

# **Undeveloped Zoning Inventory**

**February 2004**

**Prepared by**



**Planning Department**

# Undeveloped Zoning Inventory

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### **Project Description:**

The Undeveloped Zoning Inventory (the Inventory) is a periodic tabulation of raw land by zoning classification within the existing service area for public utilities. The “Inventory” was originally limited to residentially zoned land; however, as a result of technological advancements associated with Geographic Information Systems (GIS), it has been expanded to include all zoning classifications. Also as a result of the improved technology, the Inventory now includes some indication of those areas that may be impacted by environmental constraints. This limitation has been estimated through the use of the information regarding the presence of vegetated hydric soils which provides some indication for the potential for wetlands.

### **Project Parameters:**

In order for a site to be contained in the inventory, it must meet the following requirements:

1. Sites must be either undeveloped (unimproved) or have an improvement value of less than \$20,000 per acre.
2. Sites must be a minimum of 10 acres in size.
3. Sites must be within the City of Chesapeake’s Public Utility Franchise Area.

The Inventory does not include:

- Properties known to have an approved preliminary subdivision plat or site plan
- Future school or park sites
- Mitigation banks
- Borrow pits
- Holdings by the Nature Conservancy or other natural resource agencies
- State and Federal property
- Property zoned C-1 or C-2 (Conservation or Recreation)

Vegetated Hydric Soils

The determination of whether or not wetlands exist on a property is subject to an official determination by the appropriate agencies and can only be definitively determined on a site by site basis. The general criteria for a wetland determination includes the presence of three criteria: 1) hydric soils, 2) hydrophytic vegetation, and 3) wetland hydrology. In an effort to estimate the lands that potentially meet these criteria, areas with hydric soils and areas which have natural vegetation have been mapped.

Estimated Unit Yield Per Acre Calculations

The calculation of estimated units is based upon typical density ranges provide by the Tidewater Builder’s Association and from the Chesapeake Zoning Ordinance. The density ranges that have been used are as follows:

<b>Zoning Class</b>	<b>Typical Unit Yield per Acre</b>
RE-1	.33
R-40	1
R-25	1.5
R-15	2
R-12	2.5
R-10	3
R-8	4
R-6	4
R-TH	10
R-MF1	15

