.
- 2. To provide adequate space for new housing development.
- 3. Encourage the development of new housing in the city to meet present and future demands.
- 4. Develop housing policy reflecting the housing assessment and strategies provided herein.

HOUSING CHARACTERISTICS IN SARGENT

In 1990, the City of Sargent had 366 housing units. Of these units, 317 were occupied and 49 or 7.46% were vacant. In 2000, only 341 units remained and sixty-two of these units or 18.18% were vacant. Many of the units are considered in deteriorated condition and not suitable for habitation. Current "windshield" inspections indicate that, as of 2001, Sargent has removed very few of these units. Over 43 percent of the vacant units remain unavailable for use. That is, about 27 units are not for sale, placed as a rental or considered seasonal property.

Only four units were demolished from 1995 to 2000, with two new replacement units being constructed. The number of people per occupied unit in Sargent remains at less than 2.20 in 2000, continuing the shift towards fewer persons per household, which is lower than the Nebraska state average of 2.49 persons per household.

Sargent's housing stock appears to be increasingly owner-occupied. From 1995 through 2000, both of the new housing units constructed were owner-occupied. Between 1990 and 2000 the percentage of owner-occupied homes increased from 68% to 80%. Future housing policy in Sargent should recognize these forces and provide land use policy to direct and guide the construction or installation of additional housing units.

The median value of owner-occupied housing in Sargent in 1990 was approximately \$17,600. The 2000 Census indicates a modest increase in median value to \$22,200. The average cost per home built in the community from 1995 through 2000 was approximately \$85,000.

FUTURE HOUSING DEMAND

Based on the population projections presented earlier in this plan, and a recent housing assessment, Sargent has a limited hard demand for housing units in the next five years. However, if the community can market the availability of housing more successfully, attracting more residents, the community can begin to grow again.



HOUSING DEVELOPMENT PRIORITIES

The preservation of Sargent's existing housing supply is important to Sargent's neighborhoods. The community has demonstrated exceptional focus upon the preservation of existing housing stock by instituting two owner-occupied housing rehabilitation programs.

The community needs to encourage the construction of moderately priced housing for sale. The average cost per constructed unit should reflect the community's market and income ranges. This may require local and government assistance in order for affordable development to occur.

Based on housing characteristics and probable future demand, Sargent should implement the following programs and policies:

1. Sargent should actively seek to stimulate residential development and fulfill housing demand by promoting the platting and development as proposed in this plan.

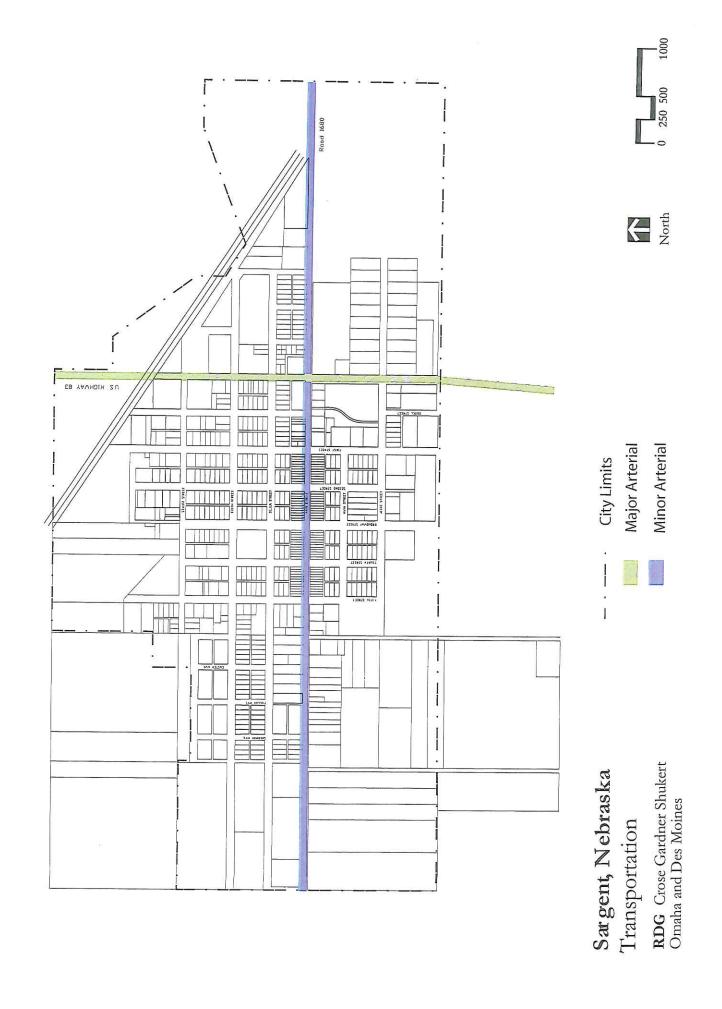
A marketing program directed towards potential residents commuting to the area is feasible.

2. Sargent should provide opportunities for affordable housing options, especially higher density rental development.

While development in Sargent will continue to be predominately single family, other housing types should be encouraged within the town. This can assure that Sargent can accommodate the housing needs of all its residents. Higher density housing may be developed on sites within the town center as well as proposed growth areas.

