

PHILLIPS - LOMBARDY

REDEVELOPMENT COMMISSION OF GREENSBORO

REDEVELOPMENT PLAN
FOR
PHILLIPS-LOMBARDY AREA

REDEVELOPMENT COMMISSION OF GREENSBORO
December 1, 1989

REDEVELOPMENT PLAN FOR PHILLIPS-LOMBARDY AREA

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EXHIBITS

RP-1 & RP-6	Project Boundary and Existing Land Use
RP-2	Land Use Plan
RP-3	Existing Zoning
RP-4	Proposed Zoning
RP-5	Land Acquisition
RP-7	Preliminary Site Plan

REDEVELOPMENT PLAN FOR PHILLIPS-LOMBARDY AREA

The Redevelopment Plan for Phillips-Lombardy Area consists of 4 pages of text and exhibits number RP-1 through RP-7. This Plan has been prepared by the Redevelopment Commission of Greensboro pursuant to the North Carolina Urban Redevelopment Law (General Statutes of North Carolina, Chap. 160A, Art. 22 et.seq., as amended). These activities are to be carried out by the Redevelopment Commission of Greensboro under contract with the City of Greensboro.

DESCRIPTION OF AREA

Boundaries of Area

BEGINNING at the point of intersection of the southern right-of-way line of Phillips Avenue with the eastern right-of-way line of Barto Place; thence from said beginning point along the southern right-of-way line of Phillips Avenue in a generally eastwardly direction to its intersection with the western right-of-way line of Lombardy Street; thence along the western right-of-way line of Lombardy Street in a generally southwardly direction a distance of approximately 932 feet to the southeast corner of a parcel identified as the George B. Barnes property as shown on the Plat of the property of Esther A. Casstevens, Plat Book 22, Page 11; thence in a western direction along the southern property line of the George B. Barnes and Esther A. Casstevens properties as shown on said plat, a distance of 594.34 feet to the southwest corner of the said Esther A. Casstevens property; thence northwardly along the western property line of the said Esther A. Casstevens property approximately 829.42 feet to a property corner, said corner being the southeast corner of Lot 43 of the Revision of Buchanan Heights, Plat Book 4; Page 26; thence westwardly along the southern property lines of lots 43, 42, 41, 40, 39, 38 and 37 of said plat approximately 315.19 feet to a point in the eastern right-of-way line of Barto Place (formerly Sharpe Street); thence northwardly along the eastern right-of-way line of Barto Place approximately 183.3 feet to the point and place of BEGINNING.

Plan Objectives

The Redevelopment Plan for this area, when carried out as hereinafter delineated, will accomplish the following objectives:

- (a) Remove structurally substandard buildings;
- (b) Eliminate blighting factors including deficient lot platting;
- (c) Improve traffic circulation; and
- (d) Revise land use patterns.

Types of Proposed Action

The Redevelopment Commission of Greensboro will purchase all properties so designated on Map RP-5, "Land Acquisition" map. It will be the responsibility of the Redevelopment Commission to provide relocation assistance to all non-residential occupants displaced from the project area. Removal of all existing structures scheduled for demolition will also be the responsibility of the Redevelopment Commission of Greensboro.

The City of Greensboro will design, finance, and supervise the construction or reconstruction of streets, sewers, water mains, storm drainage and parks.

The Redevelopment Commission of Greensboro will dispose of all acquired land for redevelopment in accordance with Map RP-2 "Land Use Plan" and subject to the restrictions and controls contained herein.

LAND USE PLAN

Proposed Land Uses

As shown on the "Land Use Plan", Map RP-2, portions of the property on Phillips Avenue will be retained for neighborhood commercial use, while other portions will be redeveloped for residential and institutional uses. A portion of the Phillips Avenue frontage and a large part of the remainder of the project area will be devoted to flood plain and open space. To the extent permitted by topographical and soil conditions, single-family lots will be developed along the extensions of Brighton Street and Tillery Drive, as well as Lombardy Street.

Land Use Provisions and Building Requirements

Property acquired and sold by the Redevelopment Commission of Greensboro will be reused for public or semi-public, commercial, institutional, single-family, park and street purposes. The provisions of the City of Greensboro Zoning Ordinance, as amended, will control.

