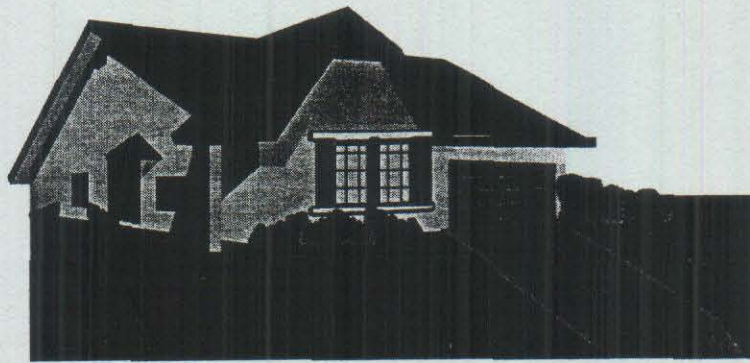


**BENJAMIN BENSON  
STREET**



**REDEVELOPMENT COMMISSION OF  
GREENSBORO**

REDEVELOPMENT PLAN  
FOR  
BENJAMIN BENSON STREET AREA

REDEVELOPMENT COMMISSION OF GREENSBORO

JULY, 1994

REDEVELOPMENT PLAN FOR BENJAMIN-BENSON

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Revised July 1994

## REDEVELOPMENT PLAN FOR BENJAMIN BENSON STREET AREA

The Redevelopment Plan for Benjamin Benson Street Area consists of 6 pages of text and Exhibits numbered 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 a point at the intersection of the centerlines of Bennett Street and East Lee Street; thence east along the center line of East Lee Street approximately 370 feet to a point of intersection of the centerline of East Lee Street and the western right-of-way of High Street; thence south approximately 50 feet to a property corner identified as the northeast corner of a lot identified as Tax Map 49, Block 4, Lot 1; thence south along the western right-of-way of High Street approximately 401 feet to a property corner, identified as the south east corner of a lot identified as Tax Map 49, Block 4, Lot 7; thence south across the right-of-way of East Bragg Street approximately 50 feet to a point in the southern right-of-way of East Bragg Street; thence east along the southern right-of-way of East Bragg Street approximately 187 feet to a property corner, identified as the northeast corner of Tax Map 49, Block 10, Lot 13; thence southerly along the western right-of-way of Benjamin-Benson Street approximately 925 feet to a point located approximately 15 feet south of the intersection of the west right-of-way line of Benjamin-Benson Street with the south right-of-way line of Morris Street; thence east across the right-of-way line of Benjamin-Benson Street approximately 35 feet to a property corner, said corner being the northwest corner of the lot identified as Tax Map 72, Block 8, Lot 17; thence east with the north property line of said lot approximately 155 feet to a property corner; thence south approximately 55 feet to a property corner; thence east approximately 30 feet to a property corner; thence north approximately 58 feet to a property corner; identified as the northwest corner of Tax Map 72, Block 8, Lot 8; thence east approximately 264 feet to a property corner, identified as the northeast corner of Tax Map 72, Block 9, Lot 20; thence south approximately 200 feet to a property corner, identified as the northwest corner of Tax Map 72, Block 9, Lot 13; thence east 100 feet to a property corner, identified as the northeast corner of Tax Map 72, Block 9, Lot 12; thence south approximately 121 feet to the southeast corner of said lot; thence south across the right-of-way of Julian Street approximately 60 feet to a point in the southern right-of-way line of Julian Street; thence east to a property corner, identified east the northeast corner of Tax Map 73, Block 1, Lot 10; thence south approximately 386 feet to a

point in the southern right-of-way of Broad Street; thence east to a point in the northeast corner of Tax Map 73, Block 3, Lot 15; thence south approximately 175 feet to the southeast corner of said lot; thence west 51 feet to the southwest corner of said lot; thence south approximately 258 feet to a point in the southern right-of-way of Tuscaloosa Street; thence west along said right-of-way to a point in the northwest corner of Tax Map 73, Block 5, Lot 6; thence south approximately 169 feet to the southwest corner of said lot; thence west approximately 915 feet to a point in the center line of Bennett Street; thence northerly following said centerline approximately 2,735 feet to the point 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;
- (c) Revise land uses; and
- (d) Upgrade certain public improvements.