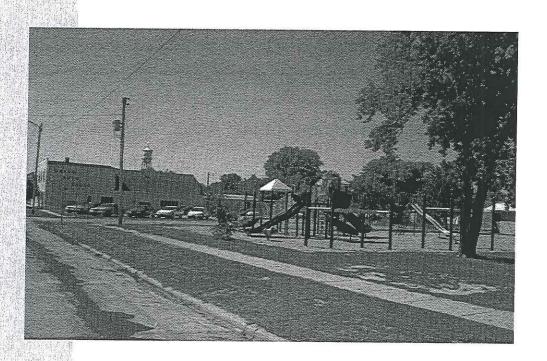
3. Sargent should encourage housing diversification by promoting a new housing agency structure to address the obstacles discouraging the development of affordable housing options.

The city should continue their program of housing conservation. The development of an agency structure will provide the appropriate structure to broaden and improve housing availability and standards.



CHAPTER SIX

Streets and Sidewalks



Sargent's street and sidewalk system provide residents with the means to move throughout the village. The town has undertaken substantial efforts to improve its street system. As a result, much of the street system is mostly hard-surfaced concrete or asphalt and in very good repair. However, some segments exist that require upgrading.

This section of the plan addresses the improvement needs of the community's street and sidewalk systems.

GOALS

The street and sidewalk plan for Sargent has the following important goals:

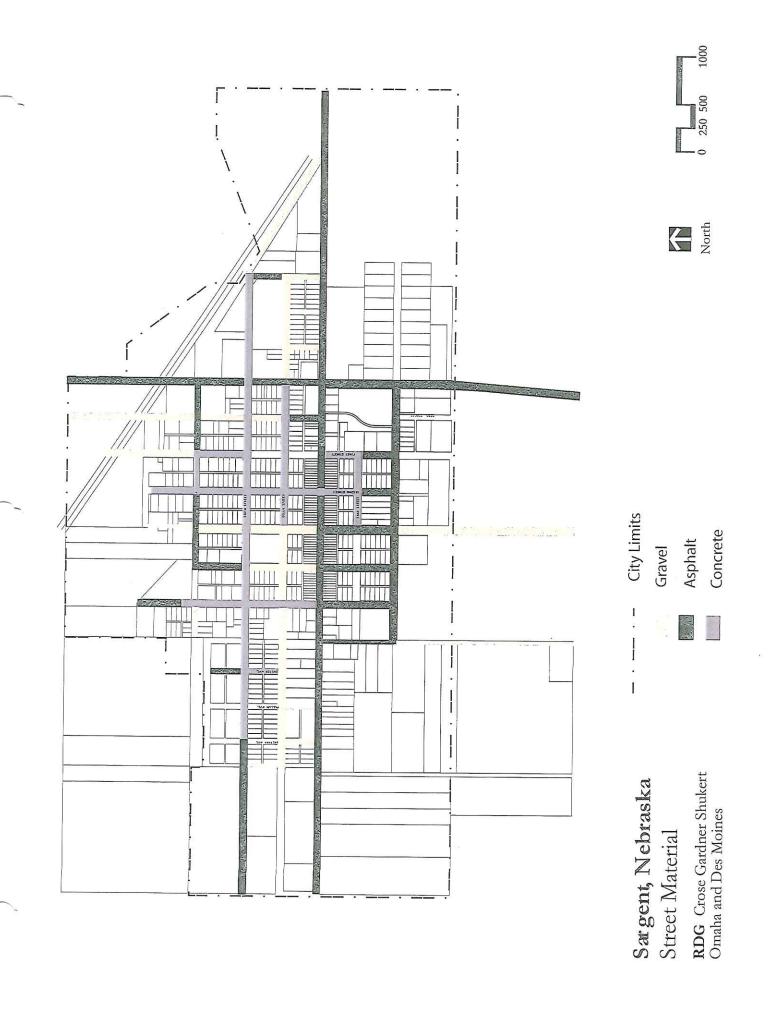
- 1. To provide convenient vehicular movement among parts of Sargent. This includes movement within the community and traffic passing through the town on U.S. Highway 183.
- 2. To provide a street system that reinforces the value of houses and other properties in the community. An improved street system increases the value of houses and raises the overall standard of development and maintenance in the town. Particular attention to has been given to "linking a street system" at the northern point of the town beyond Sargent Public School System from Fifth Street to Broadway Street.
- 3. To provide safe and pleasant pedestrian access to strategic parts of the town. The activity centers include the town center, the school system and recreational areas.