Restrictions on Uses of Land

No covenant, agreement, lease, conveyance, or other instruments shall be effected or executed by the Redevelopment Commission of Greensboro or the purchasers or lessees from it (or any successors in interest or such purchasers or lessees), which restrict land in the area on the basis of creed, race, or color in the sale, lease, or occupancy thereof.

PROJECT PROPOSALS

Land Acquisition

Properties within the area to be acquired by the Redevelopment Commission of Greensboro are shown on Map RP-5, "Land Acquisition" map. This acquisition is necessary to achieve the objectives of this plan with respect to proposed clearance and redevelopment. Acquisition shall be carried out in compliance with applicable State law.

Property Rehabilitation Standards

Non-residential structures will have to comply with all codes pertaining to buildings, and be rehabilitated in accordance with plans to be approved by the Redevelopment Commission of Greensboro.

Retention, Removal and Demolition of Structures on Land to be Acquired

All structures will be demolished, removed, or demolished and removed, from land to be acquired except that parcels may be acquired on which are located structures that, in the opinion of the Redevelopment Commission of Greensboro, are suitable for rehabilitation. The Redevelopment Commission of Greensboro may elect to sell reuse parcels with such structures located thereon on the condition that said structures be rehabilitated and used in accordance with requirements of this Plan. Further, the Redevelopment Commission of Greensboro may elect to rehabilitate the structures located thereon and then dispose of said structures and accompanying land subject to the requirements of this Plan.

Redeveloper's Obligations

Disposition of the land comprising the area will be on the basis of affording maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of such area by private enterprise. Some or all of the housing will be made available at sales prices or rentals that low and moderate income persons and families can afford.

The land will be disposed of, by sale or lease, to private parties for redevelopment by them in accordance with the provisions of this Redevelopment Plan and their contract with the Redevelopment Commission of Greensboro.

The Redevelopment Commission of Greensboro, in disposing of the land in the area to be redeveloped by private or public parties, will, in its contracts and deeds or other instruments with such parties, include such terms and conditions as in the judgment of the Redevelopment Commission of Greensboro will be necessary or advisable to insure redevelopment of the area and its use thereafter in accordance with this Redevelopment Plan, and to prevent a recurrence of conditions of blight in the area. Such provisions will be contained in such contracts, deeds, or other instruments, irrespective of whether or not they duplicate in whole or in part requirements of existing or proposed zoning ordinances or other local laws or regulations with respect to the area, so that such obligations may operate independently of such zoning or other laws or regulations. In all instances, the improvements to be constructed in the area will be constructed in accordance with: applicable zoning ordinance provisions and regulations and the building, housing, and other codes and ordinances; the requirements of this Redevelopment Plan; and such other requirements as may be set forth in the contracts between the Redevelopment Commission of Greensboro and the redevelopers.

Such contracts, deeds, or other instruments, in addition to including such other terms and conditions as the Redevelopment Commission of Greensboro may find desirable in order to implement and effectuate the objectives of this Redevelopment Plan, will obligate the purchasers of land in the area and their successors in interest to:

- (a) Devote the parcels owned by them to and only to the uses specified in this Redevelopment Plan;
- (b) Diligently prosecute the construction of the improvements agreed upon in the disposition contract and to begin and complete such improvements within a reasonable time as determined in the contract (this obligation, however, will not be made applicable to mortgagees and their successors in interest);
- (c) Make no changes in such improvements after completion of their construction that are not in conformity with this plan;
- (d) Assign no contract right, nor to resell or otherwise transfer the land (or interests therein) purchased by them prior to the completion of the improvements thereof, without the approval of the Redevelopment Commission of Greensboro, and except on basis satisfactory to the Redevelopment Commission of Greensboro, nor to speculate in or with respect to such land.

OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

Preliminary Site Plan

Map RP-7, "Preliminary Site Plan", shows a tentative scheme of development for the Phillips-Lombardy Area. This scheme may be modified as proposals for redevelopment are accepted.

Proposed Changes in Zoning

The entire project area is presently zoned for neighborhood commercial use, see "Existing Zoning", Map RP-3. This zoning will be retained for two tracts facing Phillips Avenue that are not to be acquired, see "Proposed Zoning", Map RP-4. Property between these two tracts facing Phillips Avenue will be rezoned for institutional use. The remainder of this project area will be rezoned for single-family residential use.

