

QUEEN CITY

HISTORY

- Houses at Start: 33
- Occupied Houses Deemed Uninhabitable: 12
- Population at Start: 106
- Percentage of Land Undeveloped: 45%
- Work Completed:
Housing, Water, Sewer, Drainage, Streets, Park
- Improvement Costs: \$750,000
- Revitalization Completion: 1998

QUEEN CITY

Background

LOCATION: Located in the Kempsville study area, Queen City is bordered on the north by Townsend Road, west by Chesapeake city limits, south by Providence Road and east by B-2 zoning and Military Highway.

POPULATION: 106 persons

COMPOSITION: 100% minority

ZONING: Queen City is zoned R-8, moderate density.

REZONING: There have not been any rezoning applications submitted in the past five years.

LAND USE: Queen City is 55% developed (by parcel), single family residential. 45% is undeveloped.

ADJACENT USE & ZONING: The eastern side of Queen City is zoned B-2 along Military Highway. Residential developments, R-5 is to the north. Along the Chesapeake city limits, development consists of retail business, light manufacturing and a public housing project, McDonald Apartments.

UTILITIES: Queen City does not have water and sewer lines installed. The road system is extremely deteriorated and narrow.

HOUSING: 66% of existing housing in Queen City is considered feasible for rehabilitation according to the guidelines established in the City of Virginia Beach property rehabilitation standards. 31% is infeasible.

EDUCATION: The Community of Queen City is located within the school zones of Woodstock Elementary, Kempsville Junior High and Kempsville High Schools.

TRANSPORTATION: T.R.T. does not service Kempsville area.

SPECULATION:	Land Use:	Vacant	21%	Absentee
		Residential	3%	Absentee
	Zoning:	100% of parcel zoned R-8	11%	Absentee

Note: Absentee ownership excludes city, state and federal.

QUEEN CITY
Community Development Land Use
Issues

1. Access to the community of Queen City is poor, causing city services to be extremely limited and also setting severe restrictions upon further developments. The main entrance to the community is by way of Carrington Avenue from Chesapeake.
2. Queen City cannot be redeveloped according to city development standards without destroying large portions of the community.
3. A petition has been drawn up by Queen City residents to have a sewer system installed. The existing septic system has become outdated and has caused considerable pollution to the neighboring water source. Queen City has been declared a Class II Health Hazard by the Virginia Beach Health Department.
4. Located in the flood plain, Queen City experiences drainage problems due to channelized upstream flows emptying into the open ditch system.
5. Virginia Beach and Chesapeake signed an agreement years ago, assigning the responsibility of installing water, sewer and street improvements in both the Virginia Beach and Chesapeake portions of Queen City to Virginia Beach. The City of Virginia Beach is attempting to append the contract. The problem exists as to which city is responsible for what improvements.
6. With the increase in traffic along surrounding arterials, Queen City residents will also be subject to increases in the level of noise generated by vehicular traffic.
7. The DitchWitch business completely blocks the Queen City Road entrance during loading and unloading, severely limiting access to the neighborhood. This business also uses Queen City Road for parking and inventory storage.
8. Commercial trucks use Queen City Road as an alternate to gain access to Providence Road and Military Highway from Chesapeake.
9. Property ownership and claims of title are unclear. This creates problems in all areas of rehabilitation, redevelopment and public improvements.

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Community Development Land Use

Recommendations

OVERALL

- A. Queen City should remain an R-8 single family residential community.
- B. Queen City should not develop further through an infill process because it is currently very densely developed.
- C. Queen City development features tiny lots on narrow streets. Any attempt to improve water, sewer, streets or drainage based on the engineering standards of the City will destroy the neighborhood. This neighborhood should be exempted from the city engineering standards, if a community is to remain after public improvements are made.
- D. Any improvement effort should be coordinated with the City of Chesapeake.
- E. Queen City has experienced considerable problems in researching titles, which has slowed down the acquisition process to purchase right of way and also delayed improvements. These problems should be remedied as soon as possible.

SPECIFIC

1. Queen City Road should be improved to a standard 50-foot right-of-way for access for that portion located in Chesapeake (see map).
2. A small parcel zoned B-2 in the southern end is inappropriate and should be rezoned R-8 (see map).
3. Should new construction occur, the owner should be required to re-subdivide lots to reduce the number of nonconforming lots, if new development uses larger lots than currently exist.
4. No further efforts should be made regarding public improvements in Queen City until the City of Virginia Beach and the City of Chesapeake reach agreement on a coordinated strategy for rehabilitation, redevelopment and public improvements.
5. No Parking signs should be placed along Queen City Road to limit street parking and the street's use for temporary storage, loading and unloading, especially for that portion which is located in Chesapeake.
6. Speed bumps should be installed, as agreed to by the community, to reduce the commercial use of residential streets and to slow down traffic in Queen City proper.