

# Black Run Rule Proposal



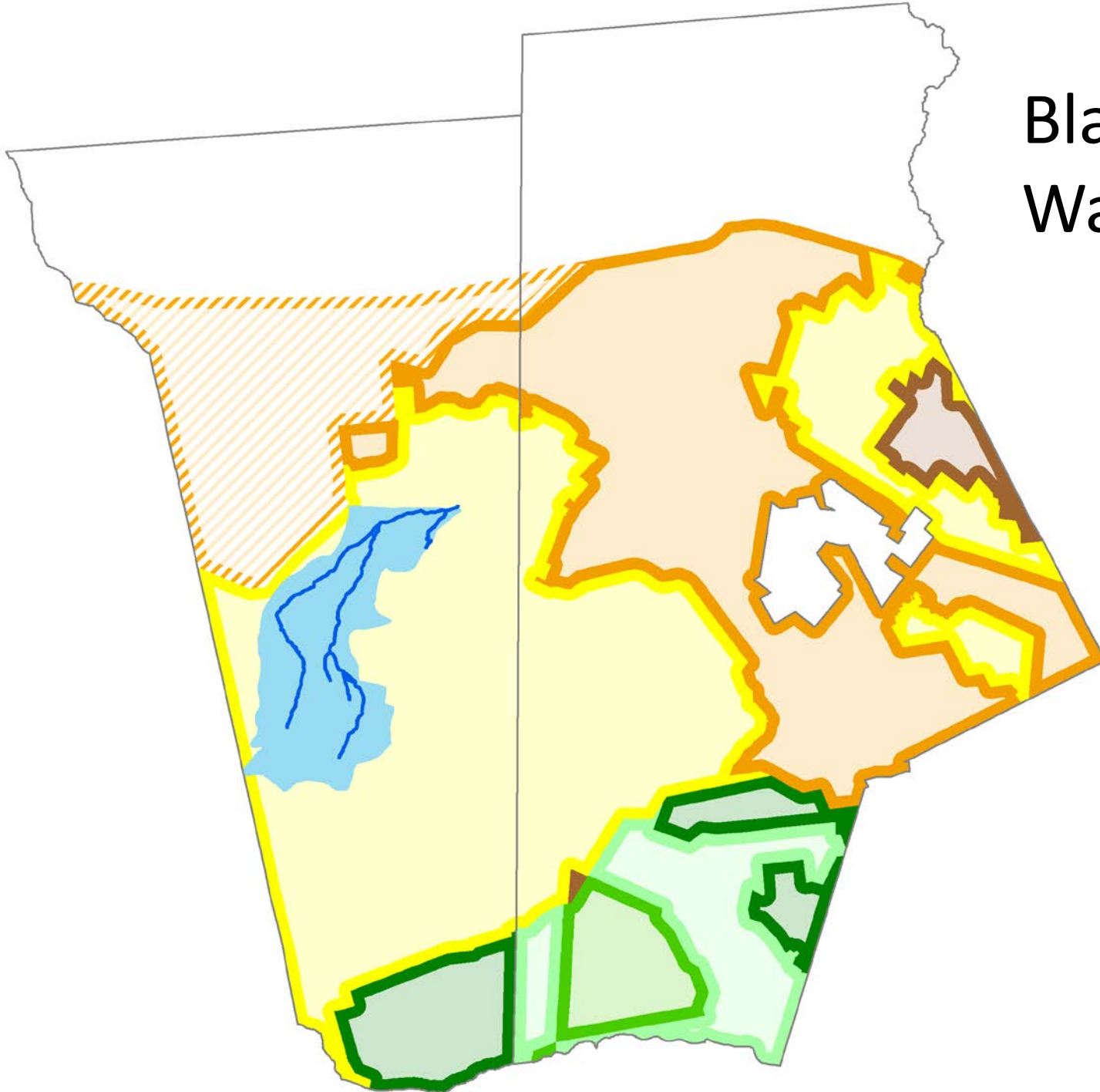
July 29, 2016

CMP Policy & Implementation Committee

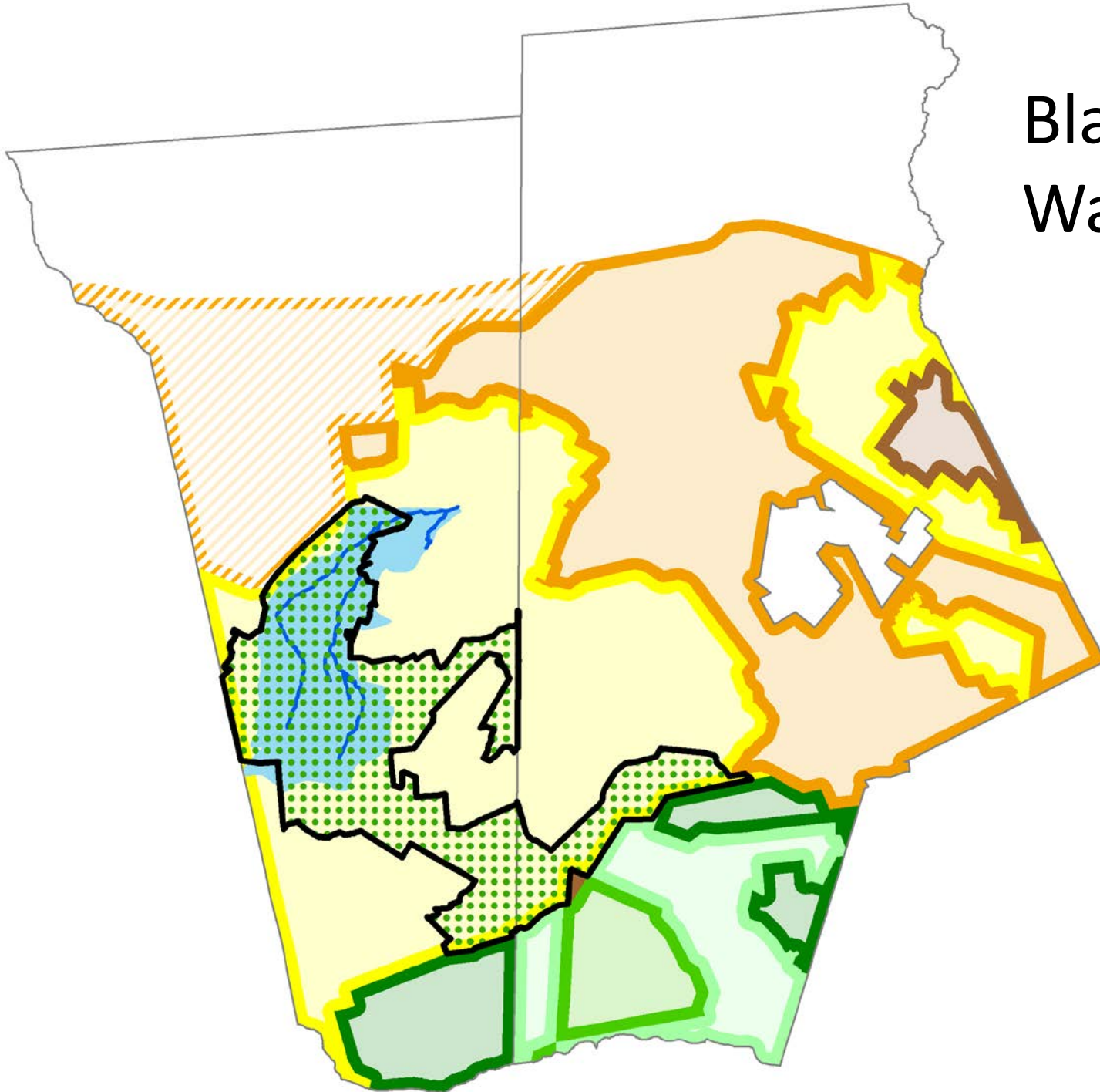
# **Step 1: Forest Area Redesignation**

- 3,650 acres from RDA to FA
  - 3,200 acres in Evesham
  - 450 acres in Medford
- Includes Black Run, adjacent lands in common ownership and other public and permanently protected lands
- Connects to existing FA in both municipalities