### 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 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 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, most of the property will be devoted to single and multi-family residential use. All lots conveyed for redevelopment for single-family use will be restricted to owner-occupancy. An existing commercial area located on a portion of Benjamin Benson Street will be retained for use as neighborhood shopping and service facilities. The property at the northeast corner of Julian and Best Streets will be developed by the Greensboro Housing Authority for a community building for use by GHA residents. Community use of this facility will also be provided for.

## Land Use Provisions and Building Requirements

Property acquired and sold by the Redevelopment Commission of Greensboro will be reused for single-family, multi-family and institutional purposes. The provisions of the City of Greensboro Zoning Ordinance, as amended, together with deed restrictions, 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.

### 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 residential rehabilitation. The Redevelopment Commission of Greensboro may elect to sell reused 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. Some of all of the housing will be made available at sales prices that low and moderate income persons and families can afford. The land will be disposed of by sale to private parties or donation to the City of Greensboro for subsequent conveyance to parties for redevelopment by them in accordance with the provisions of this Redevelopment Plan and their contracts with the Redevelopment Commission of Greensboro and/or the City of Greensboro.

The City of Greensboro has designated Project Homestead, Inc., a non-profit community development corporation, as a master developer for the Benjamin Benson Street project. As master developer, Project Homestead will be responsible for coordinating all aspects of development on sites acquired by the Redevelopment Commission. It is anticipated that new single-family housing development in the area will be a combination of affordable housing built by Project Homestead's non-profit home building program and market-rate housing built by for-profit homebuilders.

Project Homestead has prepared the Benson Street Area Development Strategy, dated July 1994, which describes the overall development strategy, including financing, homebuyer assistance, minority contracting utilization, community participation, and minimum design standards for the area.

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 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 Benjamin Benson Street Area. This scheme may be modified as proposals for redevelopment are accepted.

This provision shall not prevent Project Homestead from acting, in its capacity as master developer, to preapprove developers and developers plans for new construction in the area, subject to final approval by the Redevelopment Commission and City Council as required.

##### **Proposed Changes in Zoning**

As the "Existing Zoning", Map RP-3, indicates, the northeastern proportion of the project is zoned RM-18, a small area in the middle, along Benjamin Benson Street and north of Morris Street is zoned Limited Business, and the area northeast of the intersection of Julian and Benjamin Benson Streets is zoned GO-M. The remainder of the area is zoned RS-7. This area was rezoned in conformance with the approved Best Street Redevelopment Plan during the adoption of Greensboro's Unified Development Ordinance. The "Proposed Zoning" Map RP-4, shows an area along Bragg Street to be rezoned from RM-18 to RS-7. No other zoning changes are recommended.

##### **Proposed Changes in Street Layout**

There are no changes in street layouts proposed in this Plan.

##### **Estimated Cost of Method of Financing**

City bond funds in the amount of \$3,000,000 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**

Families and individuals relocated from acquired properties will be provided advisory and financial assistance in accordance with the "City of Greensboro Relocation Policy". Businesses will also be offered assistance in accordance with this same policy.