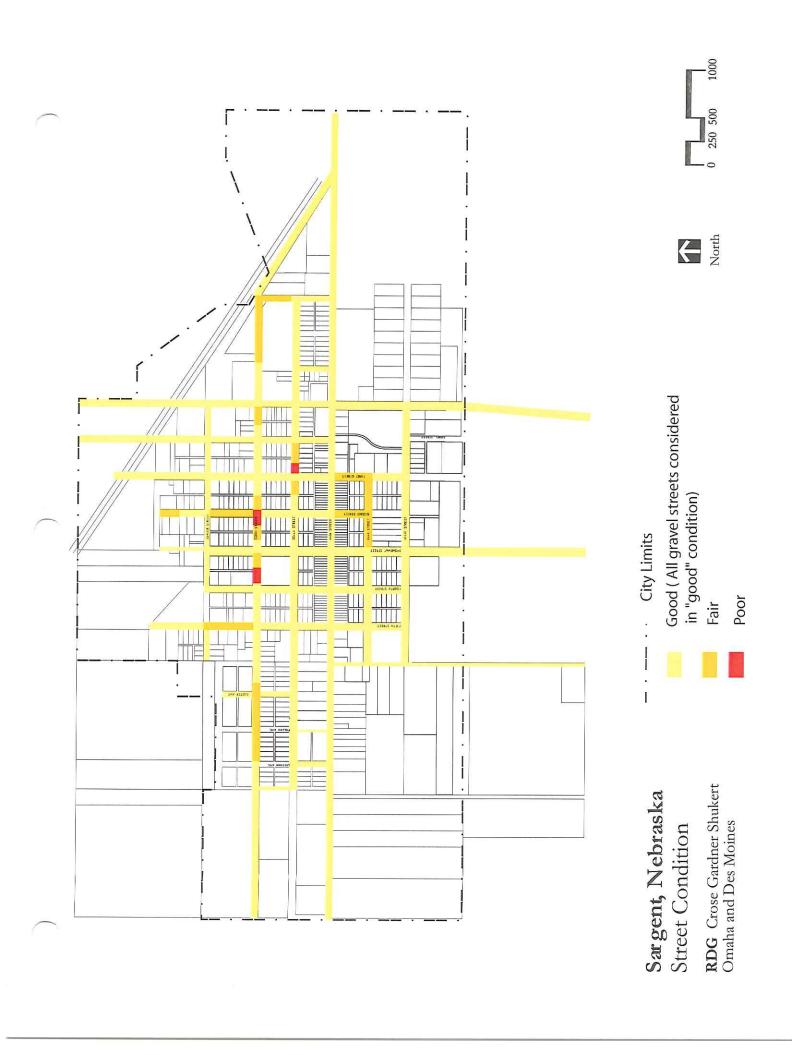
SARGENT'S FUNCTIONAL STREET SYSTEM

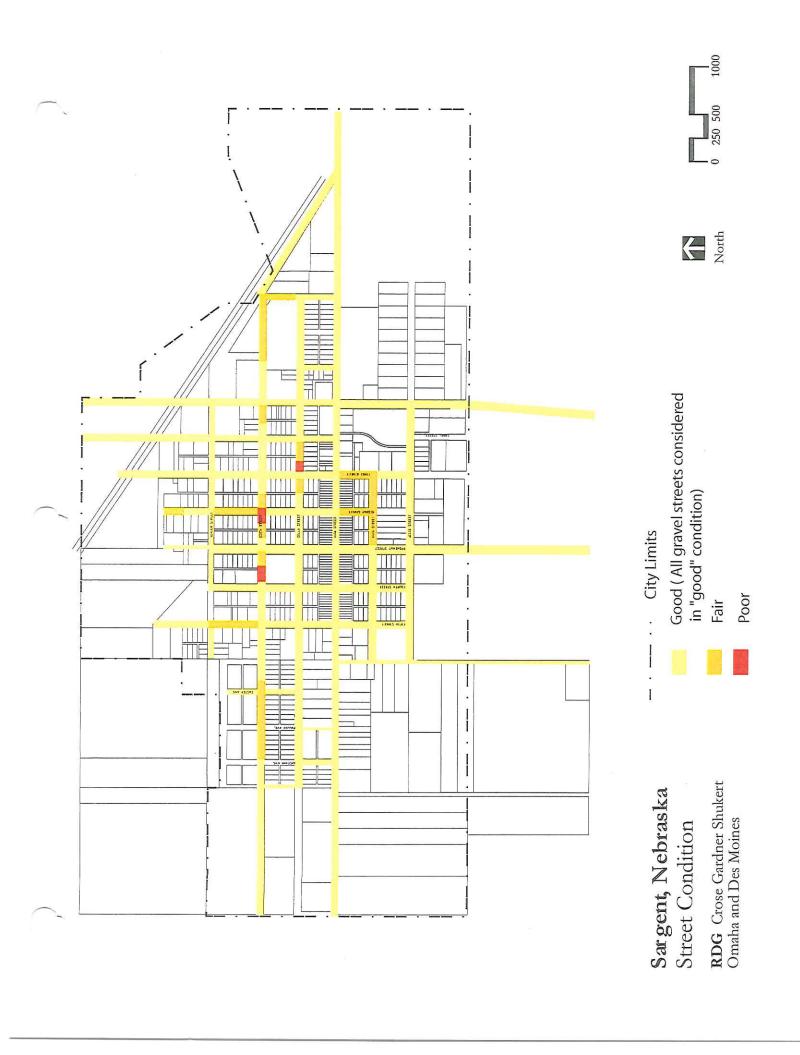
Comprehensive plans usually include a functional classification of the community street system. Typically, the streets are classified as arterials, collectors, or local streets, depending on how they function and the number of neighborhoods and/or destinations they serve. Such a classification system does describe the functioning of movement where traffic volume is a lesser consideration. In other words, the village streets function in different ways, for reasons other than volume. These functions suggest different requirements for improvements based upon a rural traffic model.