## Results of the Inventory

### Inventory of Undeveloped Land by Zoning

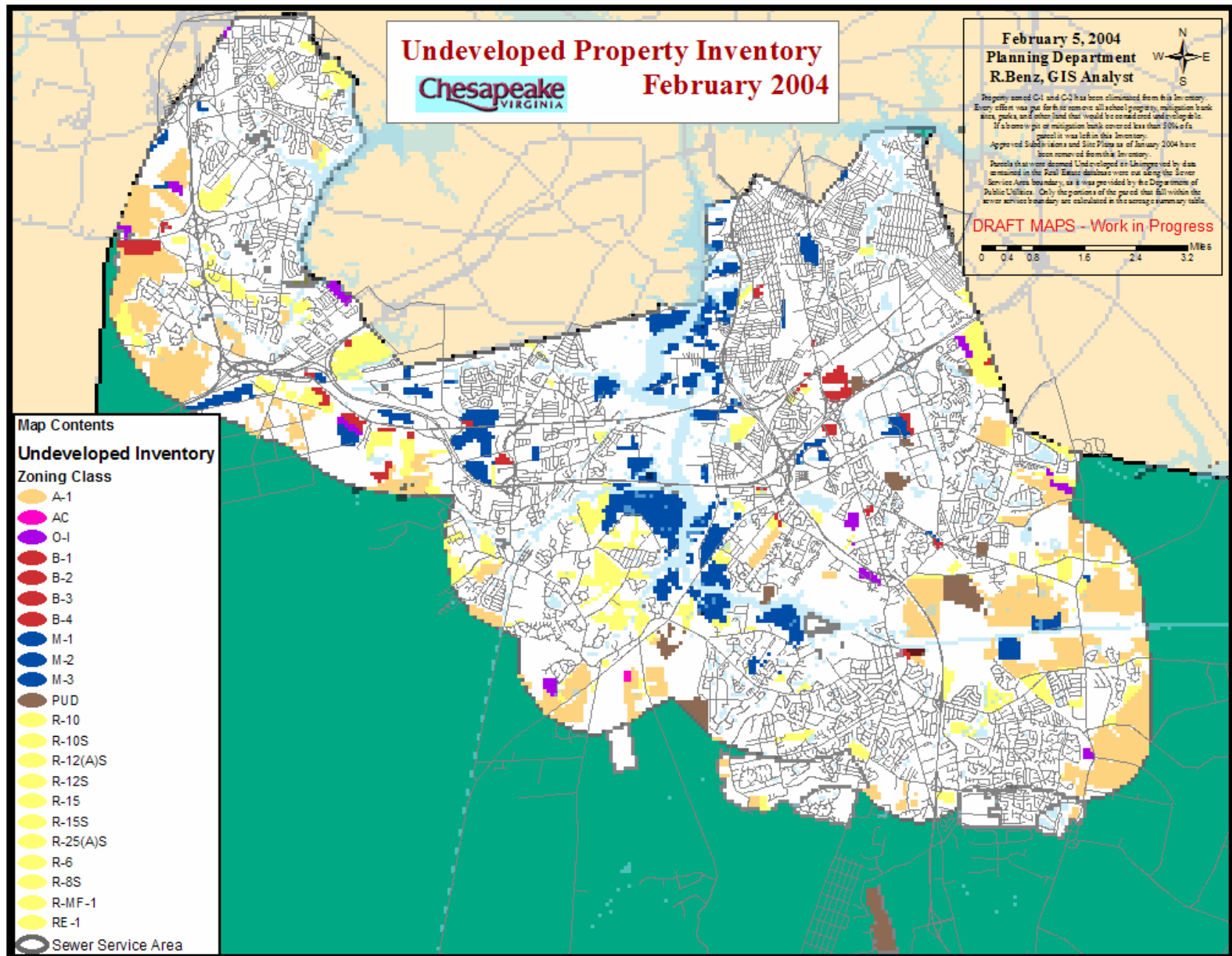
#### City Wide Totals

February 4, 2004

Notes:

1. The results of this inventory conform to the project parameters outlined in the Project Parameters portion of this report.
2. Land designated to have vegetated hydric soils should not be considered to be undevelopable. This designation indicates that there is a likelihood that wetlands may exist on portions of the land given the presence of certain wetland indicators. Actual determinations must be made on a site by site basis. No accounting for the potential for wetland mitigation has been included in this estimate.

Zoning District	Total Acres Undeveloped	Total Acres Undeveloped w/ Vegetated Hydric Soils	% w/ Vegetated Hydric Soils
A1	5108.9	2030.4	40%
AC	14.5	14.5	100%
B1	63.3	21.6	34%
B2	232.9	88.9	38%
B3	194.7	79.6	41%
B4	18.5	0.1	1%
M1	1158.3	484.2	42%
M2	1335.7	281.7	21%
M3	391.7	84.9	22%
OI	295.7	195.4	66%
PUD	617.3	239.6	39%
R10	82.9	0.6	1%
R10S	584.9	394.1	67%
R12AS	61.2	5.3	9%
R12S	1.0	1.0	100%
R15	91.5	23.5	26%
R15S	2125.1	816.1	38%
R25AS	11.3	0.0	0%
R6	20.8	2.9	14%
R8S	82.1	16.8	20%
RMF1	159.1	111.9	70%
RE1	79.1	9.2	12%
<b>TOTALS</b>	<b>12730.6</b>	<b>4902.1</b>	<b>39%</b>



[Link to GIS Map in PDF Format](#)

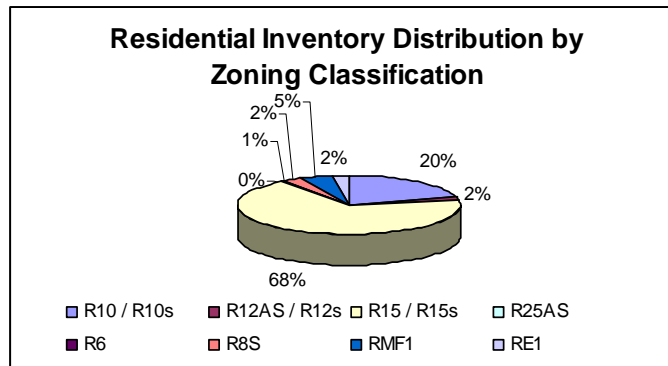
**Residential Zoning Summary  
Estimate of Unit Yield  
City Wide Totals**

February 4, 2004

Notes:

1. The results of this inventory conform to the project parameters outlined in the Project Parameters portion of this report.
2. Land designated to have vegetated hydric soils should not be considered to be undevelopable. This designation indicates that there is a likelihood that wetlands may exist on portions of the land given the presences of certain wetland indicators. Actual determinations must be made on a site by site basis. No accounting for the potential for wetland mitigation has been included in this estimate.

