

**McCONNELL ROAD
AREA**

**REDEVELOPMENT COMMISSION
OF GREENSBORO**

REDEVELOPMENT PLAN
FOR
McCONNELL ROAD AREA

REDEVELOPMENT COMMISSION OF GREENSBORO

May 7, 1981

REDEVELOPMENT PLAN FOR McCONNELL ROAD AREA

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EXHIBITS

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| 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 |

Revised: 10-3-86
4-17-91
4-5-93

REDEVELOPMENT PLAN FOR McCONNELL ROAD AREA

The Redevelopment Plan for McConnell Road Area⁽¹⁾ consists of 8 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) as partial fulfillment of requirements leading to implementation of activities by the City of Greensboro with respect to the Housing and Community Development Act of 1974. 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 a point in the northern right-of-way line of McConnell Road, said point being situated 75.23 feet measured westwardly along the northern right-of-way line of McConnell Road from its intersection with the western right-of-way line of Dunbar Street (said beginning point also being the southwestern corner of Lot 1, Block A of the Hudson land as per plat recorded in Plat Book 6, Page 132); thence from said beginning point and running North 85° 21' West approximately 275 feet to the western right-of-way line of Pickard Street; thence southwardly with the western right-of-way line of Pickard Street approximately 152 feet to the northeast corner of Lot 8, Block 2 of Lincoln Grove Subdivision as per plat recorded in Plat Book 3, Page 165; thence westwardly with the northern boundary line of said Lot 8, 150 feet to the northwest corner of said Lot 8; thence North parallel with Pickard Street 50 feet to a point, the northeast corner of Lot 24, Block 2 of Lincoln Grove Subdivision; thence westwardly with the northern right-of-way line of said Lot 24, 150 feet to the eastern right-of-way line of Lincoln Street; thence northwardly with the eastern right-of-way line of Lincoln Street approximately 30 feet to a point; thence westwardly to a point in the western right-of-way line of Lincoln Street (said point being situated 95.35 feet measured southwardly along the western right-of-way line of Lincoln Street from its intersection with the southern right-of-way line of Gorrell Street); thence North 85° 23' West 106 feet to the western boundary line of Lot 11 of the resubdivision of Lincoln Grove as per plat recorded in Plat Book 7, Page 93; thence North 08° 21' East with the western boundary line of said Lot 11 and extending across Gorrell Street a total of 164.73 feet to a point in the northern right-of-way line of Gorrell Street (said point being the southeastern corner of Lot 42 of the Subdivision of City Property Number 648 as per plat recorded in Plat Book 19, Page 45); thence with the northern right-of-way line of Gorrell Street North 74° 27' West 56.65 feet to the southwestern corner of said Lot 42; thence North 15° 33' East 110 feet to the northwestern corner of said Lot 42; thence North 74° 27' West 40 feet to the southwestern corner of Lot 43 of said City Property; thence North 26° 29' East with the western boundary of said Lot 43 and extending to the southern right-of-way line of Everitt Street a total of approximately 150 feet; thence eastwardly with the southern right-of-way line of Everitt Street approximately 750 feet to the northwestern corner of Lot 2, Block A of the Hudson land as per plat recorded in Plat Book 6, Page 132 (said point being situated 67.1 feet measured westwardly along the southern right-of-way line of Everitt Street from its intersection with the western right-of-way line of Dunbar Street); thence with the western boundary lines of Lot 2 and Lot 1, Block A of said Hudson land, South 05° 40' West approximately 375 feet to the point of BEGINNING.

(1) As used herein, the term "McConnell Road Area" refers to the area designated by the Greensboro Planning Board as the "McConnell Road Neighborhood Renewal Area" on April 15, 1981.

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 and overcrowding of structures on land;
- (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 relocate all families and individuals living within the area to safe, sanitary, decent housing. 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

The portion of the area north of McConnell Road and east of Everitt Street will be devoted to commercial use, while the remainder north of McConnell Road is set aside for public or semi-public purposes, see Map RP-2, "Land Use Plan". The area bounded by McConnell Road, Gillespie Street and Gorrell Street will be devoted to public use, while the remainder of area south of McConnell Road will be devoted to residential purposes.

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, residential, park and street purposes. The provisions of the City of Greensboro Zoning Ordinance, as amended, will control.