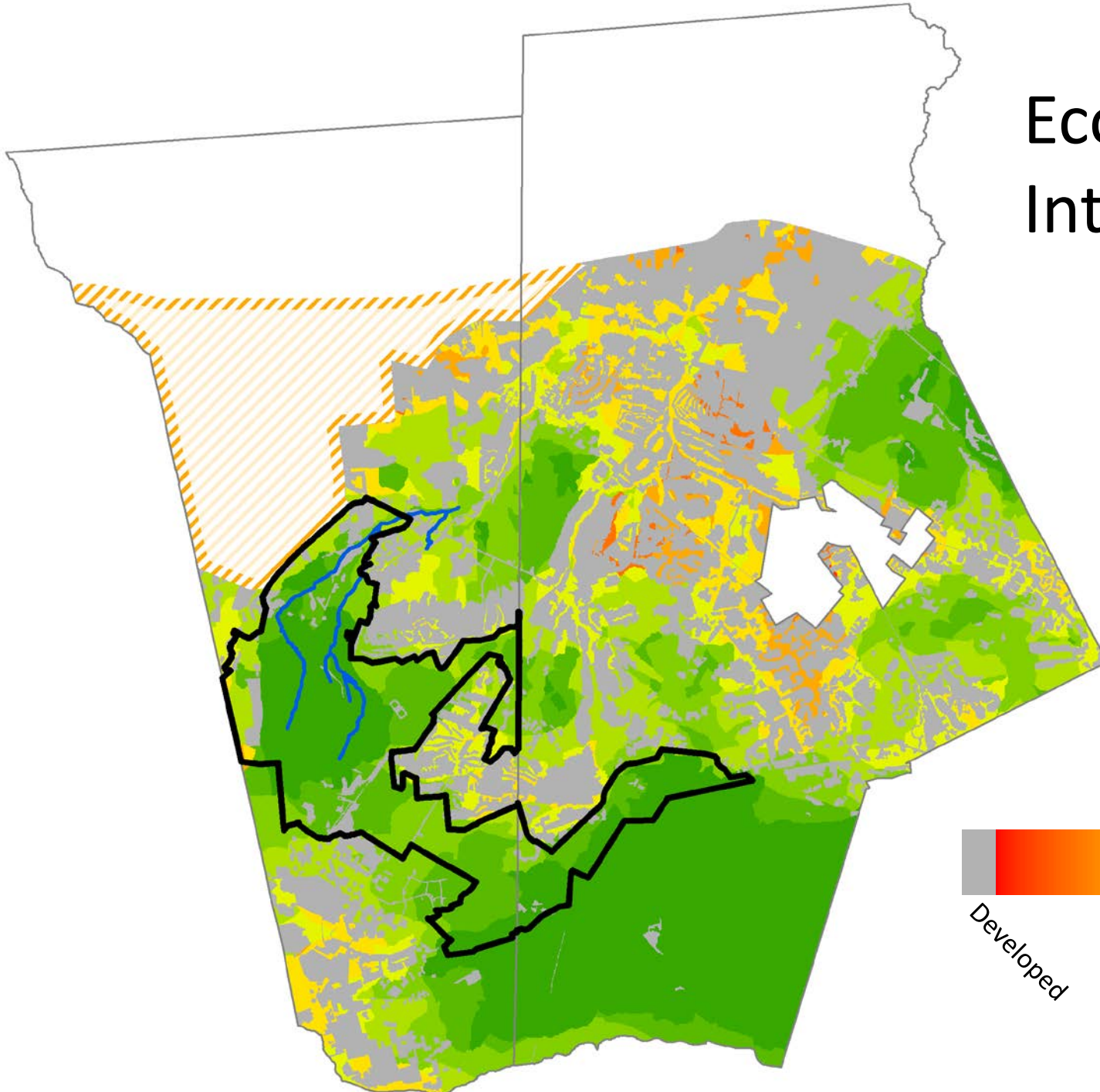
# Black Run Watershed



# Black Run Watershed



# Ecological Integrity



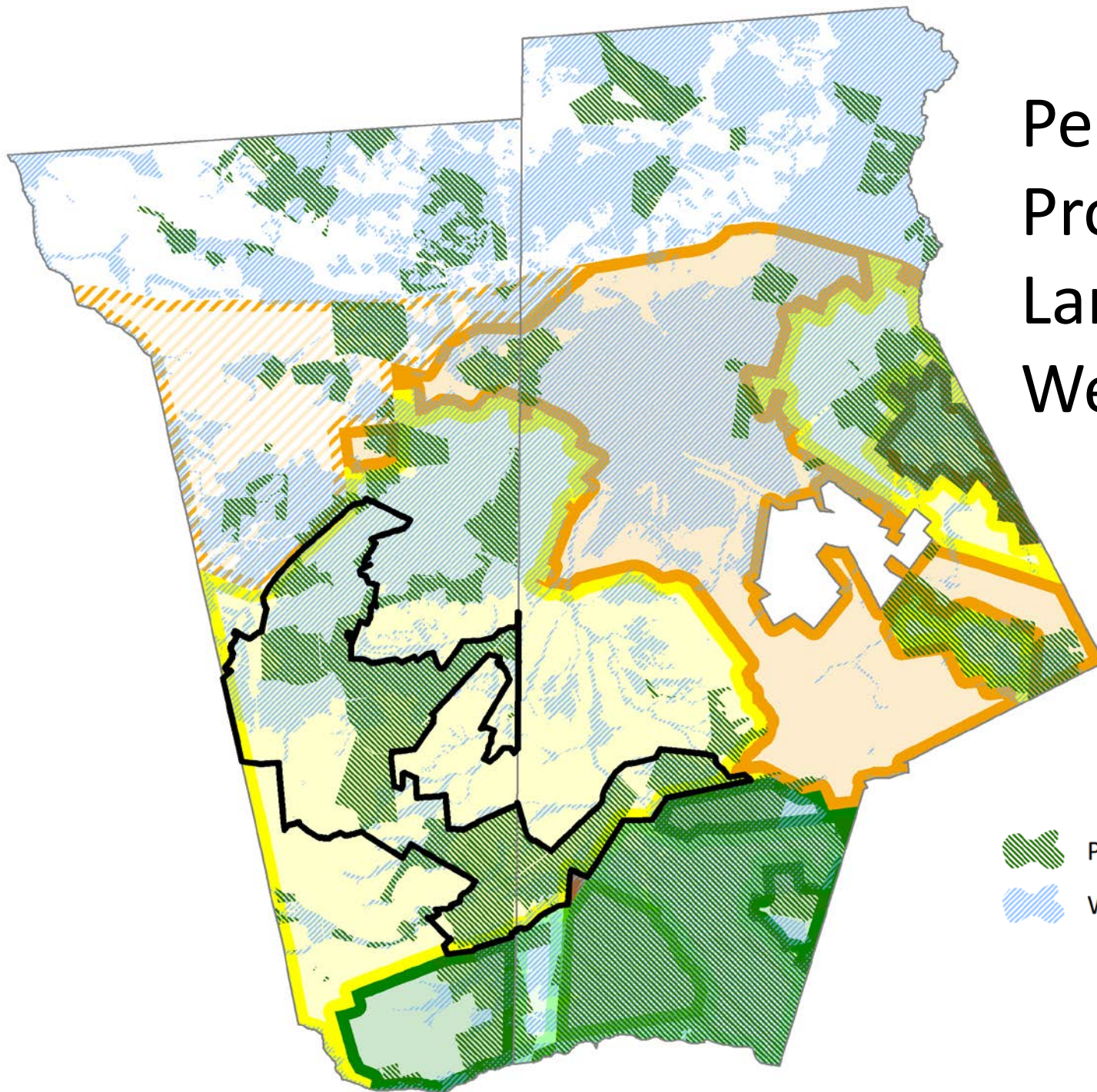
Higher Integrity →





← Lower Integrity

Developed