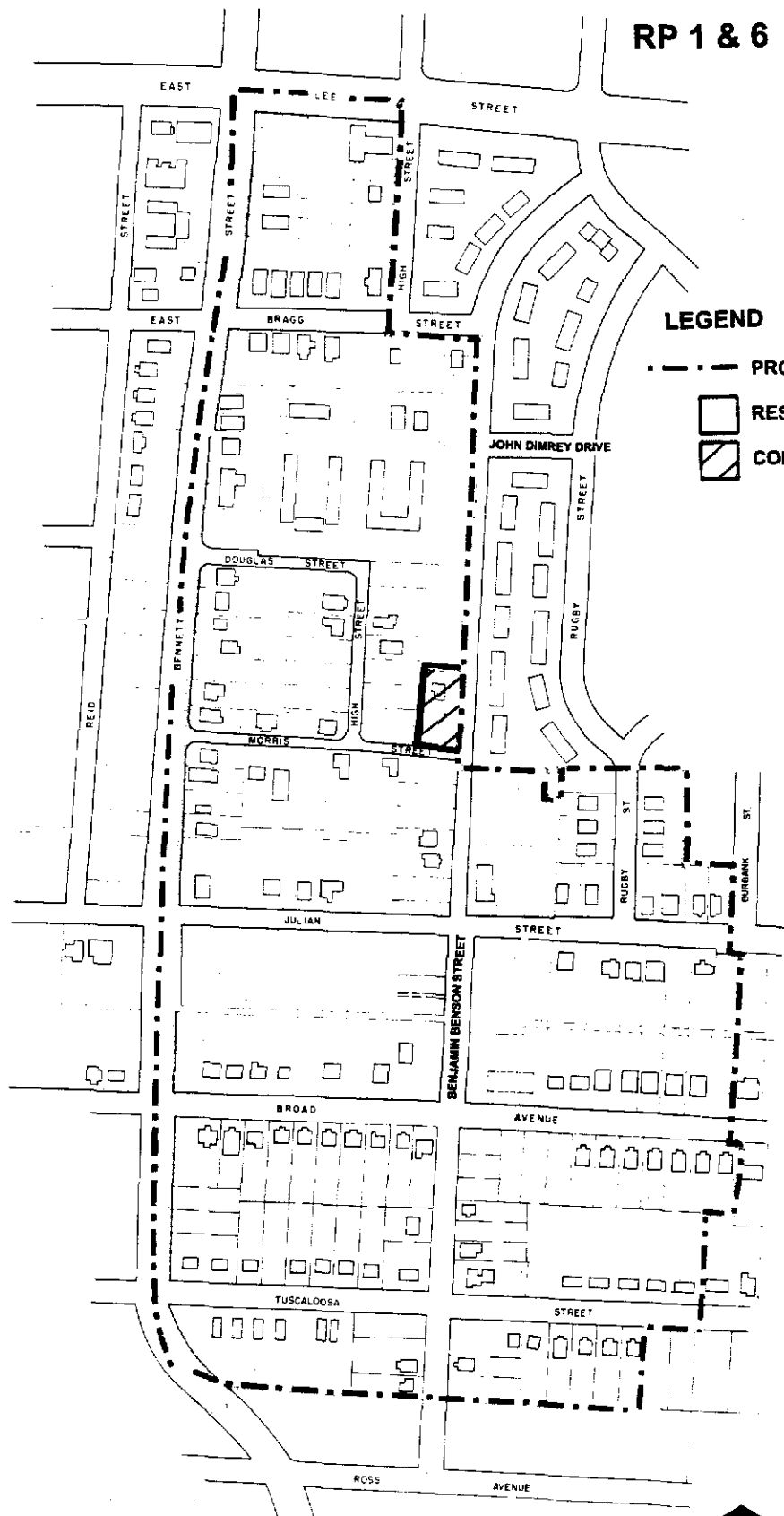


## PROCEDURE FOR CHANGES IN APPROVED PLAN

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.