In addition, the following special provisions will apply to the non-residential areas:

- (a) The property lines between any non-residential and residential areas shall be fenced and have landscaped buffer strips at least ten-feet wide.
- (b) Parking lots and service drives shall be paved and curbed so as to control traffic flows.
- (c) No access to the commercial area will be permitted to McConnell Road or Everitt Street within eighty feet of the intersection of these two streets.

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 and Federal laws. Properties not in conflict with the Land Use Plan may be subsequently exempted from acquisition by the Redevelopment Commission of Greensboro, provided the owners thereof are willing to comply with the Property Rehabilitation Standards. The exemption of properties under that condition will not be considered a substantial change in the Redevelopment Plan, and can be accomplished solely by the approval of the Redevelopment Commission of Greensboro.

Property Rehabilitation Standards

All residential structures shall meet the requirements of the Housing Code of the City of Greensboro. Each residential structure that is rehabilitated under the loan-grant program of the City of Greensboro shall satisfy the Property Rehabilitation Standards established for that program. 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 the 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 McConnell Road Area. This scheme may be modified as proposals for redevelopment are accepted.

Proposed Changes in Zoning

The present neighborhood commercial zoning east of new Everitt Street and north of McConnell Road will be retained, see Map RP-4, "Proposed Zoning". The area west of new Everitt Street and north of McConnell Road will be changed from neighborhood commercial to multi-family residential.

The remainder of the area south of McConnell Road will be or is already zoned for single-family use.

Proposed Changes in Street Layouts

McConnell Road will be widened. Gillespie Street will be extended south to connect with Lincoln Street; that portion of existing Lincoln Street between McConnell Road and Gorrell Street will be closed. Gorrell Street will be widened and relocated so as to intersect with McConnell Road between the present Lincoln Street and Pichard Street; that portion of existing Gorrell Street east of the realignment will be closed. A portion of Pichard Street will be realigned to create a better intersection with McConnell Road. Everitt Street will be realigned to intersect with McConnell Road at the intersection of relocated Gorrell Street, with the remainder of the street west to Gillespie Street closed.

Estimated Cost and Method of Financing

Since the beginning of the program, Community Development funds in the amount of \$1,181,970 have been spent for the acquisition of real estate, relocation payments, demolition costs and other expenses. Additional funds are available to complete this Plan.

Method of Relocating Families and Individuals

The Redevelopment Commission of Greensboro has a feasible method for the relocation of families and individuals displaced from the area, in compliance with applicable laws. Relocation will be to areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of the displaced families or individuals. Referrals will be made to housing that is reasonably accessible to the place of employment of the displaced family or individual.

The Redevelopment Commission of Greensboro considers a dwelling unit to be "standard housing" and to be decent, safe, and sanitary when it meets the requirements of the City of Greensboro Housing Code as in effect at the time of displacement. In addition, kitchen facilities shall have proper connections for a gas or electric stove and a reasonable amount of shelf storage space.

It is intended that all dwellings into which families and individuals relocate will be inspected by the Redevelopment Commission of Greensboro. If the dwellings are not found to be decent, safe, and sanitary, the move will be considered temporary relocation, and the Redevelopment Commission of Greensboro will undertake to offer an opportunity to move into suitable standard housing. Families who move without notifying the Redevelopment Commission of Greensboro of their new address will be traced and similarly followed up.

No family or individual will be required to move from the area unless they have had an opportunity to obtain suitable standard housing. As property is acquired the occupants will be advised in writing and by personal interview in regard to their status, and information will be furnished as to suitable accommodations available. A file will be maintained listing available dwellings evaluated through inspection.

The relocation method is intended to remove any necessity to resort to eviction proceedings, which would be a last resort if a family or individual rejects relocation service or accommodations available without reason, or maintains a nuisance, or fails to recognize its obligation for rent due.

Businesses will be offered financial assistance for relocation in accordance with applicable Federal laws and regulations.

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 of 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. In any event, changes shall be consistent with the approved Community Development Plan.

EVERITT STREET ..