# Permanently Protected Lands and Wetlands

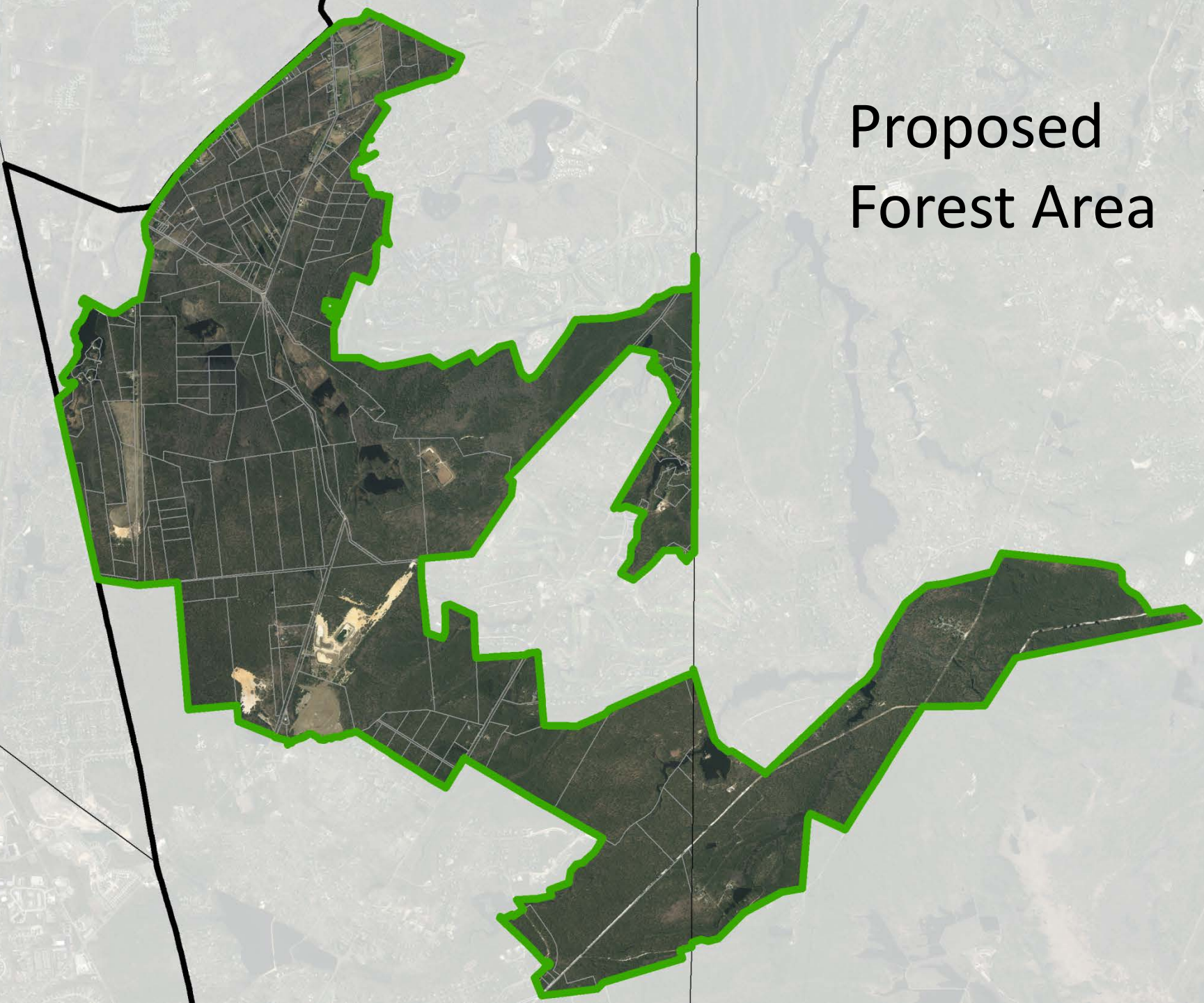


-  Permanently Protected Lands
-  Wetlands

# Step 1: Forest Area Redesignation

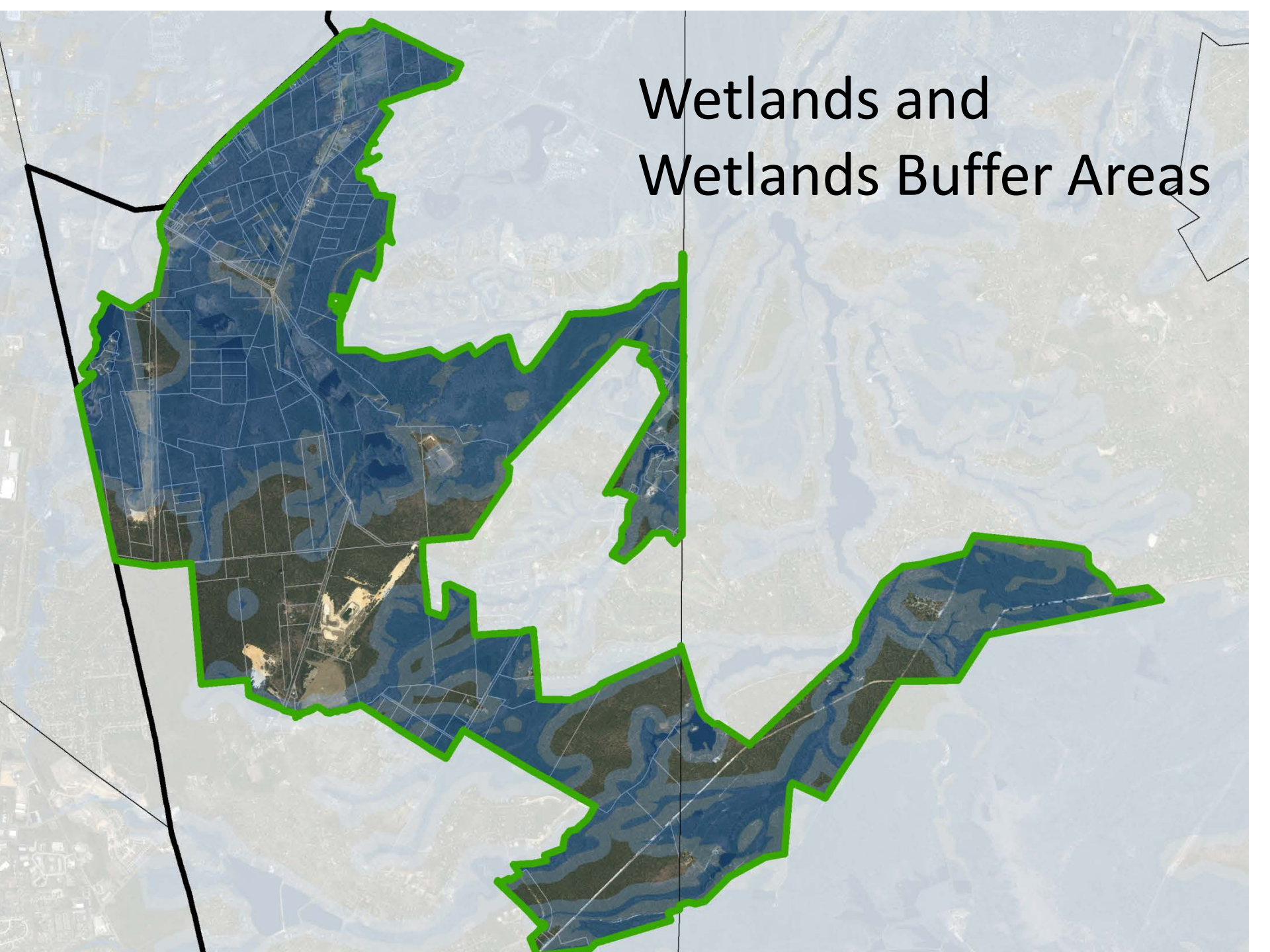
- New Forest Area
  - 3,650 acres total
  - 1,412 vacant acres available for development
- Current RDA designation
  - Permitted density of 1 unit/3.2 acres to 1 unit/6 acres
  - Zoning capacity of 353 units
- New FA designation
  - Maximum density of 1 unit per 25 acres
  - Zoning capacity of 57 units