Sargent's streets may be classified as follows:

• Regional Links. These streets, functioning somewhat like arterials in a larger community, tie Sargent to its region and routes to destinations in the town that are used by people from the surrounding area. Regional links include U.S. Highway 183, which connects to the town of Elm Creek and Interstate 80 near Kearney. This street is considered an arterial by the State and receives State assistance. This arterial requires constant maintenance for continued quality, which is especially important due to the significant amount of truck traffic.







- Community Streets. These streets are central to civic life and are usually
 the main commercial street of the community. Main Street is Sargent's
 most traveled community street as well as North 4th Street.
- Collectors. The streets collect traffic from neighboring streets, much as a tributary collects water from smaller drainage ways. Sargent's collectors include Semler Street and Edith Street.
- Local Streets. These streets serve residential areas. In Sargent the trips on these streets represent short distances.

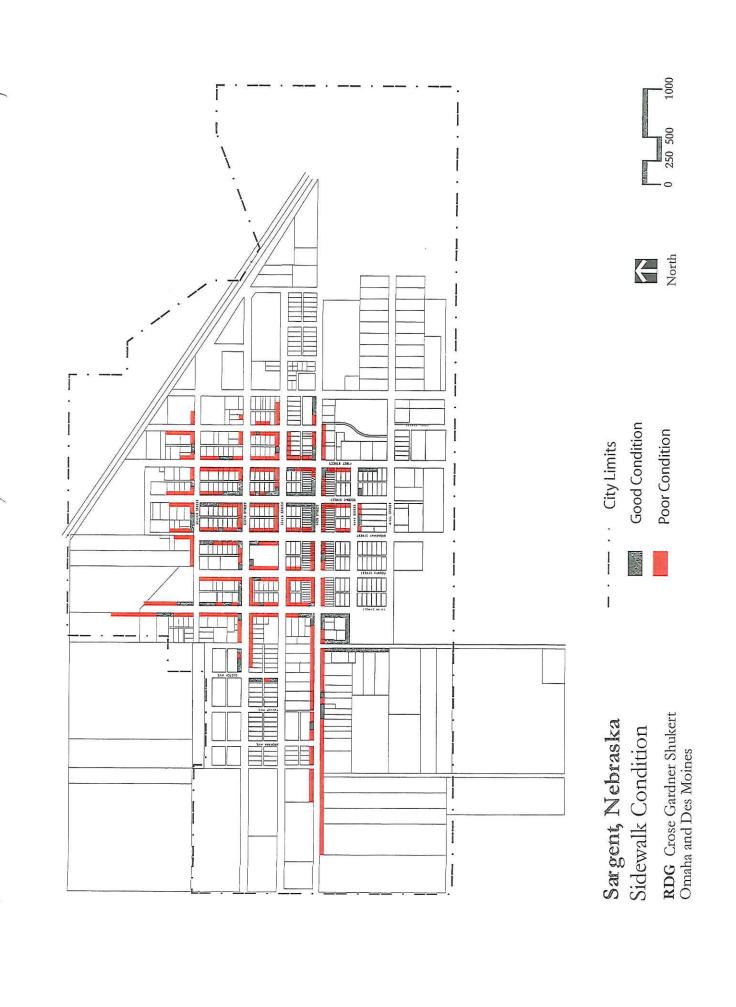


The Street Condition Map displays the types of paving and the need for repairs to Sargent's streets. Some streets are dedicated on paper, but are not actually open to traffic. Nearly all of Sargent's streets are concrete or asphalt surfaced. A few less traveled streets are gravel, however, the village's core streets are hard-surfaced. The following discussion evaluates the conditions of streets by functional type.

- Regional Links. The major street system exhibits good conditions throughout the community.
- Community Streets. Main Street is in good condition, but a few minor repairs are required where damage and wear persists.
- Collector Streets. Recent repairs to Semler Street and recommended improvements to Edith Street from 2nd Street to 5th Street will place these streets in good condition.
- Local Streets. Local Streets are in exceptionally good to poor condition.
 Repair needs do exist on a few of the asphalt and concrete streets. The need for repairs can be found at some residential intersections due to buckling and wear.

Sargent continues to maintain a quality program to upgrade and resurface local streets where needed.





SIDEWALKS

Sargent has a relatively extensive sidewalk system, most of which is in need of repair.

Various locations dispersed throughout the village need major links of sidewalk constructed in order to complete the community wide pedestrian system. These linkages include:

- The east and west side of Main Street from Sherman Street to U.S. Highway 183.
- Starting at the east side of Sargent Public Schools extending south along
 5th Street to Main Street.
- The north side of Edith Street from Custer Street to U.S. Highway 183.
- The north side of Semler Street from 5th Street to U.S. Highway 183.
- The west side of 2nd Street from Semler Street to Main Street.
- The north side of Anna Street from 6th Street to 1st Street.
- The west side of 2nd Street from Main Street to Jesse Street.

STREET AND SIDEWALK PLAN

Continued regular maintenance of the entire street system according to Sargent's One-Year and Six-Year Street Improvement Program.