Proposed Changes in Street Layouts

Brighton Street will be opened from Barto Place to Lombardy Street and Tillery Drive will be extended to intersect with Barto Place.

Estimated Cost and Method of Financing

City bond funds in the amount of \$700,000 have been allocated to carry out this project, including acquisition of real estate, relocation, demolition and various site improvements.

Method of Relocating Families and Individuals

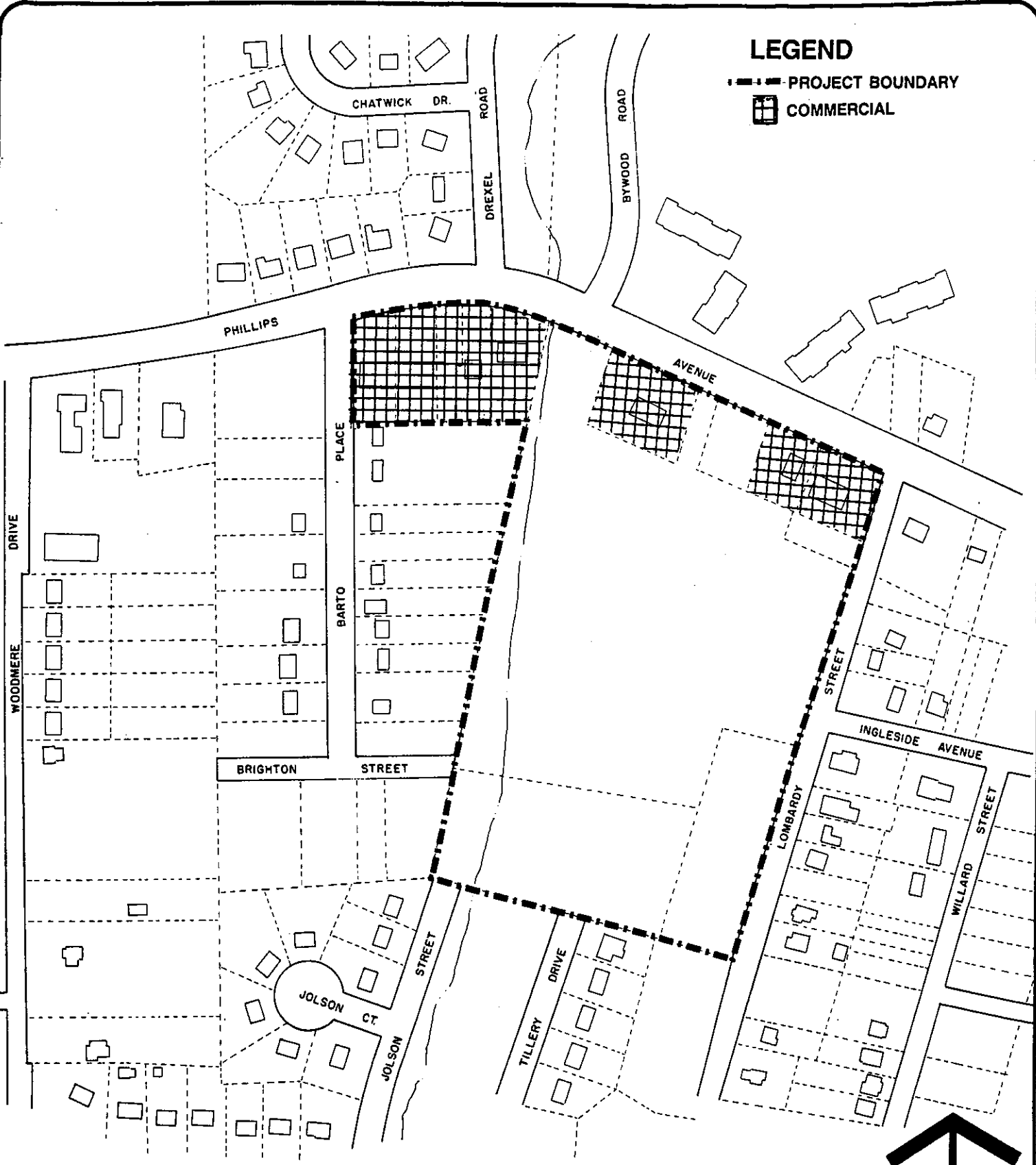
There are no families or individuals to be relocated from the project area. The City of Greensboro has adopted a policy to provide relocation advisory services and financial assistance to businesses and non-profit organizations required to move from property acquired for this project.

