



Community Redevelopment Authority (CRA)

**Wednesday, March 16, 2016
Regular Meeting**

Item X1

Discussion on Desert Rose property

Staff Contact: Chad Nabity

March 8, 2016

From: Chad Nabity, AICP Director

To: CRA Board

Re: Potential Adjustment of Access Easement and Street Access for property owned by the CRA at 3235 South Locust (Desert Rose Property)

When the CRA purchased this property in April of 2010 a blanket access easement was attached to the property that allowed the adjoining property owner to the east, Wayne Vanosdall and/or any guest or future owners of the property to drive from the end of Exchange Road in front of the Roadway Inn at the northwest corner of the Desert Rose property across to the Vanosdall property. This easement did not limit where people could drive across the property it just allowed the access across the entire property. Upon purchase of the property the CRA and Mr. Vanosdall worked out a forty foot wide access easement that allows access along the west and south sides of the property extending Exchange Road along the property line parallel to South Locust and the free right from U.S. Highway 34 west bound to South Locust.

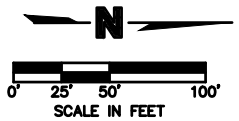
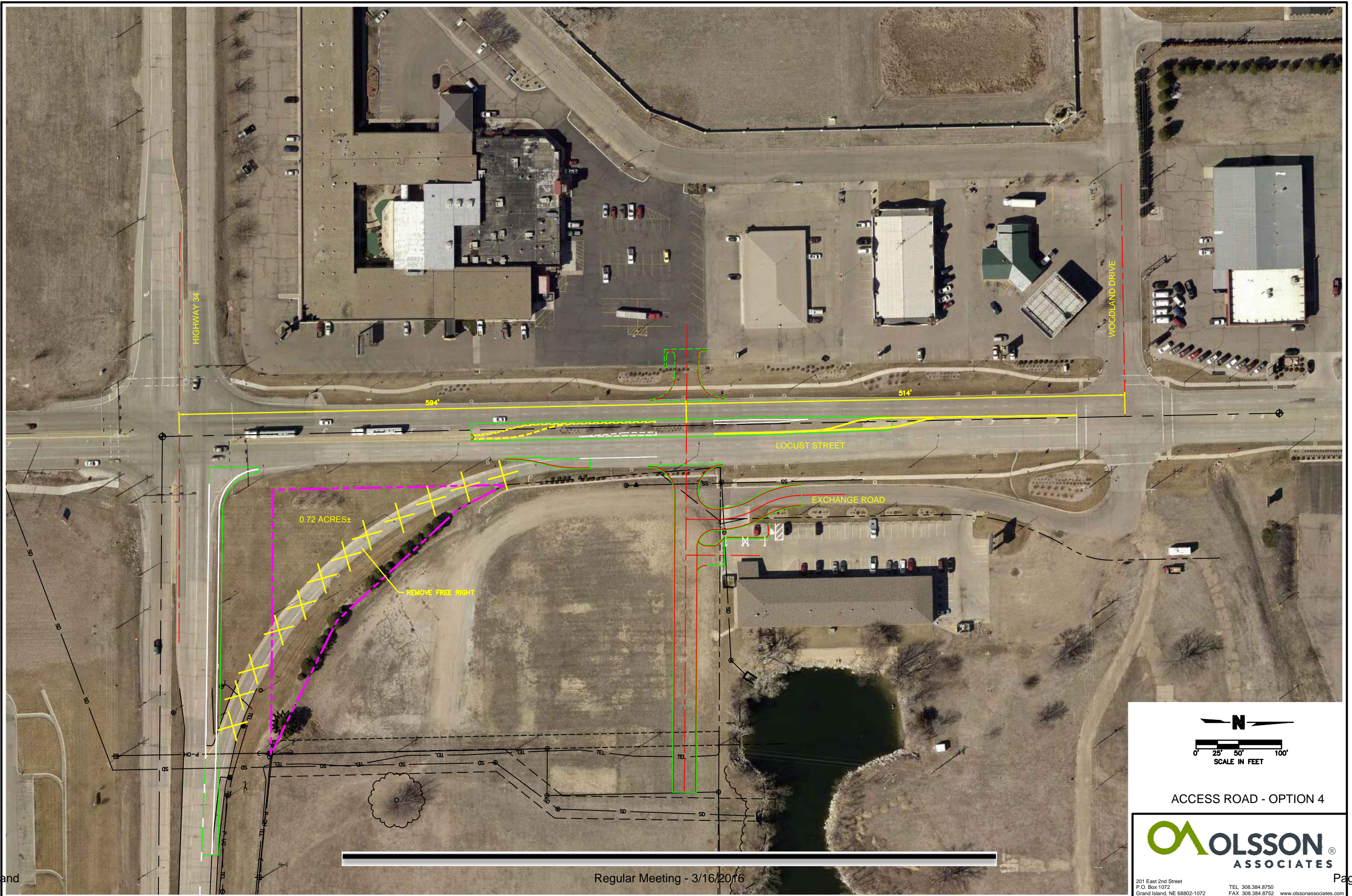
The Grand Island City Council has declared the Vanosdall property to be blighted and substandard and a developer has interest in building apartments on the Vanosdall property. As part of that development they are weighing their options for access to and from the property. Their preferred option is shown on the attached drawing. This would involve changing the access easement for the Vanosdall property from the west and south sides of the Desert Rose property to the north side of the property adjacent to the Roadway Inn. In addition to changing the access easement, the engineers are suggesting that it would be possible to remove the free right from U.S. Highway 34 west bound to South Locust and get a full access intersection onto South Locust at the northwest corner of the Desert Rose property.

The Nebraska Department of Roads is phasing out and removing free right turn lanes across the state. At some point this free right turn lane will be eliminated. If we work with them to eliminate it now it would allow the CRA property to have full access to the street.

Today the developer of the property to the east is requesting that the CRA consider directing staff to draft and prepare for execution the necessary paperwork to relocate the access easement for the Vanosdall Property. They are also asking the CRA to consider directing staff to prepare and send a request to NDOR to close the free right from U.S.

Highway 34 west bound to South Locust and allow a full access intersection onto South Locust at the northwest corner of the Desert Rose property.

The full access intersection to the Desert Rose property would be 600 feet from the intersection of U.S. Highway 34 and South Locust. The engineers are comfortable that this is sufficient distance from the highway and signalized intersection to prevent traffic issues.



ACCESS ROAD - OPTION 4

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