Proposed  
Forest Area



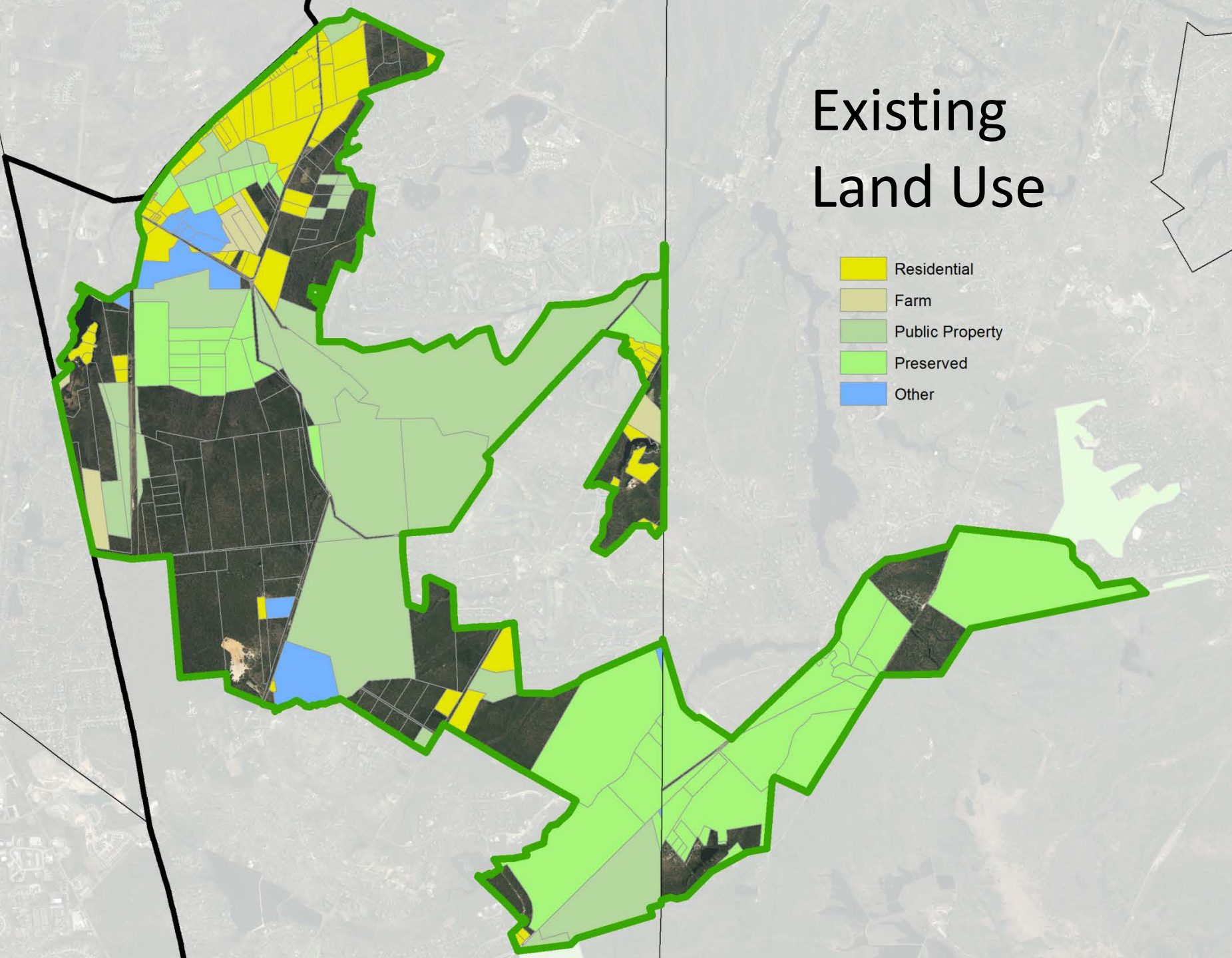


# Wetlands and Wetlands Buffer Areas

