



Adopted March 9, 2005

Prepared by
The Chesapeake Planning Department



Table of Contents

Table of Contents (1)

Map Index (2)

Acknowledgments (3)

Executive Summary (7)

Section One: The Vision (9)

Section Two: Plan Goals, Issues, and Strategies (23)

Section Three: The Plan (65)

Land Use (66)

Design (83)

Growth Management (97)

Economy (110)

Natural Resources (116)

Historic Resources (156)

Housing (164)

Transportation (171)

Water and Sewer (196)

Stormwater Management (206)

Solid Waste Management (209)

Schools (211)

Police (221)

Fire and Emergency Management (226)

Parks and Recreation (232)

Libraries (237)

Human Services (243)

Cultural Facilities (246)

Appendices (231)

A Glossary

B Council Goals

C Public Process

Separately Published Appendices

D Planning and Land Use Policy

E Proffer Policy

F Transportation Corridor Overlay District

G Poindexter Street Strategic Development Plan

H Great Bridge Battlefield Study

I South Military Highway Study Summary

J Western Branch Land Study Summary

K U.S. Route 17 Great Dismal Swamp Corridor Study

L Affordable Housing Task Force Recommendations (adopted 02/21/06)

M Design Guidelines (adopted 05/07/07)



Map Index

Land Use and Design

Map 1	2050 Development Pattern	68
Map 2	2026 Land Use Plan	70
Map 3	Overlay Districts	73
Map 4	Great Bridge Battlefield Study	77
Map 5	Transportation Corridor Overlay District	78
Map 6	Military Highway Study Area	79
Map 7	City Gateways	82
Map 8	Character Districts	84
Map 9	Village Locations	92
Map 10	Major Activity Centers	93

Growth Management

Map 11	Existing Public Utilities Franchise Area	101
Map 12	2026 Public Utilities Franchise Area	103
Map 13	Overlay Districts	108

Natural Resources

Map 14	Elizabeth River Southern Watershed	125
Map 15	Chesapeake Bay Preservation Area	131
Map 16	Intensely Developed Areas	132
Map 17	Diagram of Local Aquifers	138
Map 18	National Wetlands Inventory	141
Map 19	Public Waterfront Access	146
Map 20	Potential Water Access Sites	148
Map 21	Department of Conservation and Recreation Recommended Conservation Corridors	151
Map 22	Potential Conservation Areas	153

Historic Resources

Map 23	Archaeology	158
Map 24	Historic Structure Locations	158
Map 25	South Norfolk Historic District	160

Transportation

Map 26	2050 Master Transportation Plan	174
Map 27	PM Peak Hour Level of Service 2021	175
Map 28	Trails Plan	186
Map 29	Fentress Noise Zones	189

Water and Sewer

Map 30	Unserved Water Areas	200
Map 31	Existing Public Utilities Franchise Area	201
Map 32	Unserved Sewer Areas	204

Schools

Map 33	School Planning Areas	212
Map 34	School Locations	214

Police

Map 35	Police Precincts	223
--------	------------------	-----

Fire and Emergency Management

Map 36	Existing Fire Stations	227
--------	------------------------	-----

Parks and Recreation

Map 37	Parks and Recreation Centers	234
--------	------------------------------	-----