# Project Boundry & Existing Land Use

RP 1 & 6



## LEGEND

--- PROJECT BOUNDARY

□ RESIDENTIAL

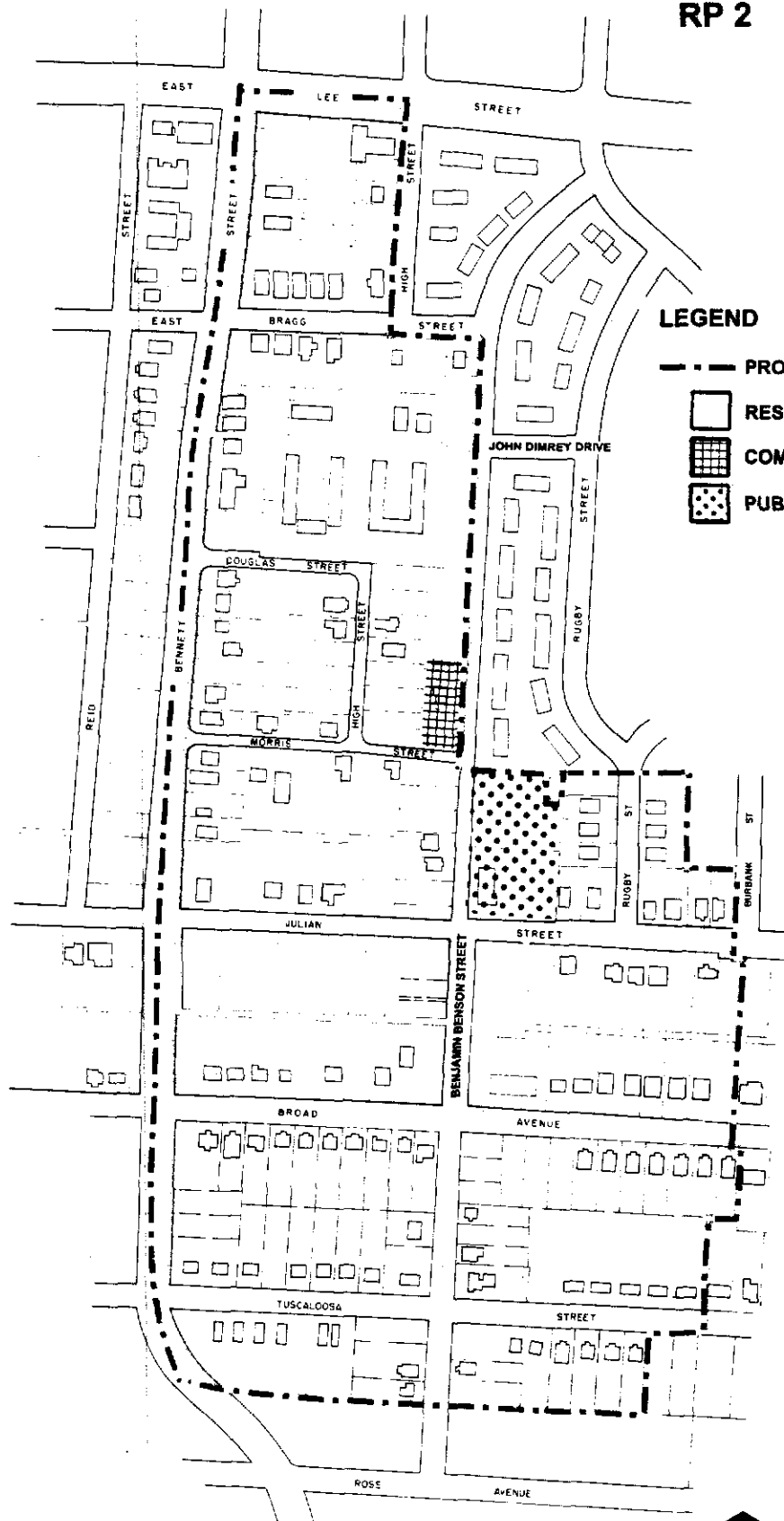
▨ COMMERCIAL

**BENJAMIN BENSON STREET**







# Land Use Plan