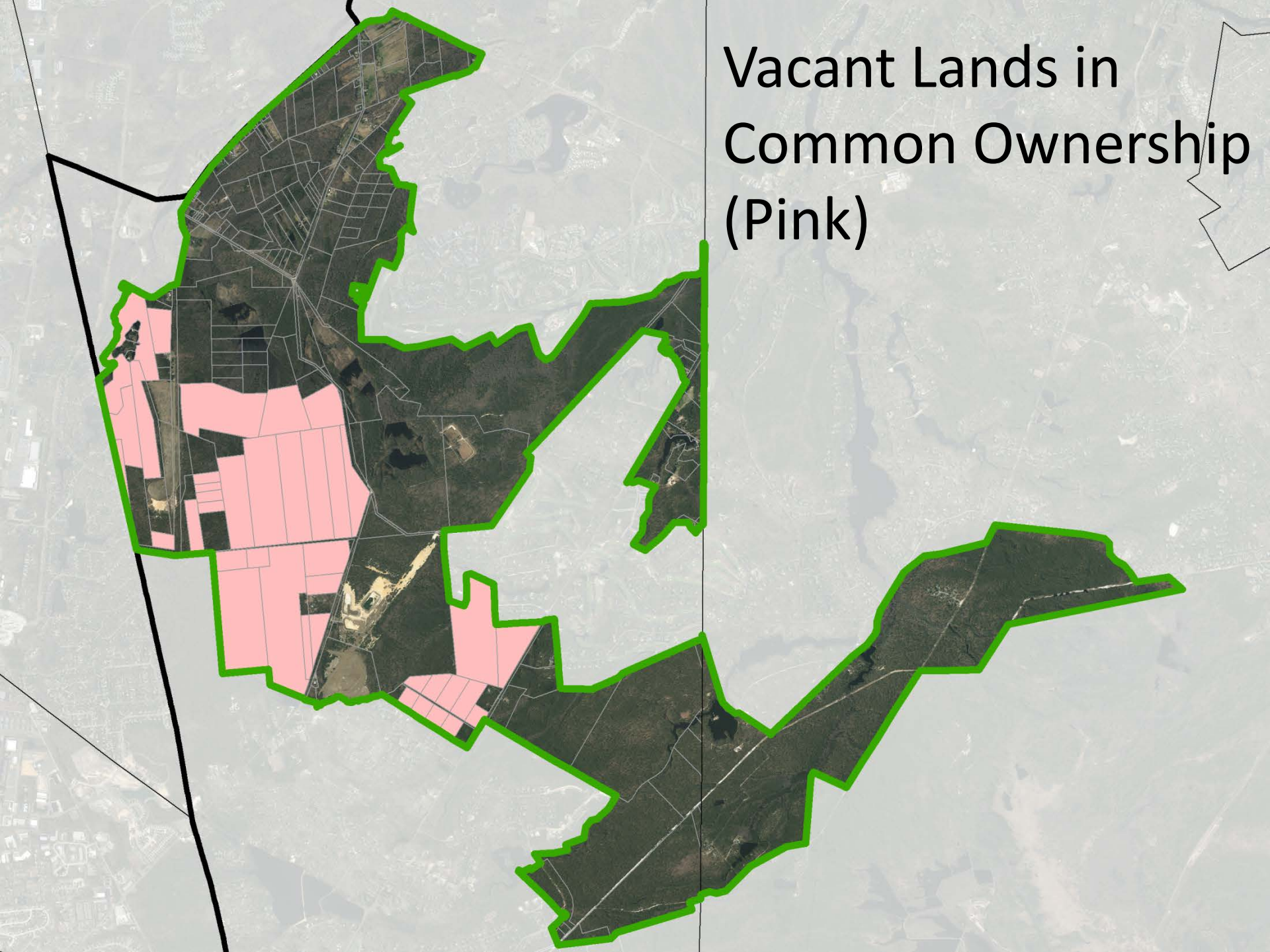


# Existing Land Use

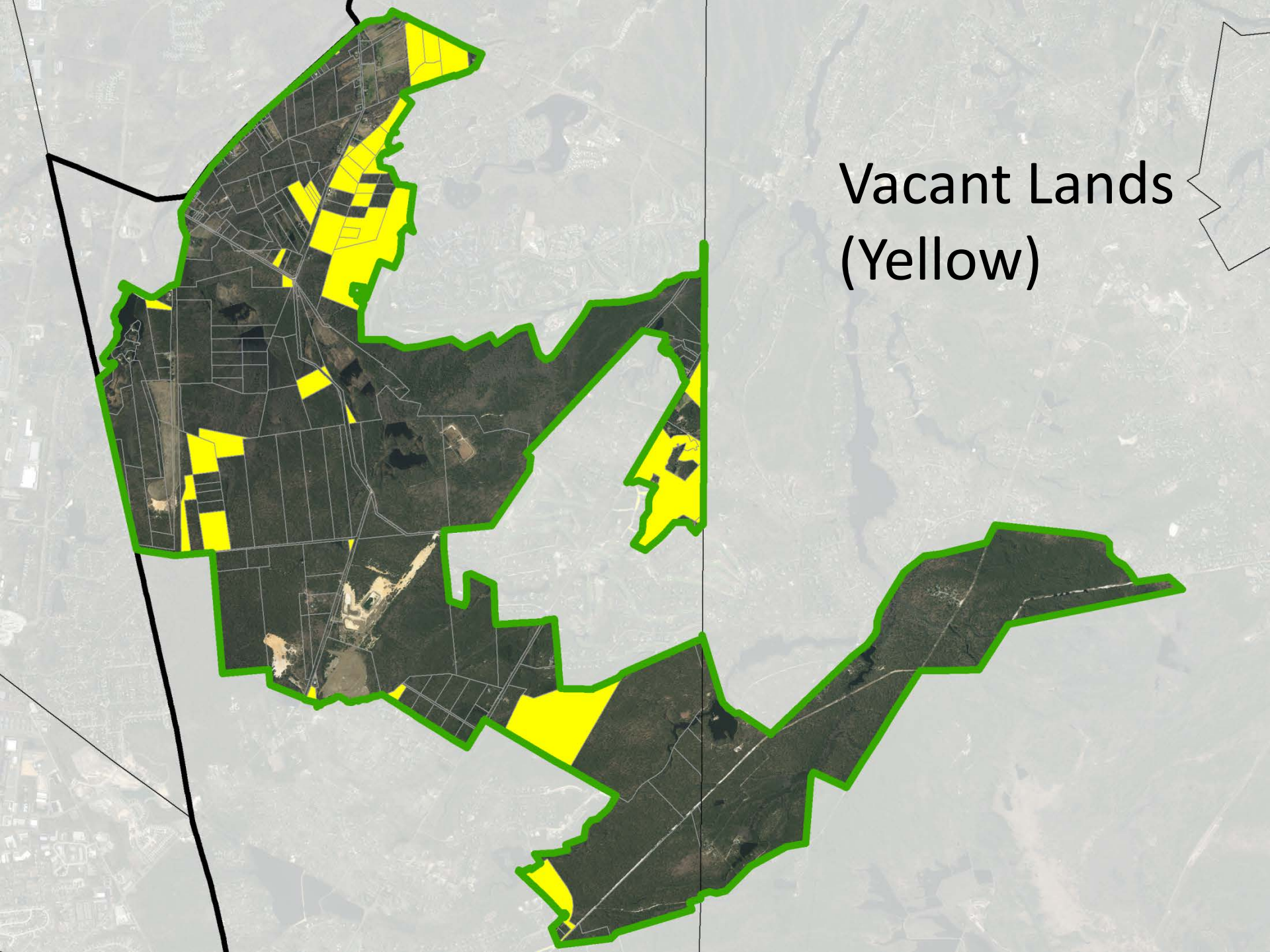
- Residential
- Farm
