

SECTION 11 PUBLIC SITES AND OPEN SPACES

- 11.1 Where a park, playground, school or other site for public use shown on the Comprehensive Plan is located in whole or in part in the applicant's subdivision, the County may require the acquisition or accept the dedication or reservation of such area within the subdivision.
- 11.2 Where deemed essential by the Planning Commission and the Board, upon consideration of the type of development proposed in the subdivision, and especially in a large-scale development not anticipated in the Comprehensive Plan, the County may request the dedication or reservation of such other areas or sites of a character, extent or location suitable to the needs created by such development for schools, parks and other neighborhood facilities.
- 11.3 Where a tract of land is being subdivided and includes land proposed to be used for parks under the duly-adopted Comprehensive Plan, the subdivider shall indicate the location of such areas on the subdivision plat.
- 11.4 When a tract of land is being subdivided, the developer shall submit a plat of the proposed development to the local school board.
- 11.5 All subdividers may be assessed the assessments for improvements to implement the public sites and open space segments of the Comprehensive Plan. The form and amount of assessment will be fixed by the Board upon recommendation of the Planning Commission when the costs for the improvements have been determined.
- 11.6 Where future school sites or public park sites are shown on the Comprehensive Plan and are located on a tract of land proposed to be subdivided, the sites shall be reserved for a period of six (6) months, and the applicable School and County may purchase the unplatted land at a value determined in the same manner as required by the Nebraska Statutes for proceedings under the power of eminent domain, or by negotiations with the owners of the property.