McCONNELL ROAD
GORRELL STREET





LINCOLN STREET

STREET

DUNBAR

PICHARD STREET

LEGEND

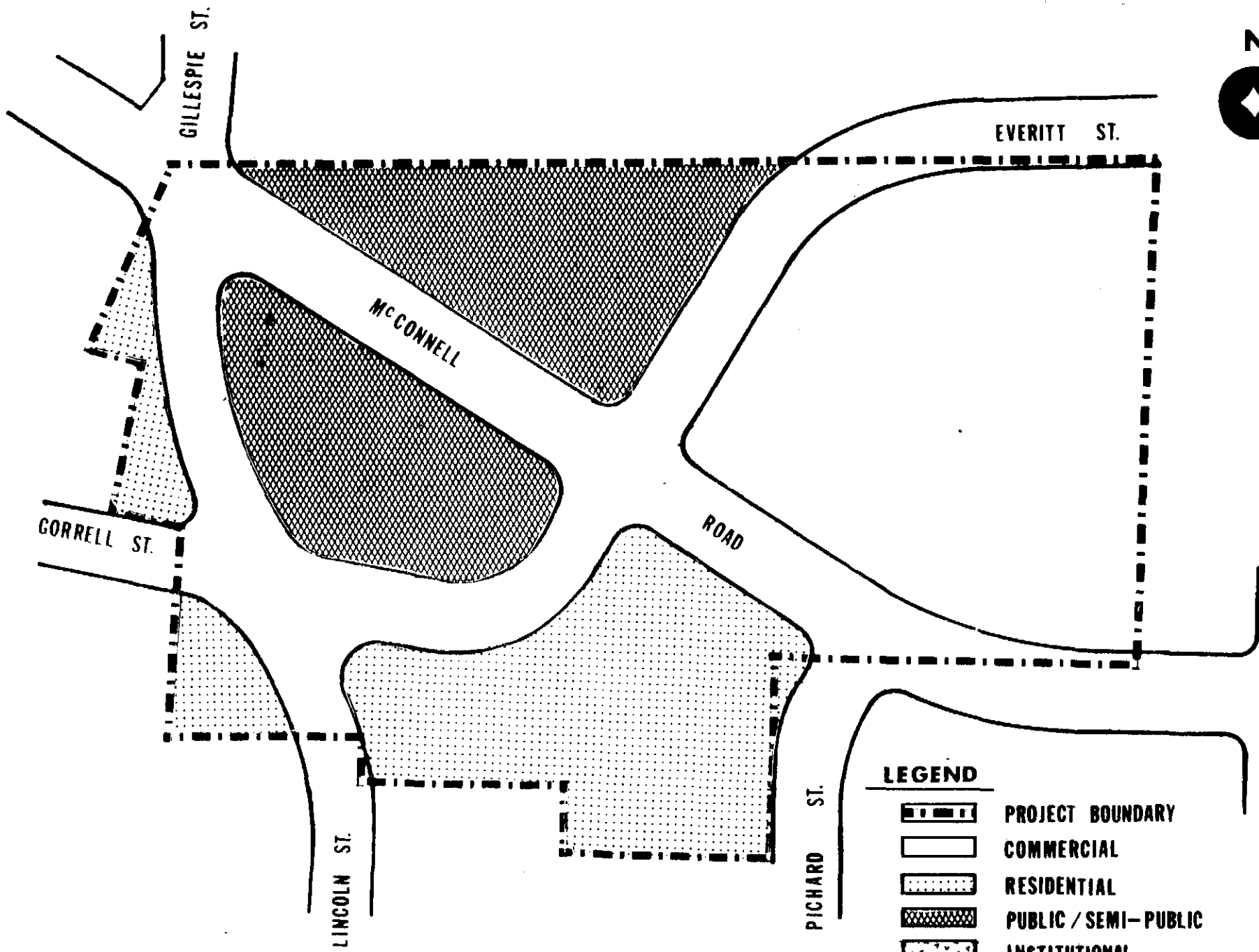
-  PROJECT BOUNDARY
-  COMMERCIAL
-  RESIDENTIAL
-  PUBLIC / SEMI PUBLIC

MAY 7, 1981






McCONNELL ROAD AREA

**EXISTING LAND USE
AND
PROJECT BOUNDARY**

RP - 1 & 6



LEGEND

-  PROJECT BOUNDARY
-  COMMERCIAL
-  RESIDENTIAL
-  PUBLIC / SEMI-PUBLIC
-  INSTITUTIONAL

EVERITT STREET



COMM N

McCONNELL ROAD

LINCOLN STREET

DUNBAR STREET

R 75 S

GORRELL STREET

R 75 S

COMM N

LEGEND

 PROJECT BOUNDARY

 ZONING BOUNDARY

PICHARD STREET

DUNBAR STREET

MAY 7, 1981

McCONNELL ROAD AREA

EXISTING ZONING

RP-3

N



EVERITT ST.