- Public Property
- Preserved
- Other



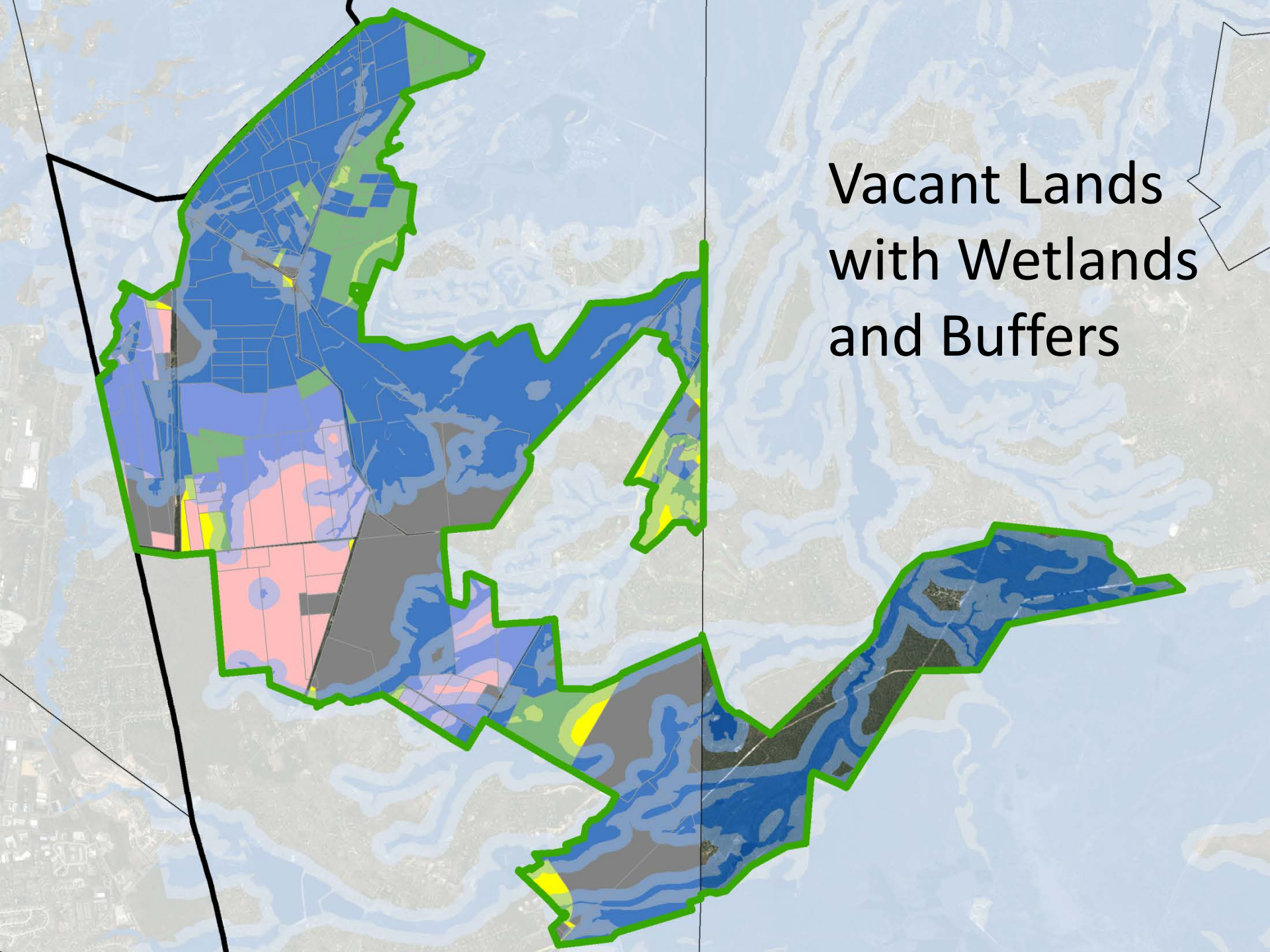
# Vacant Lands in Common Ownership (Pink)