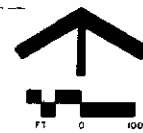
RP 2



## LEGEND

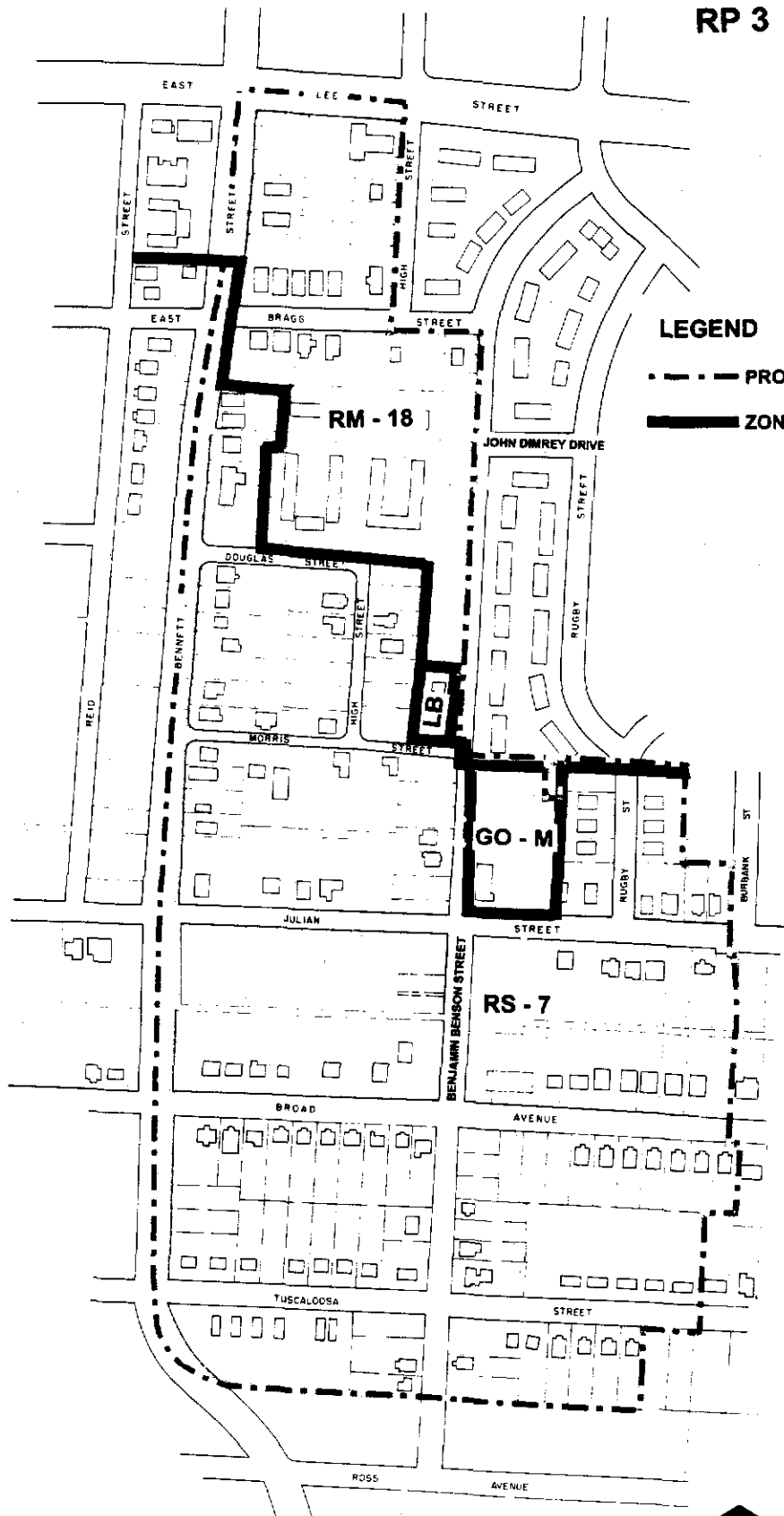
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-  RESIDENTIAL
-  COMMERCIAL
-  PUBLIC OR SEMI-PUBLIC