- Pavement standards. Sargent should maintain its current standard for street pavement, the replacement of concrete and asphalt streets has been successful over recent years and should be continued.
- Financing. Sargent's community preference is to finance street improvements on a pay-as-you-go basis with annual appropriations from general revenues.

The town's sidewalk priorities should include the following:

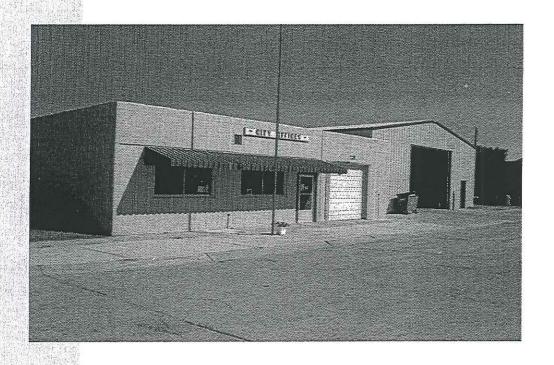
- Development of a functional, safe and continuous system of sidewalks, emphasizing construction along Main, 5th Street, Semler, Edith, Anna and 2nd Streets. This system should be completed to safely link many of the community's amenities with pedestrian routes.
- Develop a recreational trail extending south to the Loup River from the Sargent RV Park.
- Development of a continuous sidewalk maintenance program to maintain, replace and improve community sidewalks.





CHAPTER SEVEN

Public Facilities and Services



Sargent's public facilities provide the required service to support Community life and growth. This section reviews existing facilities and Service and provides recommendations for improvement and development.

GOALS

The public facilities program for Sargent provides for the following goals:

- 1. To continue safe, healthy, and environmentally sound public facilities systems. The proper function of these systems is vital to Sargent's future.
- 2. to enhance the life of people of all ages within Sargent and the surrounding area with its' many services and amenities. Although many public facilities are considered necessities for survival, the presence of quality services such as, parks, trails and schools are fundamental to attracting new residents to the community.