PROCEDURE FOR CHANGES IN APPROVED PLAN

The Redevelopment Plan may be modified at any time by the Redevelopment Commission of Greensboro provided that if it is modified after the lease or sale of property affected by the change, the modification must be consented to in writing by the owner of such property. Where the proposed modification will substantially change the Redevelopment Plan as previously approved by the City Council of the City of Greensboro, the modification must similarly be approved by the City Council of the City of Greensboro. Where the proposed modification would alter the plan of acquisition or specific lots in any manner not otherwise permitted under the provisions contained in this document, then the modification must similarly be approved by the City Council.

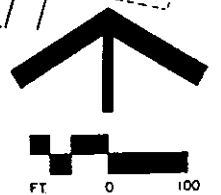
LEGEND

- PROJECT BOUNDARY
- ▣ COMMERCIAL







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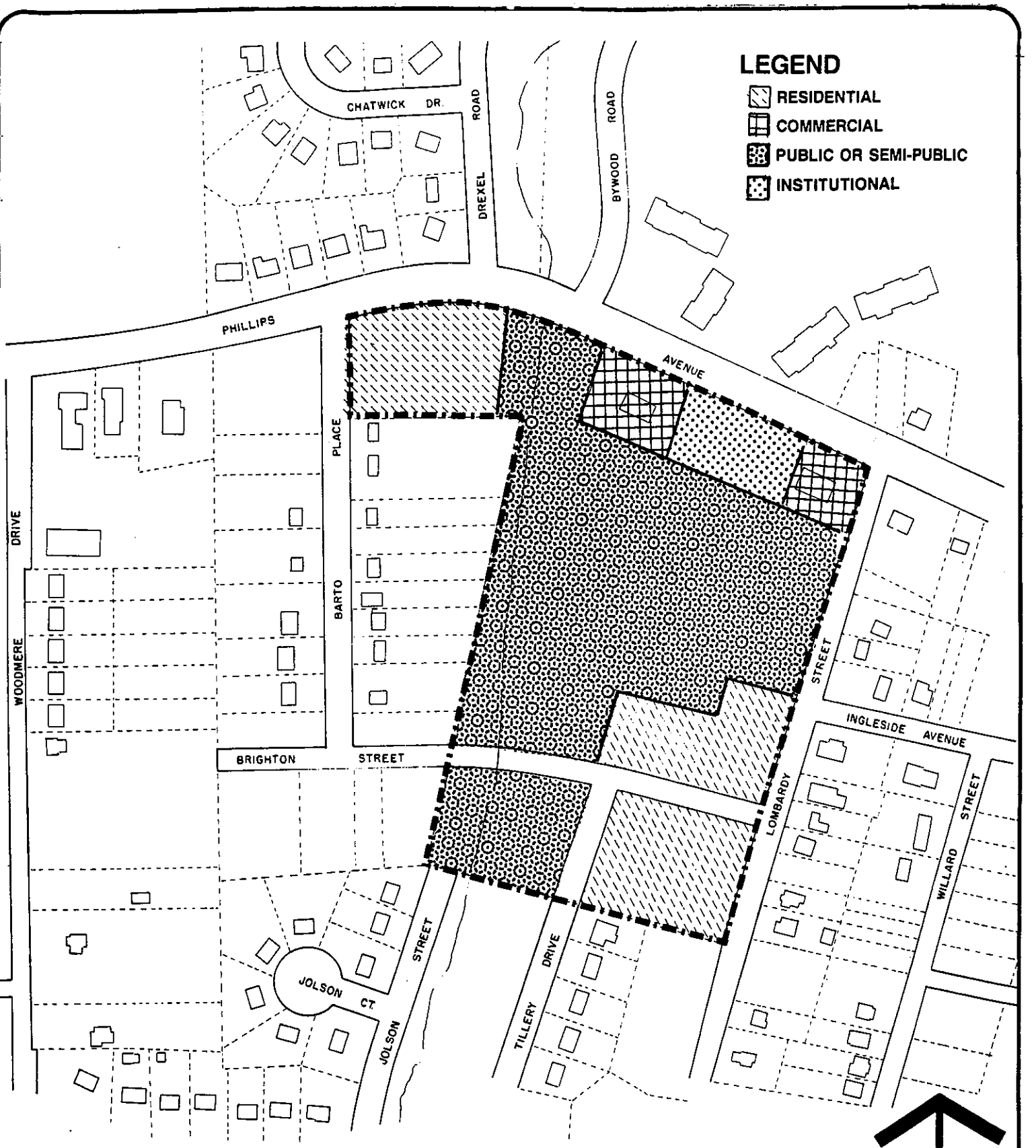
Project Boundary & Existing Land Use