Zoning District	Total Acres Undeveloped	Total Acres Undeveloped w/ Vegetated Hydric Soils	% w/ Vegetated Hydric Soils	Acres with No Potential Wetland Impact	Typical Unit Yield per Acre	Max Unit Yield (from Total Acres)	Min Unit Yield (from No Impact Areas Only)
R10	82.9	0.6	1%	82.3	3	249	247
R10S	584.9	394.1	67%	190.8	3	1755	572
R12AS	61.2	5.3	9%	55.9	2.5	153	140
R12S	1.0	1.0	100%	0.0	2.5	2	0
R15	91.5	23.5	26%	68.0	2	183	136
R15S	2125.1	816.1	38%	1309.0	2	4250	2618
R25AS	11.3	0.0	0%	11.3	1.5	17	17
R6	20.8	2.9	14%	17.9	4	83	72
R8S	82.1	16.8	20%	65.3	4	328	261
RMF1	159.1	111.9	70%	47.3	15	2387	709
RE1	79.1	9.2	12%	70.0	0.33	26	23
<b>TOTALS</b>	<b>3299.1</b>	<b>1381.3</b>	<b>42%</b>	<b>1917.8</b>		<b>9434</b>	<b>4795</b>



## Distribution by Planning Area

### Undeveloped Property Inventory for Chesapeake, Virginia - February 5, 2004

Presented for each Planning Area in Acres by Zoning Classification and in Total Area in Acres

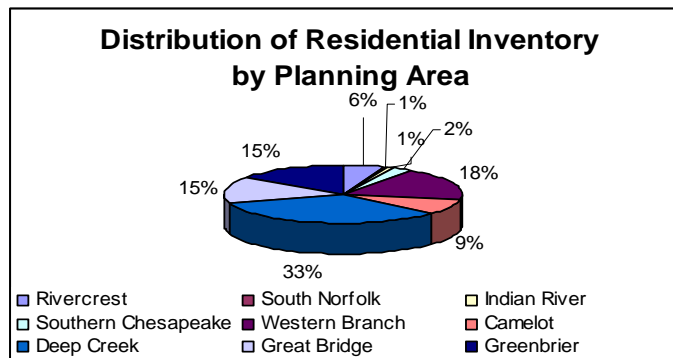
Zoning	Rivercrest	South Norfolk	Indian River	Southern Chesapeake	Western Branch	Camelot	Deep Creek	Great Bridge	Greenbrier	Total
A1	81.9	0.0	0.0	911.8	1394.0	0.0	600.7	556.0	1564.5	5108.9
AC	0.0	0.0	0.0	14.5	0.0	0.0	0.0	0.0	0.0	14.5
B1	0.0	14.2	0.0	0.0	6.4	7.0	1.1	27.3	7.3	63.3
B2	21.6	4.8	0.0	0.0	95.4	11.3	84.8	0.0	14.9	232.9
B3	10.3	0.4	0.0	0.0	0.0	11.0	46.7	0.0	126.4	194.7
B4	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.6	18.5
M1	289.2	0.0	13.2	0.0	38.1	207.2	502.6	92.9	15.1	1158.3
M2	43.7	549.4	0.0	0.0	0.0	0.0	397.7	216.1	128.9	1335.7
M3	73.3	0.0	0.0	0.0	0.0	0.0	252.0	66.3	0.0	391.7
OI	59.3	0.0	0.0	0.0	95.5	0.0	61.2	11.4	68.2	295.7
PUD	25.8	0.0	0.0	0.0	0.0	0.0	0.0	292.2	299.3	617.3
R10	13.1	0.6	0.0	0.0	0.0	10.8	58.4	0.0	0.0	82.9
R10S	17.5	0.0	19.1	0.0	62.3	257.0	21.2	43.8	164.0	584.9
R12AS	0.0	0.0	0.0	0.0	0.0	0.0	12.6	0.1	48.5	61.2
R12S	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0
R15	0.0	0.0	0.0	15.9	0.0	0.0	48.8	9.5	17.3	91.5
R15S	61.9	0.0	0.0	40.8	494.0	0.0	871.2	416.5	240.7	2125.1
R25AS	0.0	0.0	0.0	0.0	0.0	0.0	11.3	0.0	0.0	11.3
R6	0.0	5.9	15.0	0.0	0.0	0.0	0.0	0.0	0.0	20.8
R8S	20.4	0.3	0.0	0.0	11.4	12.7	37.3	0.0	0.0	82.1
RMF1	70.3	15.2	0.0	0.0	29.5	12.7	0.0	0.0	31.5	159.1
RE1	0.0	0.0	0.0	21.0	0.1	0.0	38.2	19.8	0.0	79.1
<b>TOTALS</b>	<b>797.4</b>	<b>590.7</b>	<b>47.3</b>	<b>1003.9</b>	<b>2226.7</b>	<b>529.5</b>	<b>3045.9</b>	<b>1751.9</b>	<b>2737.2</b>	<b>12730.6</b>