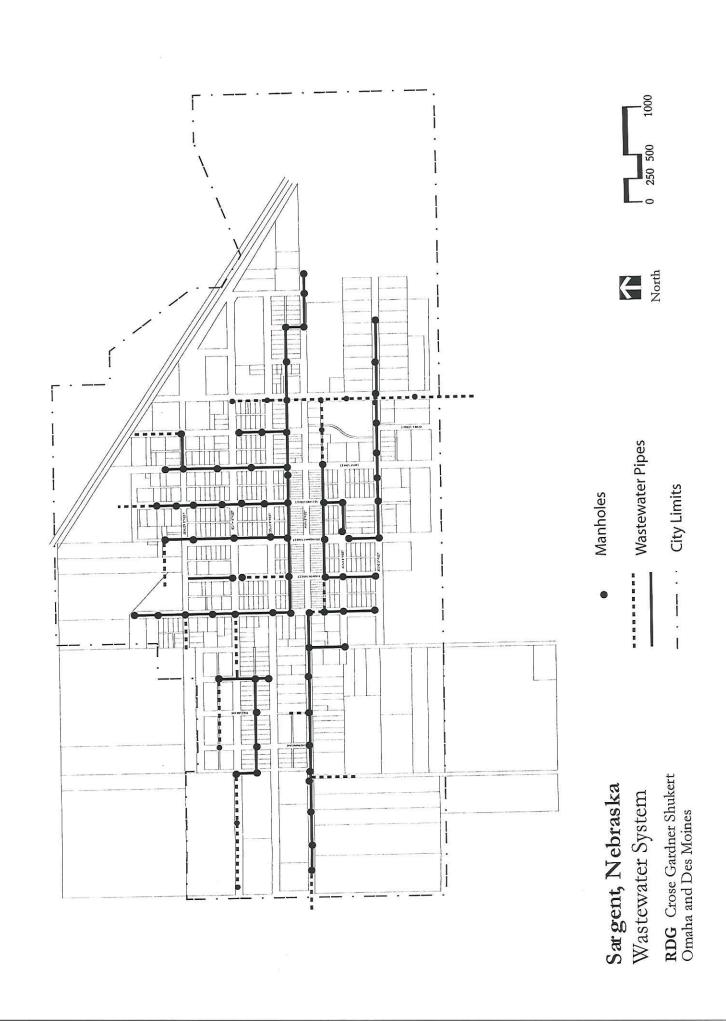
PUBLIC SERVICES Sanitary Sewer

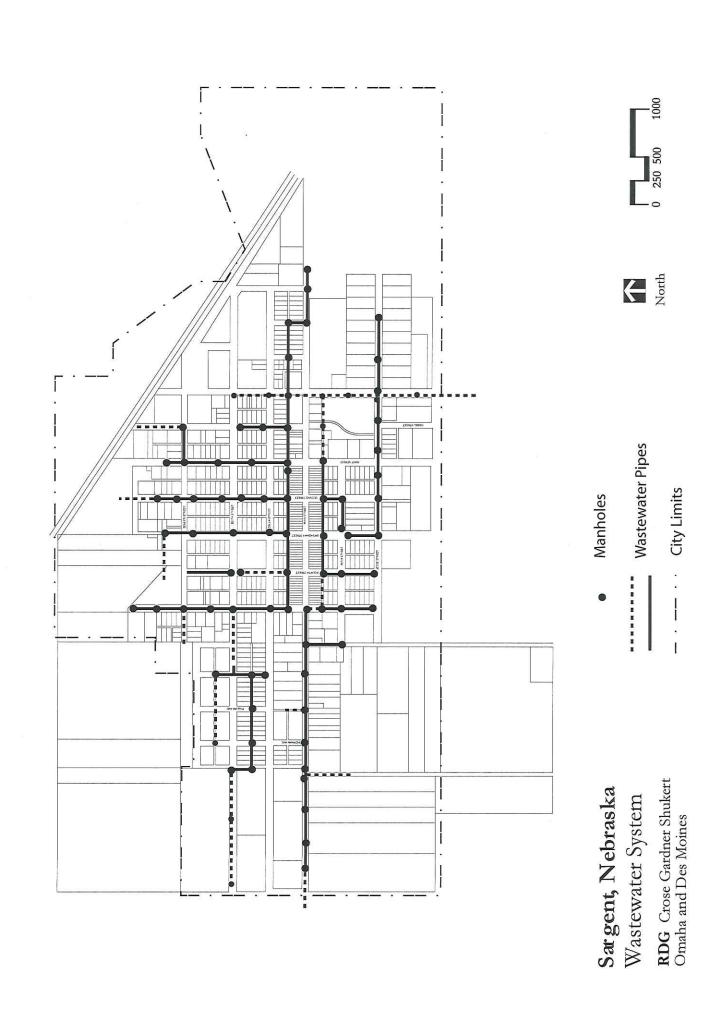
Sanitary Sewer System Lines. All new collection lines and retention lagoon was completed in 2003. The \$3,200,000.00 project consists of new sewer lines of PVC pipe in 6'to 8' in diameter.

Wastewater Treatment Facility. The new retention lagoon has a 100,000 gallons per day and an average daily follow of 60,000 gallons per day.

<u>Lift Stations</u>. The Sanitary Sewer System has two life stations. Both stations are located at the southern edge of the community.

The upgrades to the Sanitary Sewer System will ensure sufficient capacity for long-term community growth.





Solid Waste

Solid waste is collected by a private hauler, J & J Sanitation and taken to a transfer station/land fill site in Elba, NE. J & J Sanitation collects solid waste twice a week in Sargent. Other items such as tree limbs, grass, and leaves can to be taken to the City Tree Dump

Water

<u>Water Source.</u> The City Water System is supplied by four wells. Municipal Well #1 (Layne Pump No 47652), Well #2 (Pomona Pump NoK2E1836652). Well #3(Layne Pump No. 16587) and Well #4 provides a combined capacity of 1,400 gallons per minute. The system maximum capacity is 2,016,000 gallons per day. The average daily demand for water is 139,000 gallons. The System can support additional residential, commercial, and industrial growth.

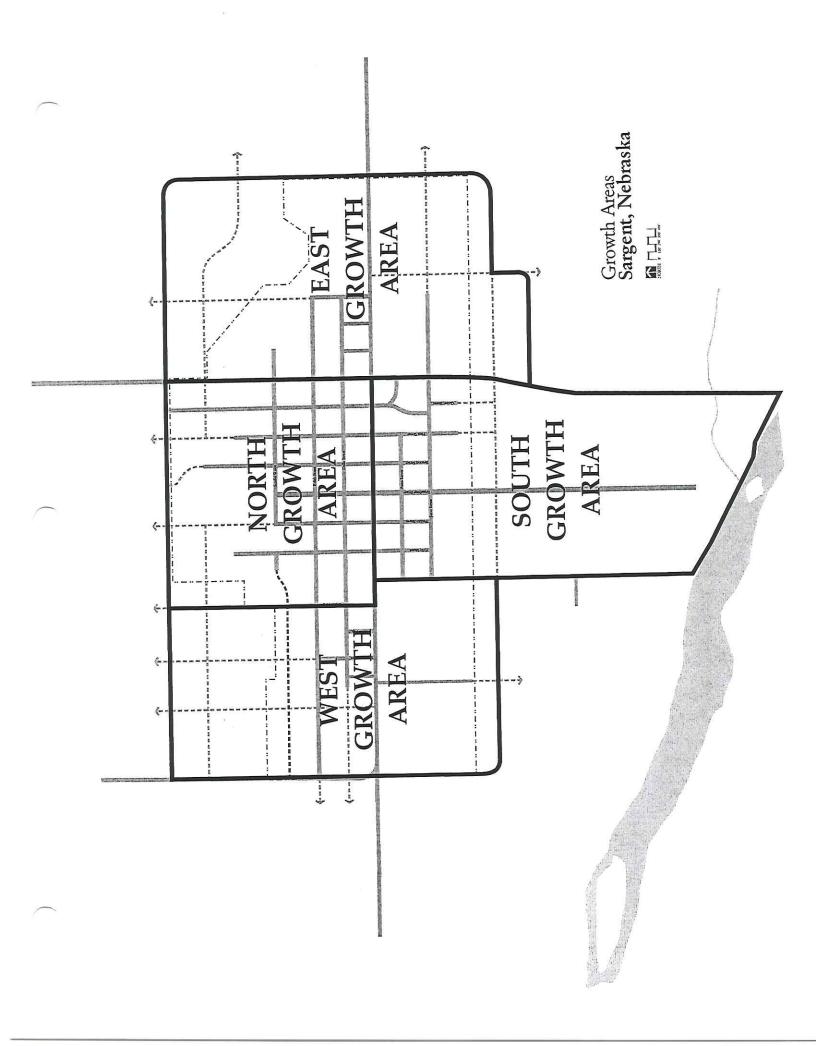
<u>Water Storage</u>. Water is transferred from the well sites to the city's elevated storage reservoir. The reservoir has a 50,000 gallons capacity and was constructed in the 1930's. The storage reservoir has adequate capacity for the planning period and is considered to be in good condition. The tower has regularly scheduled maintenance and painting plan.