RP 1 & 6

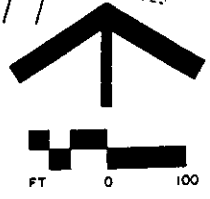
LEGEND

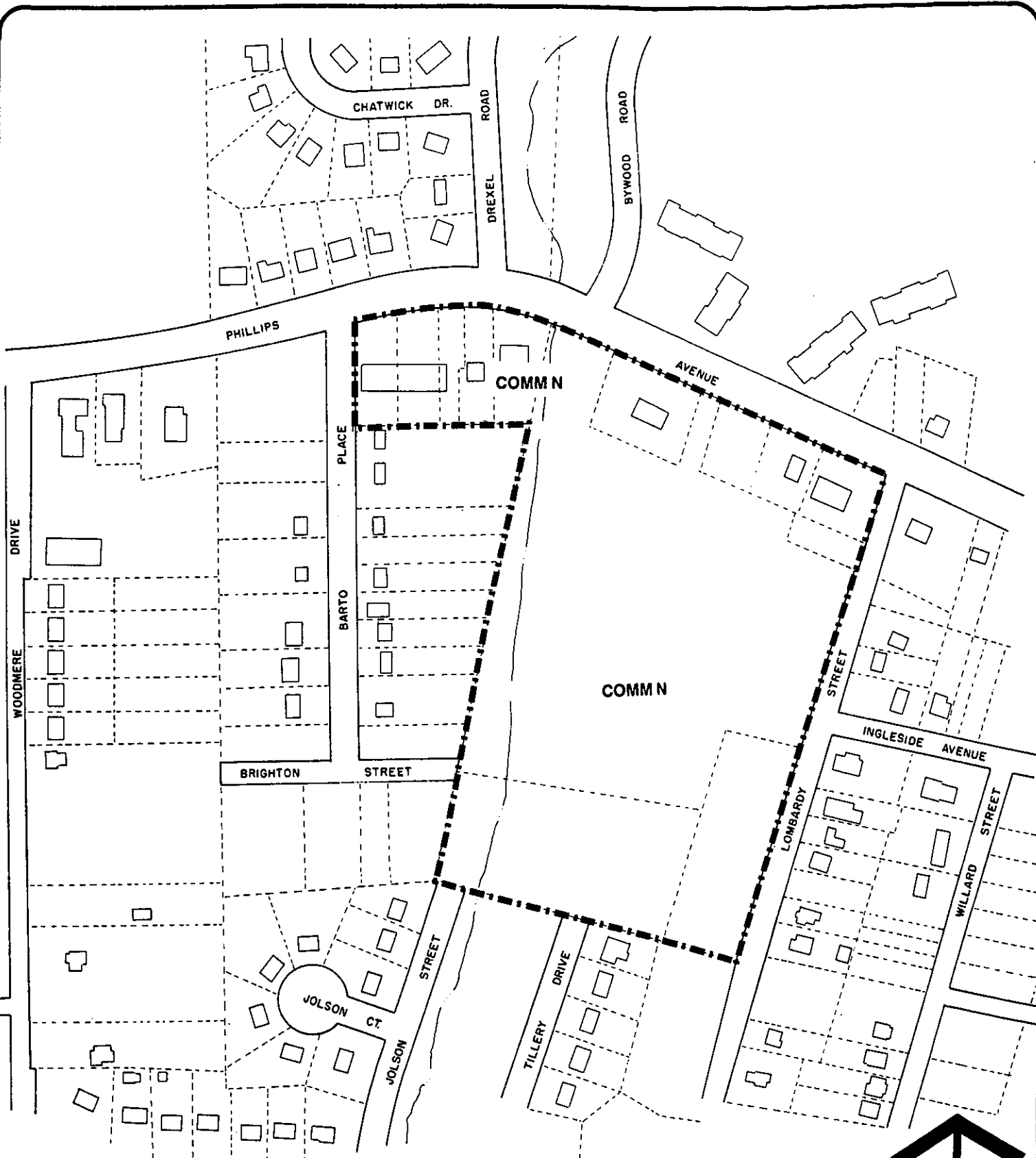
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-  COMMERCIAL
-  PUBLIC OR SEMI-PUBLIC
-  INSTITUTIONAL



