

REEDTOWN

HISTORY

- Houses at Start: 13
- Occupied Houses Deemed Uninhabitable: 8
- Population at Start: 42
- Percentage of Land Undeveloped: 72%
- Work Completed:
Housing, Water, Sewer, Streets, Drainage
- Improvement Costs: \$450,000
(Does not include water and sewer work paid
from City's utility fund)
- Revitalization Completion: 1988

REEDTOWN

Background

LOCATION: Located in the Bayside study area, Reedtown is adjacent to the Throughgood Town House development and the McDonald Nursery and also the Wishart Cove Community off of Wishart Road.

POPULATION: 32 persons

COMPOSITION: 96% minority

ZONING: Reedtown is zoned R-4, medium density.

REZONING: In the past five years there have only been three rezoning applications submitted. Two withdrew and the third awaits outcome of this study.

LAND USE: Reedtown has 28% developed land (by parcel), entirely used for single family residential; the remaining 72% is undeveloped.

ADJACENT USE & ZONING: The predominate use surrounding Reedtown is residential (single family R-2 and R-4) and an R-9 town house development along Independence Boulevard. There does exist some commercial development along Independence Boulevard (B-2).

UTILITIES: There are no water and sewer lines present at this time nor are there improved streets throughout the community. Money has been allocated by Community Development for 85-86 to provide these services.

HOUSING: 43% of the housing stock is considered feasible for rehabilitation by the guidelines established in the City of Virginia Beach property rehabilitation standards. The remaining 57% is infeasible.

EDUCATION: Reedtown is located within the school zones of Pembroke Meadows Elementary School, Independence Junior High School and Bayside High School.

TRANSPORTATION: T.R.T. serves Independence Boulevard.

SPECULATION:	Land Use:	Vacant	33%	Absentee
		Residential	0	
	Zoning:	100% of parcel zoned R-4	24%	Absentee

Note: Absentee ownership excludes city, state and federal.

REEDTOWN
Community Development Land Use
Issues

1. Reedtown is subject to traffic noise due to the continuing increase in traffic along Independence Boulevard and Haygood Road.
2. Approximately 72% of the land in the Reedtown community is undeveloped and only 43% of the existing housing is considered feasible for rehabilitation. Presently, there is no rehabilitation assistance program available in Reedtown.
3. The Naval Amphibious Credit Union has submitted an application to rezone a tract of land off Wishart Road to O-2. Various local community groups both approve and disapprove of this application.
4. Directly to the west, along Independence Boulevard, several commercial developments have either purchased or expressed interest in the undeveloped areas of Reedtown. With these actions, it will be necessary to alter the zoning to the more conforming code of B-2 or C-1.
5. Reedtown has only private roads that severely limit access. This deprives residents of valuable city services.
6. Reedtown is surrounded by viable communities that have come to the aid of the residents in requesting the city that public improvements be put in place.
7. Reedtown serves as a buffer between the commercial uses along Independence Boulevard and the low density residential neighborhoods to the east. With 72% of the land vacant, there is significant pressure to develop. At issue is the type of development (residential versus commercial) and its density (single family versus apartments).

REEDTOWN

Community Development Land Use Recommendations

OVERALL

A. Reedtwn consists of about seven dwellings and a maximum of 35 people on about 25 acres. Surrounding development has inevitably changed the character of the neighborhood. Reedtwn's size in both population and area, stand in sharp contrast to surrounding development. This contrast serves as a real threat to its continued survival. But Reedtwn should continue as a medium to low density residential neighborhood as long as its residents desire.

B. Reedtwn should continue to act as a residential buffer between the commercial activities along Independence Boulevard and the low density residential uses of Wishart Cove.

SPECIFIC

1. No future entrance should be allowed directly on Independence Boulevard (see map).

2. No commercial uses should be allowed to occur beyond roughly 400 feet east of Independence Boulevard (see map).

3. Reedtwn should be used to transition from the intensive land uses along Independence Boulevard (B-2 and R-9) to the low density land uses in Wishart Cove (R-2) and no higher zoning than R-5 should be allowed.

4. No business commercial development should be allowed along Wishart Road.

5. A vigorous code enforcement program should be maintained to eliminate substandard housing.

6. Reedtwn should have access to Wishart Road via a dedicated improved road which runs through the site proposed for use as a credit union.

7. All land in Reedtwn fronting on Independence Boulevard east approximately 400 feet should be rezoned for office or business use (see map).