<u>Water Distribution.</u> Water flows from the elevated storage facility into approximately 7.7 miles of PVC and cast iron water lines, which range from 2 to 8 inches in diameter. The entire developed portion of the city is served by a distribution system consisting of 5,125 feet of 8 inch lines, 3,700 feet of 6 inch lines, 28,000 feet of 4 inch lines, 600 feet of 3 inch lines, And 3,075 feet of 2 inch lines, totaling over 40,500 linear feet.

The water distribution system has very good pressure and fire flows, and the condition of individual mains within the system ranges from excellent to fair. Specifically, several segments of the system will require replacement over time. Continued maintenance of the system is key.

Storm Drainage

Storm drainage flows into the public right-of-way. It flows either east or west, collecting and running south, empting into a tributary of the Loup River. In 2010 the City conducted a storm water drainage study. The study addresses the problems of flooding, natural drainage, and the sewer system



Land use and zoning policies should encourage open space and recreation corridors along drainage ways. This will help prevent future drainage problems.

PUBLIC FACILITIES

Medical

The Sargent Medical Clinic was build in the 1960's with 8 patient rooms. The facility provides a waiting room, offices and lobby within a contemporary clinic setting. The City rents the building to Central Nebraska Medical Clinic

City Police

The City of Sargent maintains its own law enforcement department. The City employs one-full-time state certified officer and operates one vehicle. Additional officers are on call at the county level if needed. Community police protection and emergency response services are provided twenty-fours a day. The department does not operate a jail or evidence room. The City currently contracts with Custer County for jail space. Custer County Communications Services in Broken Bow provides 911 enhanced dispatch services for the community. Reduced facility costs have allowed the City to be very successful in attracting and retaining qualified officers.

Sargent Rural Volunteer Fire Department

The Sargent Rural Volunteer Fire Department is located at 200 N Second Street. The Department is a merger between two separate and distinct fire protection entities, Sargent Volunteer Fire Department and Sargent Rural Fire Board. This merger has greatly improved the effectiveness and quality of service to an approximately 250 square mile district. The station, constructed in 1970's, is approximately 6,000 square feet. The five bay facility houses eight-fire fighting and rescue vehicles, overhead storage units for bunker ear, offices, and a kitchen meeting/training area and tool room.

The Department has 35 volunteers, many of which have extensive Experience including 14 Certified Medical Technicians, and 8 First Responders. The Department has two tankers, two pumpers, two ambulances, an equipment/rescue vehicle and two special grass fire units. The fire protection service is considered excellent and capable of responding to future community growth needs.



Sargent Township Library

The Sargent Township Library is located in a building g constructed in the early 1900's. The facility is an accredited library with over 10,000 volumes including periodicals, video and cassettes with over 500 items checked out monthly. Services provided by the library include faxing, copying scanning, Inter-library loan and microfilm reading capability. The library building contains a meeting table, restrooms, a juvenile section, an adult section, a reference section, and a computer area with access to the Internet.

The library building is in fair condition but lacks adequate space for the planning period. Many community groups meet regularly in the library. Often space can be quite restricted and privacy limited. Story time and summer reading programs crowd the library front desk and prevent utilization of library services. With many registered family users, the available facility space can not always accommodate daily and seasonal usage.

City Office Building

Sargent's primary public building is its City Office Building, which acts as the center of government and civic life. The facility is a one-story block Building located at 106 North Second. The building was remodeled in 1986 to provide office space for the City's Police and Administrative Departments. The building also provides space for a reception/front desk area, a meeting room, storage, and rest rooms. The facility has been well maintained with enlarged chamber and office spaces. Office space does remain available for future growth needs.

Off-street parking is located adjacent to the City Office Building. The Public portion of the City Office Building is ADA accessible. Projected improvement to the building include a new heating system. The City employs five permanent part-time/full-time and 10 seasonal persons.

Sargent Airport

The Sargent Airport, located two miles east of Sargent, has a 4,000 feet long hard surfaced and lighted runway. The airport does not have an instrument landing system. The airport has three hangers and all airport facilities are in excellent condition.