RM-18

LB

GILLESPIE ST.

RS-7

RS-7

RS-7

CORRELL ST.

RS-7

RS-7

LINCOLN ST.

PICHARD ST.

DUNBAR ST.

MC CONNELL ROAD

ROAD

LEGEND



PROJECT BOUNDARY



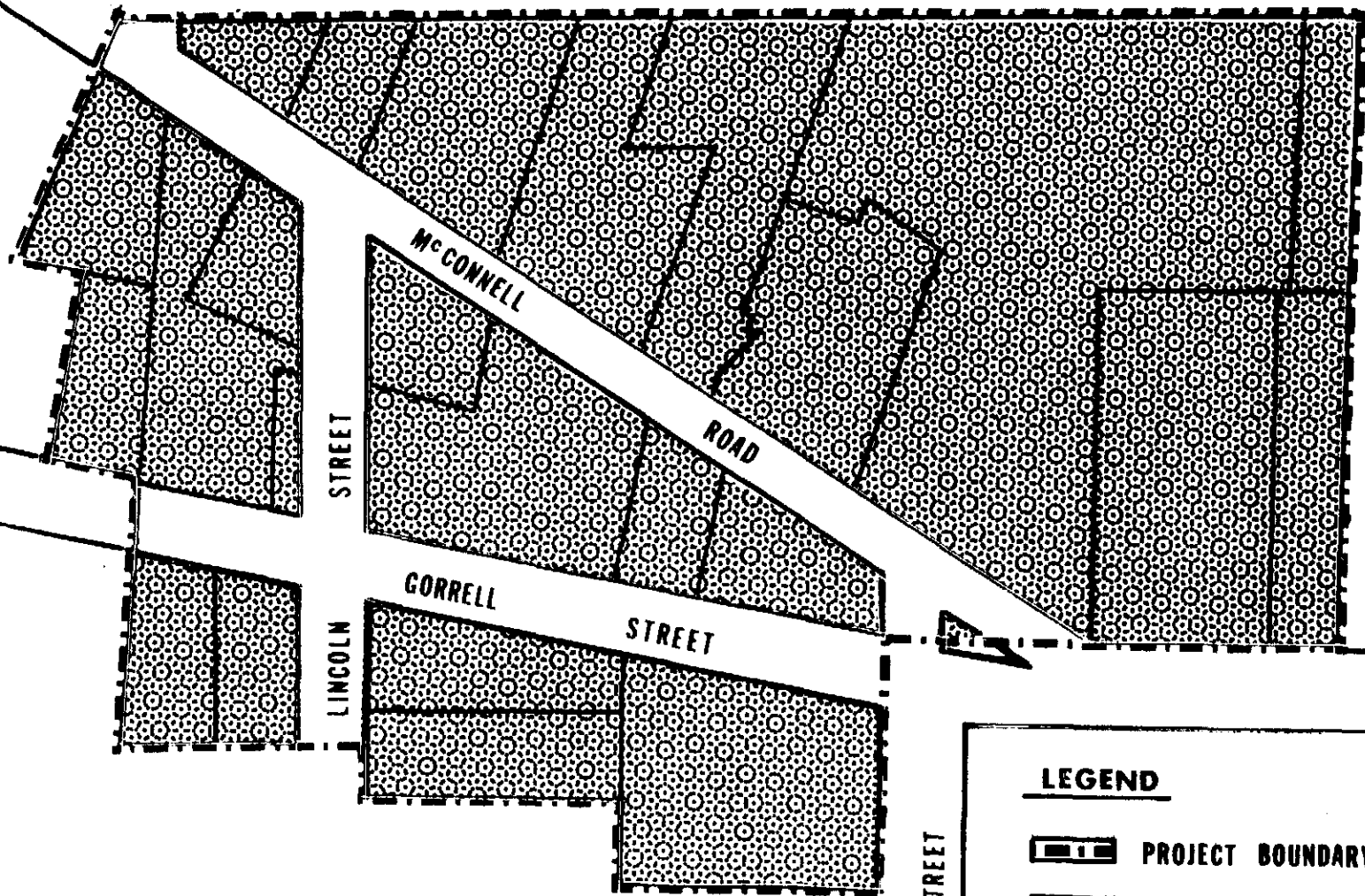
ZONING BOUNDARY

MC CONNELL ROAD

PROPOSED ZONING

RP-4

EVERITT STREET



