

GLOUCESTER CITY MASTER PLAN

HOUSING AND LAND USE REPORT

ZONES 15 THROUGH 17

ANALYSIS ZONE 15

Bounded by... The South Branch Newton Creek on the north; Borough of Mt. Ephraim on the east; Klemm Avenue on the South; and a small border on Rt. 42 to the west.

ZONING - B-2 Commercial along Rt. 130; E-1 Environmental along the South Branch Newton Creek, with the remainder zoned R-1 Residential.

| | <u>DWLNGS</u> | <u>CMRC</u> | <u>UTLY</u> | <u>VAC</u> | <u>TOTAL</u> |
|-----|---------------|-------------|-------------|------------|--------------|
| No. | 2 | 8 | 1 | 5 | 16 |
| % | 13% | 50% | 6% | 31% | 100% |

Analysis Zone 15 is a mixture of 2 apartment-townhouse complexes; a bar; several stores; an auto-body shop; an abandoned drive-in theatre; a large electrical sub-station and some vacant and floodplain land. It is bordered by Rt. 130, the south branch of Newton Creek, the Boro of Mt. Ephraim and Klemm Avenue. Among these many uses there is little, if any, conflict.

ASSETS

The closed Star-Lite Drive-In, with almost 18 acres of ground, has high potential for development purposes. It abuts Rt. 130 and the south branch of Newton Creek and could attract further housing or office/warehouse development to increase the City's population and/or taxbase. The bar and art supply store are located on the heavily traveled Rt. 130 corridor. The residents of the apartment-townhouse complexes have easy access via Rt. 130 to Philadelphia and other areas where they might work.

LIABILITIES

Rt. 130 creates a lot of noise and pollution. Residents of this zone are cut off from the rest of the city and, hence, there is little community atmosphere. The Klemm Avenue and Rt. 130 intersection has a high accident rate with 30 accidents over the past three years.

TYPE OF HOUSING STOCK

An analysis of the housing data for this zone by Type is shown below:

| <u>TYPE</u> | <u>NO.</u> | <u>%</u> |
|-------------|------------|---------------|
| Single | ---- | ----- |
| Twin | ---- | ----- |
| Row | ---- | ----- |
| Apt. | <u>2</u> | <u>100.00</u> |
| TOTAL | 0 | 0.00 |

RECOMMENDATIONS

1. The R-1 zoning classification should be continued for the old "Starlite Drive-In."
2. The current B-2 zoning along Route 130 should be eliminated and a new Highway Commercial Zone should be developed.
3. The current R-1 zoning in this area should be retained as shown on the current zoning map.