Parks

City Parks. Sargent has two existing park service area. The Sargent City park, located on U.S. Highway 183, is a one-acre city park with a variety of features, including a swimming pool, constructed in 1960's. A newly constructed shelter facility enhances the park's social functions. This park proved new safety playground equipment and plenty of passive spaces and shade. The Sargent RV Park at Broadway & Jesse Street provides 20 electrical, water, & sewer hookups for camping. The site provides restrooms and landscaping amenities.

Stadium/Ball Diamond. One full size baseball and softball diamond and one T-Ball field are located on the southeast side of the community. The Complex contains metal and wooden bleachers, a concession stand, restrooms, a batting cage and storage building. Parking space is provided, inside and outside the fenced complex. These facilities are considered to be suitable for future growth and require continued general maintenance.

<u>Community Center.</u> The 6,500 square foot community center was built in 2005. The facility has a meeting room, kitchen, restrooms stage and dance floor. The building is used by Senior Citizens, Girl Scouts, SWAT,4-H Clubs, and many more.

The City plays a supervisory role emphasizing park maintenance. The City should continue these actions, as well as pursue the following park system improvements;

- Development of neighborhood parks to support new growth areas
- Implementation of a greenway system, consistent with the community
 Growth concept outlined in this plan

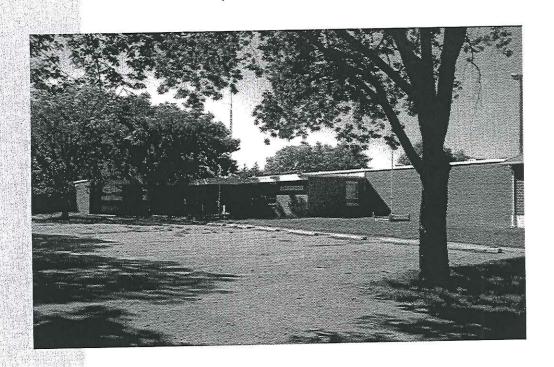
Public Service Priorities

Identify expansion alternatives for the library.



CHAPTER EIGHT

Implementing the Plan



IMPLEMENTATION SCHEDULE				
EMPLEMENTATION SCREDULE		Within	Within	Within
SUMMARY OF RECOMMENDATIONS	On-going	5 Years	10 Years	20 Years
Population				
A community of 662 by the year 2020.				•
A Strengthened Presence for Regional Traffic			X -0 (50-6)	
Community Signs		•		
Community Entrance Features				
New Growth Areas				
North				
- Downtown Revitalization				
- Residential In-fill	•			•
 Expand School Site Expand industrial/mixed-use along Highway 183 	•			
East	No anasara			
- East Highway 183	•			
- Mixed-Use Main and Ord Streets	•			
- Residential development	•			
- Agriculture and urban reserve areas				
South - Downtown revitalization	•			
- Residential in-fill	•			
- Neighborhood revitalization		•		
- Highway 183 development				
- Development of riverside park West				
- Residential in-fill	•			
- New residential development along Edith and Della Streets	•			
- Rural residential development south Main and west of 6th	•	_		
- Reuse of Sargent District Hospital		•	and the second	
Enhanced Town Center				
- Improved entrance features - Commercial redevelopment	•			
- Special events	•			
- Streetscape design			•	
Internated Once Conse	n Businerson		echiloren	
Integrated Open Space - Sargent Park as a gateway	•			
- Expansion of the school playground			•	
- Neighborhood park at 4th and Semler				•
- Riverside Park				
 Neighborhood park in the West Growth Area A continuous trail and pedestrian system 	•			
- Pedestrian crossings along Highway 183.		•	0.000	
Strengthened Community Streets				
- Entrance features - Landscaping and screening		•		
- Burying overhead utility lines	•			
- Developing corner nodes			•	
- Improved sidewalks				
- Greening of corridors				
- Community sign and entrance		•		
A Program of Phased Annexation				

IMPLEMENTATION SCHEDULE							
SUMMARY OF RECOMMENDATIONS	On-going	Within 5 Years	Within 10 Years	Within 20 Years			
Housing Development Priorities							
Sargent should actively seek to stimulate residential development and fulfill housing demand by promoting the platting and development as proposed in this plan.	•						
Sargent should provide opportunities for affordable housing options, especially higher density rental development.		•					
Sargent should encourage housing diversification by promoting a new housing agency structure to address the obstacles discouraging the development of affordable housing options.	•						
Street and Sidewalk Plan							
Pavement standards. Sargent should maintain its current standard for street pavement, the replacement of concrete and asphalt streets has been successful over recent years and should be continued.			oradak Kubula Kubacas				
Development of a functional, safe and continuous system of sidewalks, emphasizing construction along Main, 5th Street, Semler, Edith, Anna and 2nd Streets. This system should be completed to safely link many of the community's amenities with pedestrian routes.		•	English English English English English				
Develop a recreational trail extending south to the Loup River from the Sargent RV Park.			•				
Development of a continuous sidewalk maintenance program to maintain, replace and improve community sidewalks.		•					
Public Facilities							
Complete Sanitary Sewer system improvements including line replacement and new lagoons.		•					
Identify expansion alternatives for the library.			•				
Complete ADA accessibility requirements on the Village Office Building			•				
Identify funding sources for renovation or replacement of the Sargent Palladium.		•					