LINCOLN STREET

MC CONNELL ROAD



GORRELL STREET

PICARD STREET

STEN STREET

DUNBAR

LEGEND

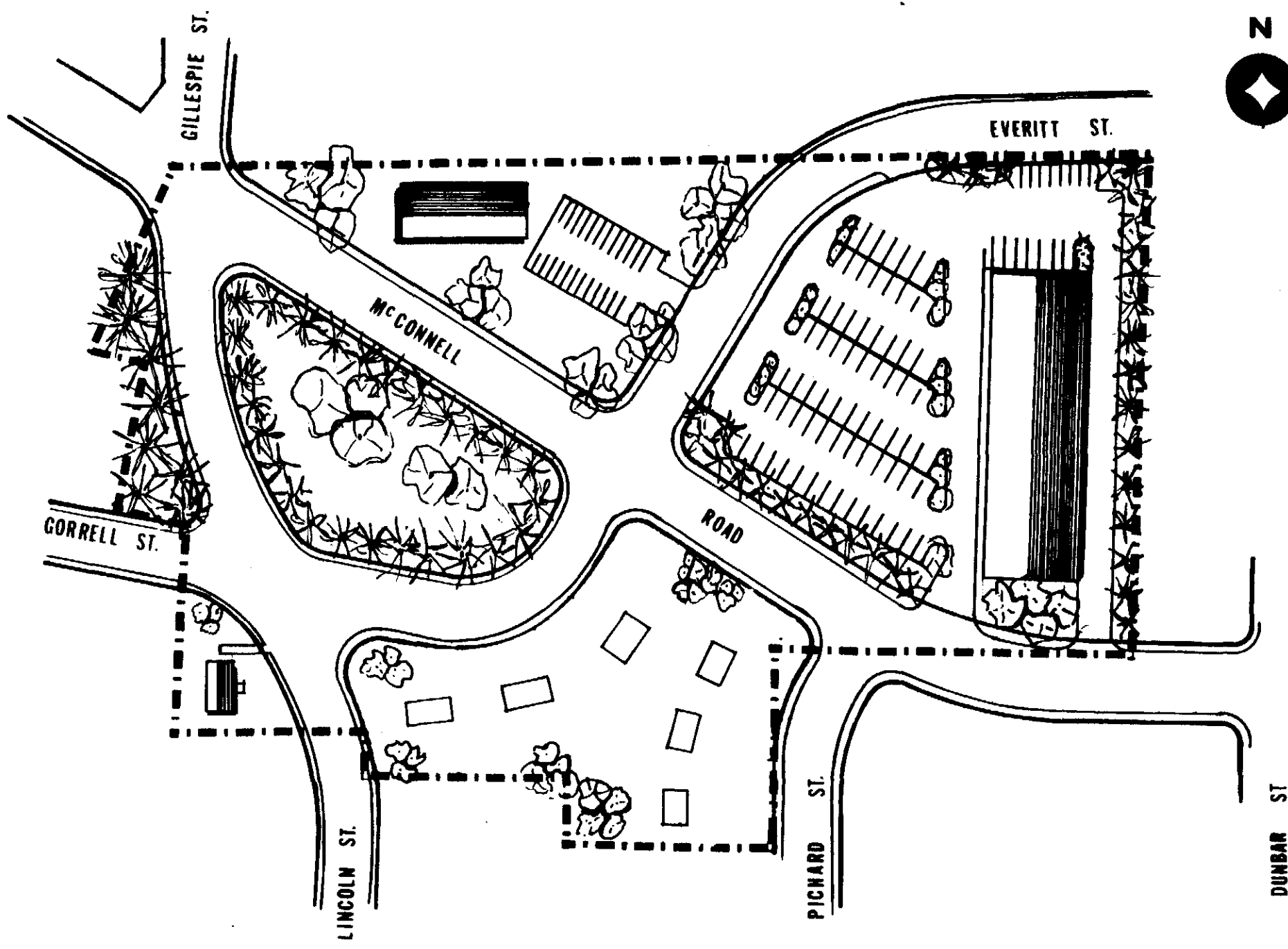
-  PROJECT BOUNDARY
-  TO BE ACQUIRED

MAY 7, 1981

MC CONNELL ROAD AREA

LAND ACQUISITION

RP-5



MCCONNELL ROAD

PRELIMINARY SITE PLAN

RP-7