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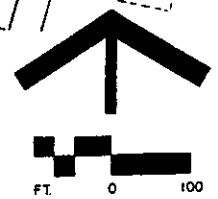
Land Use Plan





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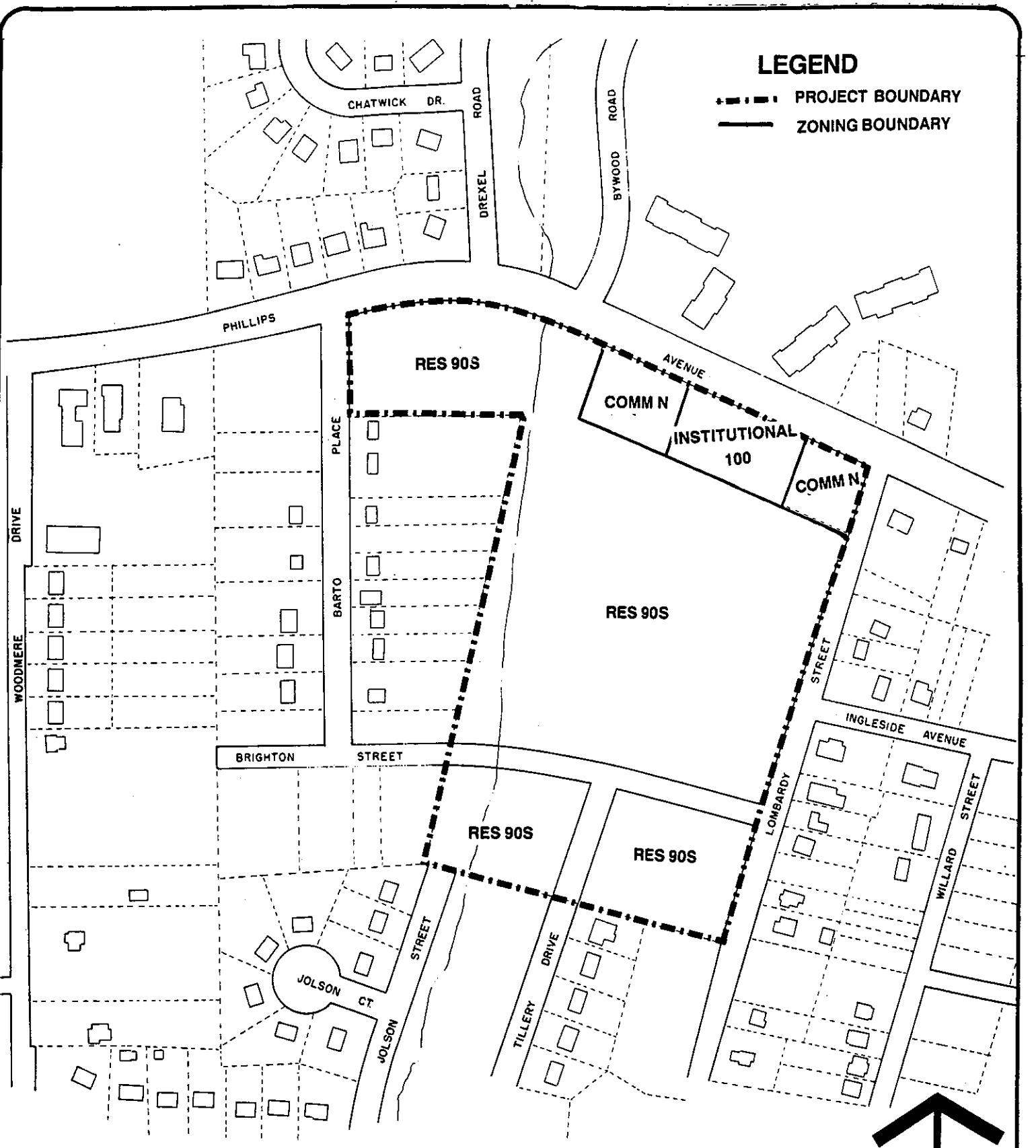
Existing Zoning