**BENJAMIN BENSON STREET**



# Existing Zoning

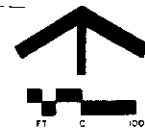
RP 3



## LEGEND

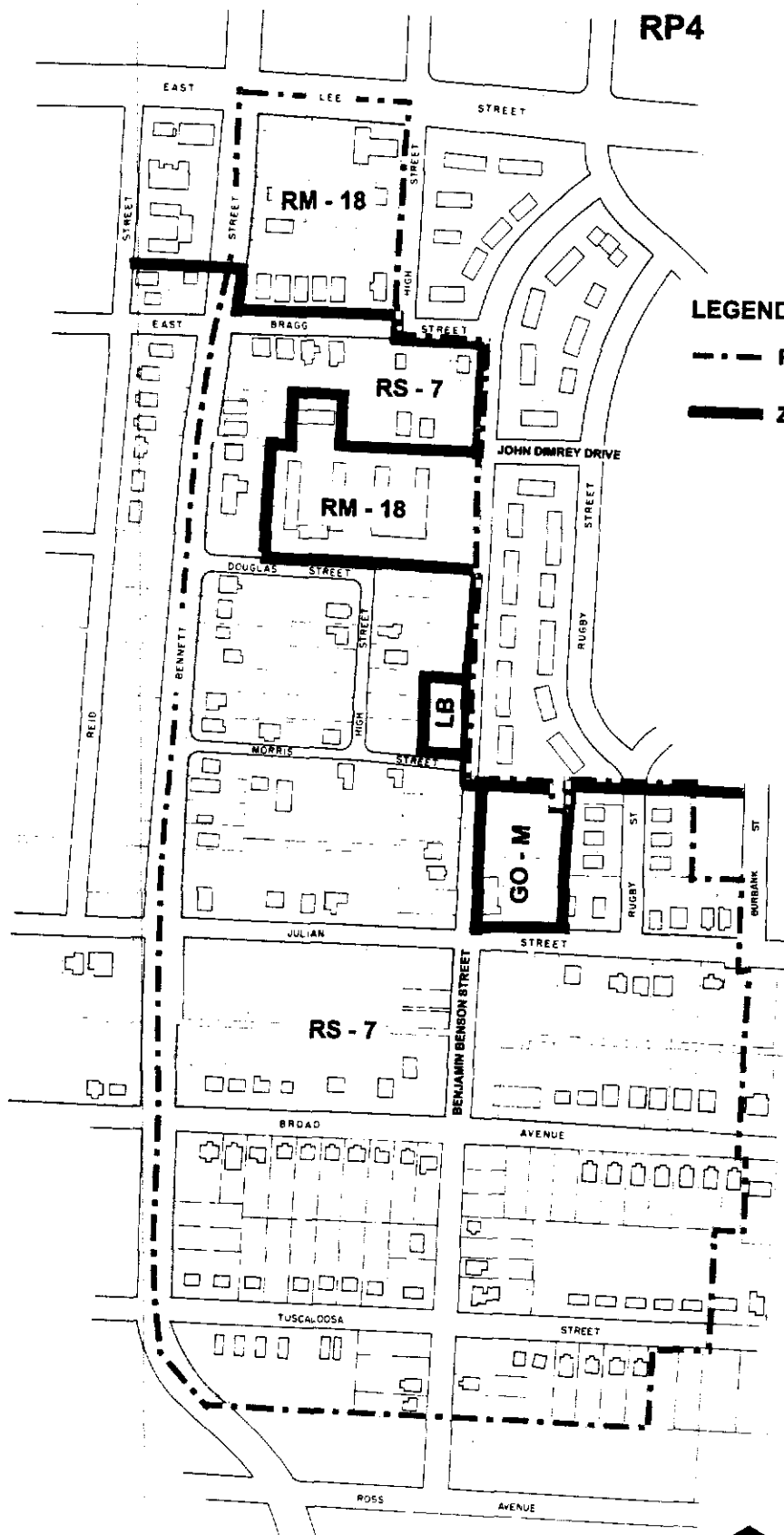
- - - - - PROJECT BOUNDARY
- ZONING BOUNDARY