Vacant Lands  
(Yellow)



# Vacant Lands with Wetlands and Buffers



## **Step 2: Off-Site Clustering Pilot Program**

- To encourage the clustering of all residential development potential in Evesham's new and existing Forest Area to a designated development area outside the Black Run
- Every unit constructed in the development area would require protection of 4 acres in the Forest Area
- Use of PDCs permitted only if Forest Area lands are unavailable

## Development Area

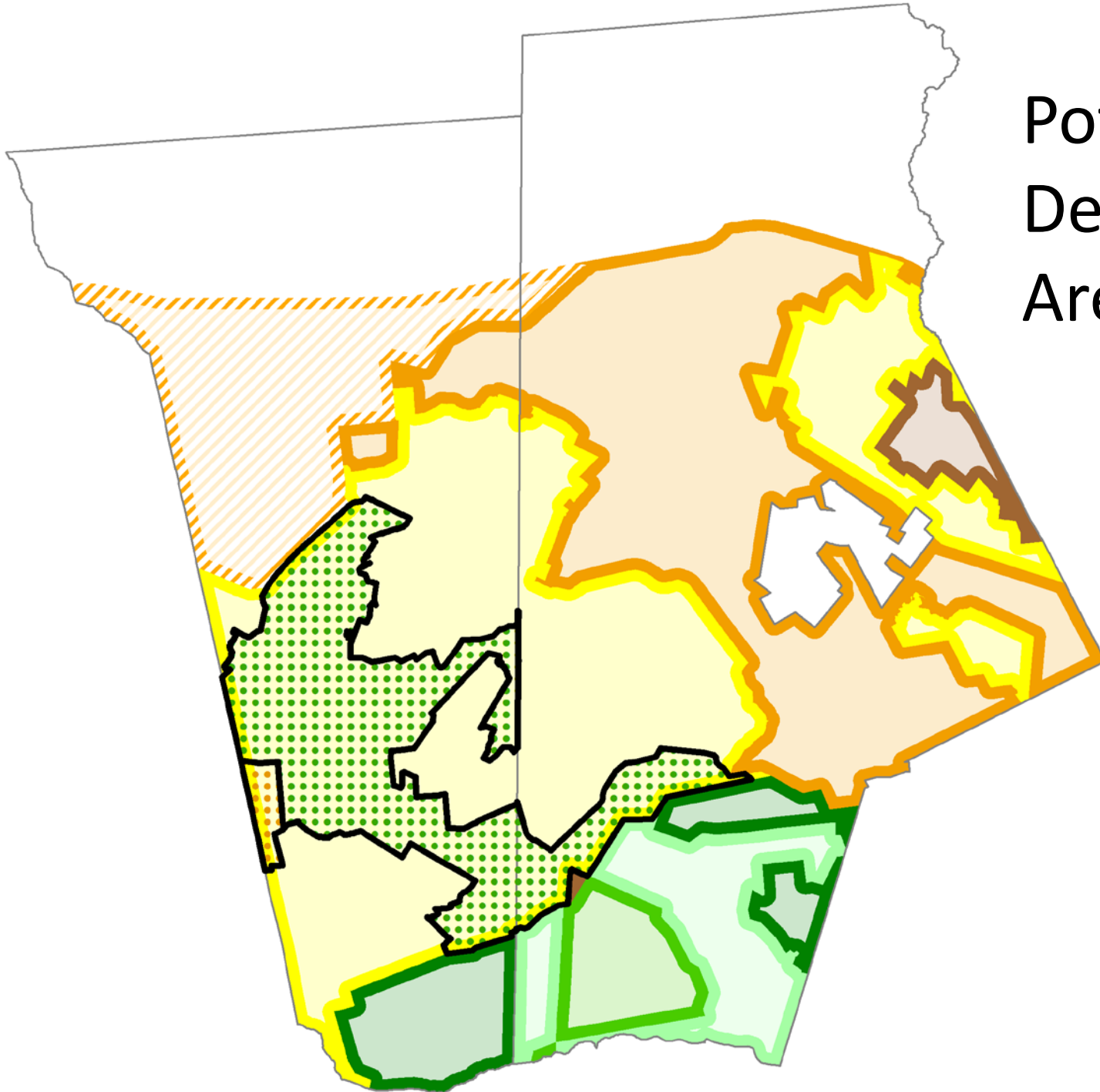
- 175 acres
- 400 units
- Maximum lot size: 15,000 square feet
- Restricted Regional Growth Area
- Sewer service required
- Threatened and endangered species protection standards met through permanent protection of lands in the Forest Area

## Conservation Area

- New Evesham Forest Area
  - 1,400 vacant acres
- Existing Evesham Forest Area
  - 250 vacant acres



Potential  
Development  
Area



# Off-Site Clustering