RP 3

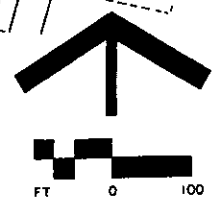
LEGEND

- PROJECT BOUNDARY
- ZONING BOUNDARY



PHILLIPS - LOMBARDY

Proposed Zoning

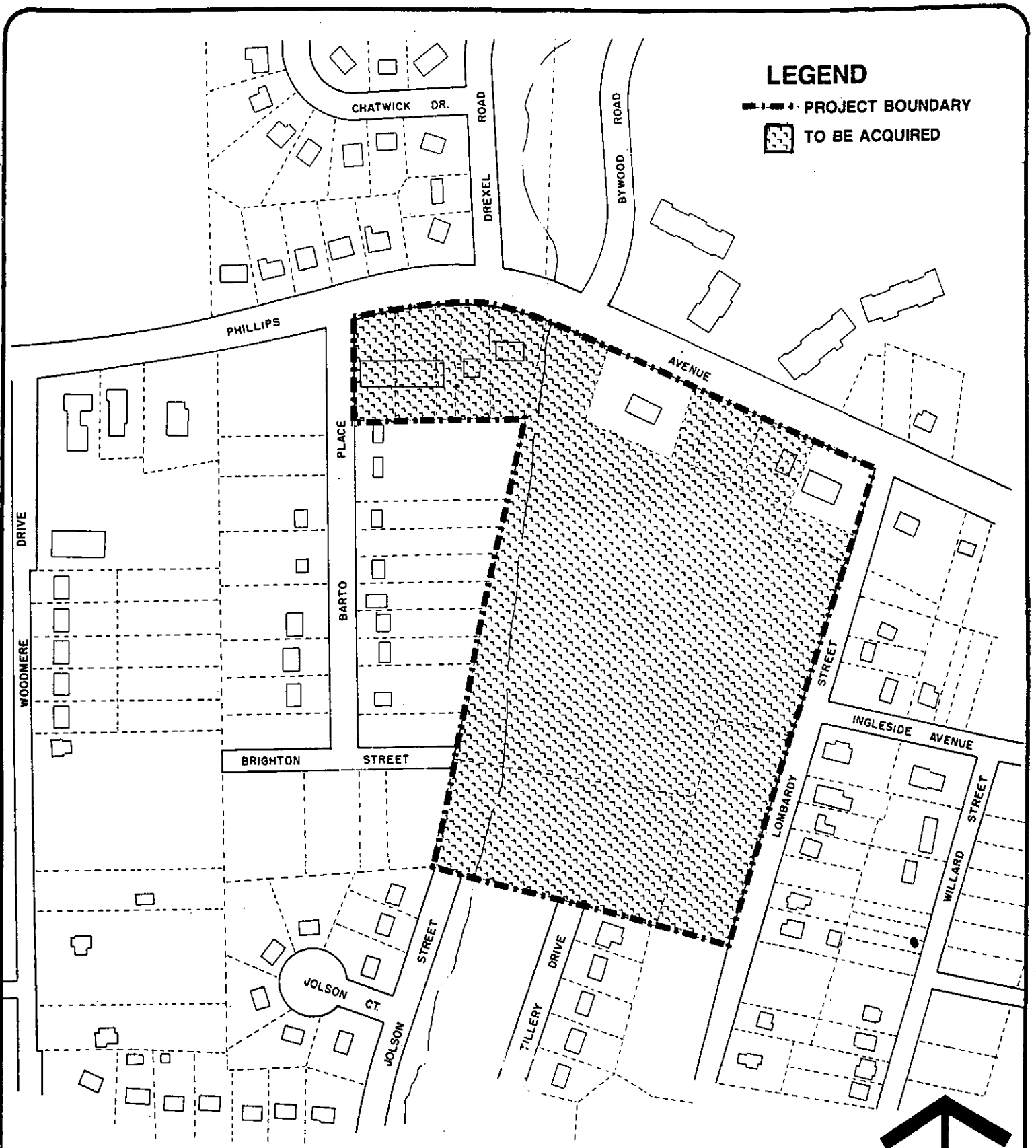


RP 4

LEGEND

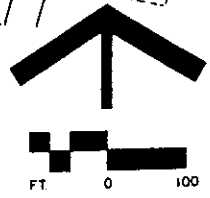