**BENJAMIN BENSON STREET**



# Proposed Zoning

RP4



## LEGEND

--- PROJECT BOUNDARY

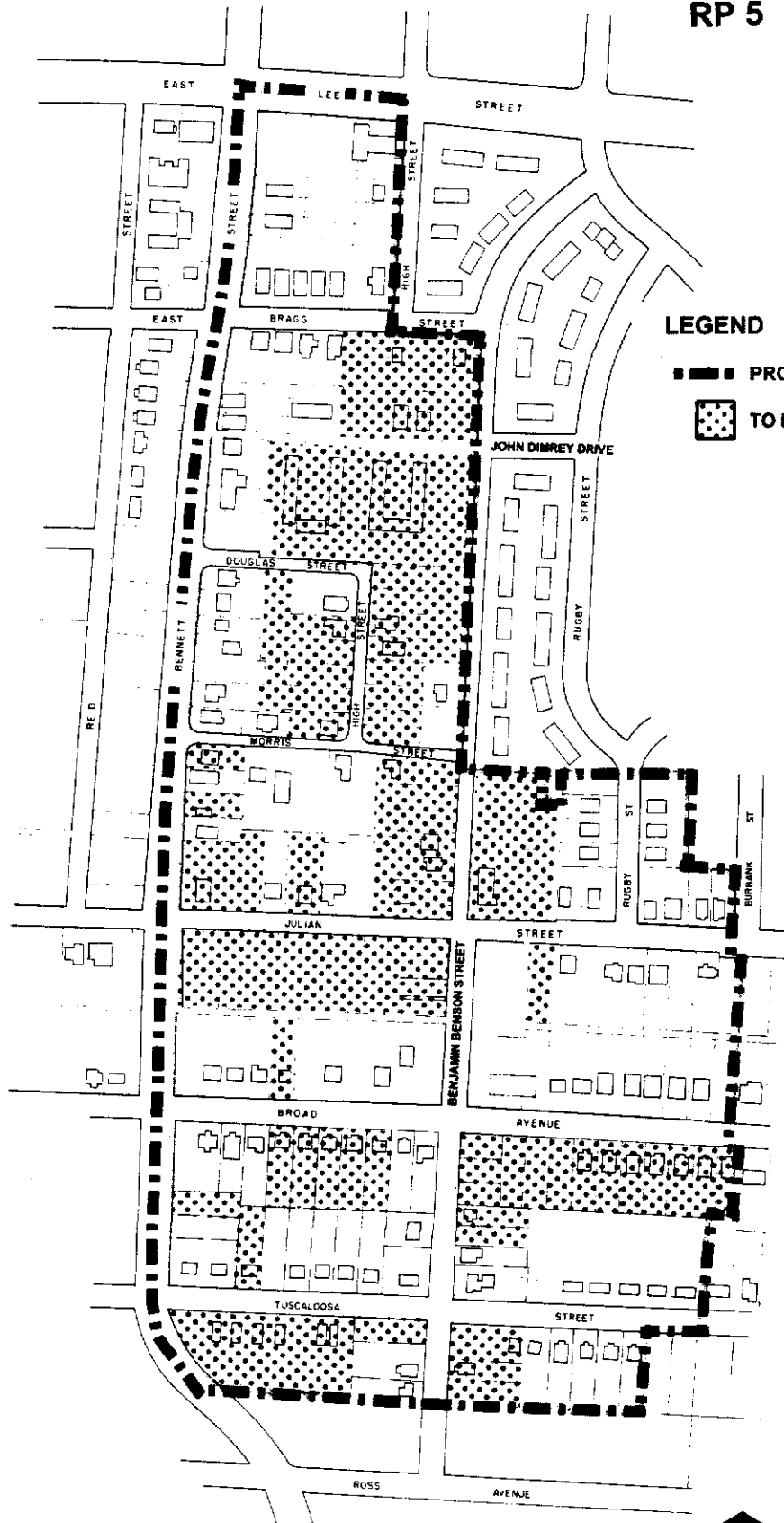
— ZONING BOUNDARY

**BENJAMIN BENSON STREET**

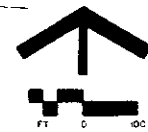


