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
Ecological Integrity

← Lower Integrity  →

Higher Integrity

← Lower Integrity →

Developed
Permanently Protected Lands and 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
Off-Site Clustering