--- PROJECT BOUNDARY

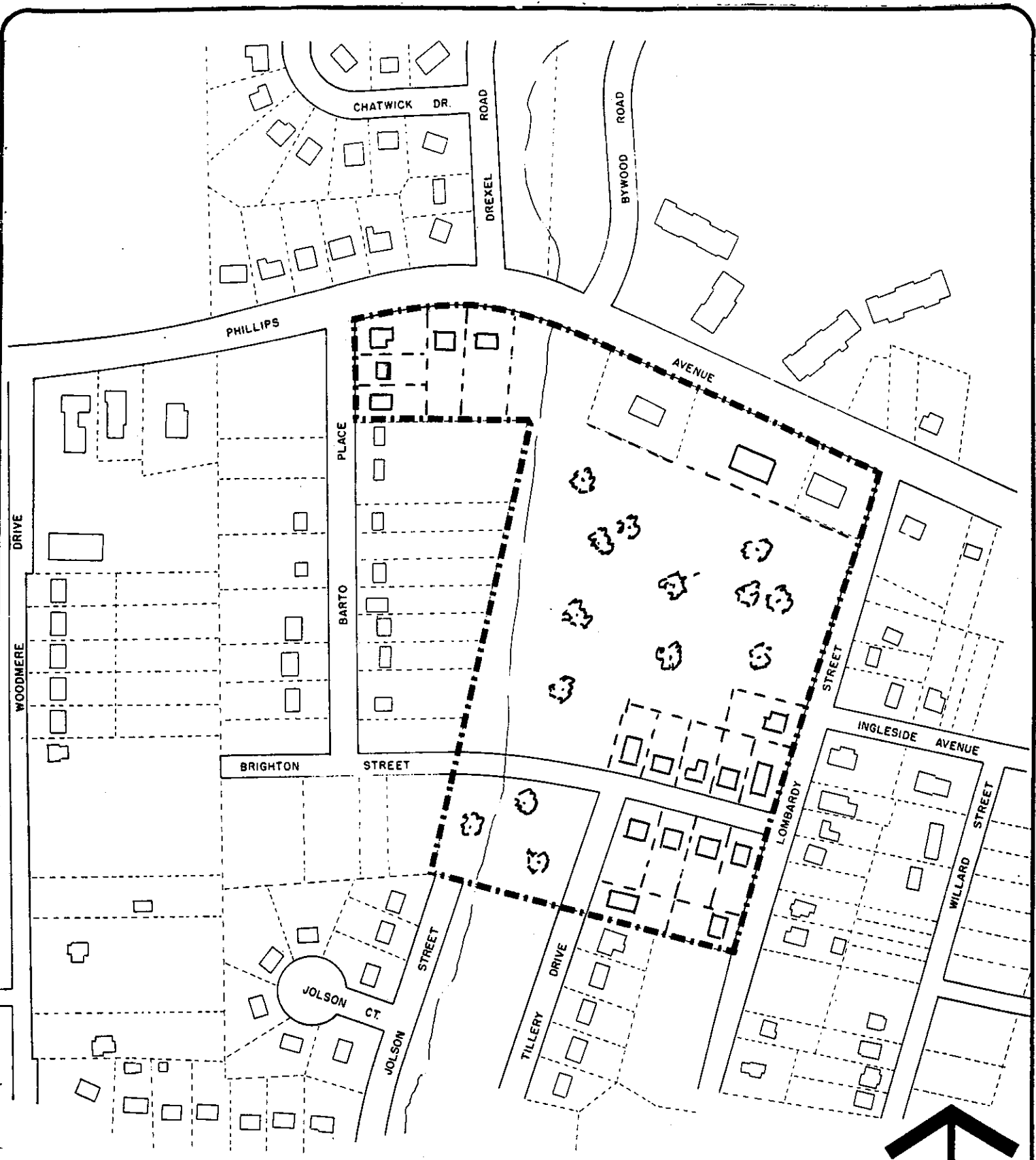
▣ TO BE ACQUIRED



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Land Acquisition





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Preliminary Site Plan