**Distribution by Planning Area**  
**Undeveloped Residential Zoning -- Acres**  
 February 4, 2004

Zoning	Rivercrest	South Norfolk	Indian River	Southern Chesapeake	Western Branch	Camelot	Deep Creek	Great Bridge	Greenbrier	Total
R10	13.1	0.6	0.0	0.0	0.0	10.8	58.4	0.0	0.0	82.9
R10S	17.5	0.0	19.1	0.0	62.3	257.0	21.2	43.8	164.0	584.9
R12AS	0.0	0.0	0.0	0.0	0.0	0.0	12.6	0.1	48.5	61.2
R12S	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0
R15	0.0	0.0	0.0	15.9	0.0	0.0	48.8	9.5	17.3	91.5
R15S	61.9	0.0	0.0	40.8	494.0	0.0	871.2	416.5	240.7	2125.1
R25AS	0.0	0.0	0.0	0.0	0.0	0.0	11.3	0.0	0.0	11.3
R6	0.0	5.9	15.0	0.0	0.0	0.0	0.0	0.0	0.0	20.8
R8S	20.4	0.3	0.0	0.0	11.4	12.7	37.3	0.0	0.0	82.1
RMF1	70.3	15.2	0.0	0.0	29.5	12.7	0.0	0.0	31.5	159.1
RE1	0.0	0.0	0.0	21.0	0.1	0.0	38.2	19.8	0.0	79.1
<b>TOTAL</b>	<b>184.2</b>	<b>22.0</b>	<b>34.1</b>	<b>77.6</b>	<b>597.3</b>	<b>293.1</b>	<b>1099.0</b>	<b>489.7</b>	<b>502.1</b>	<b>3299.1</b>

**Undeveloped Residential Zoning Typical Unit Yield**  
 February 4, 2004

Zoning	Density Factor	Rivercrest	South Norfolk	Indian River	Southern Chesapeake	Western Branch	Camelot	Deep Creek	Great Bridge	Greenbrier	Total
R10	3	39	2	0	0	0	32	175	0	0	249
R10S	3	53	0	57	0	187	771	64	131	492	1755
R12AS	2.5	0	0	0	0	0	0	31	0	121	153
R12S	2.5	3	0	0	0	0	0	0	0	0	3
R15	2	0	0	0	32	0	0	98	19	35	183
R15S	2	124	0	0	82	988	0	1742	833	481	4250
R25AS	1.5	0	0	0	0	0	0	17	0	0	17
R6	4	0	23	60	0	0	0	0	0	0	83
R8S	4	82	1	0	0	46	51	149	0	0	328
RMF1	15	1054	228	0	0	443	190	0	0	473	2388
RE1	0.33	0	0	0	7	0	0	13	7	0	26
<b>TOTAL</b>		1354	255	117	120	1663	1044	2289	990	1602	9434



## Historical Results

The following table summarizes the total number of residentially zoned acres from past Inventories. Some caution should be exercised in the comparison of past Inventories do to changes in project methodology. The previous Inventories did not use GIS technology and were conducted on paper zoning maps at a scale of 1 inch equals 200 feet. Actual acreage figure were measured using a digital planimeter. Due to the increased margin for human error, it is likely that some properties that were eligible for the Inventory in the past were not included. Other factors that contribute to differences between the Inventories include changes in zoning, development activity, and fluctuations in the limits of the utility service area.

<b>Inventory Date</b>	<b>Total Acres Zoned for Residential Development</b>
Sep-92	6,993
Jul-94	5,956.9
Mar-95	5,558
Sep-95	5,349
May-96	5,090
Mar-97	5,151
Oct-97	4,928
Aug-98	4,783
Dec-99	4,131