# Land Acquisition

RP 5

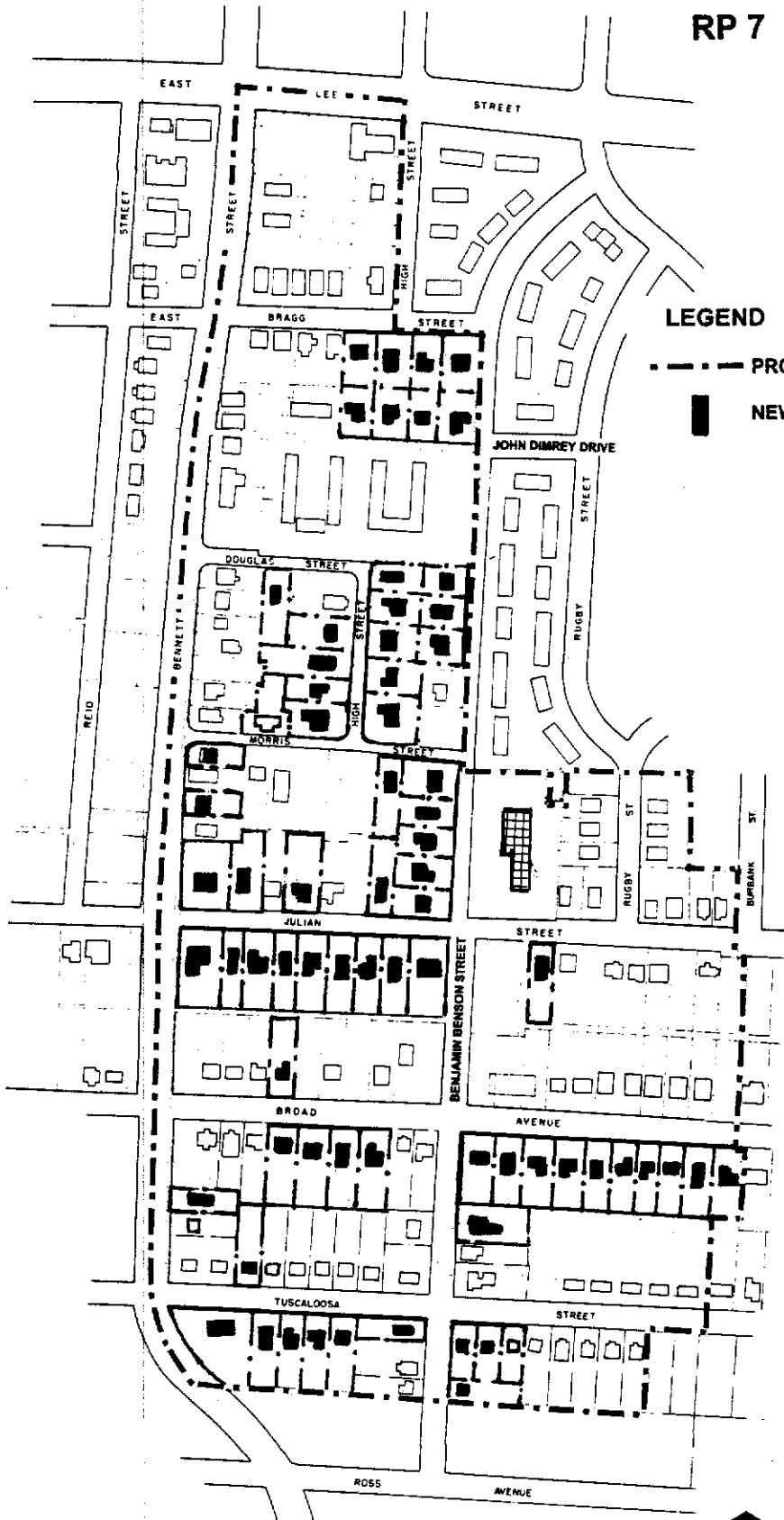


**BENJAMIN BENSON STREET**



# Preliminary Site Plan

RP 7



## LEGEND

- - - PROJECT BOUNDARY
- NEW HOUSING UNITS

**BENJAMIN BENSON STREET**

