

ATLANTIC PARK

Background

LOCATION: Located in the Great Neck study area, Atlantic Park is bordered on the east by Great Neck Creek, north by Virginia Beach toll road, south by Southern Boulevard and Norfolk Southern Railroad and west by Oceana Gardens Street and Sykes Avenue.

POPULATION: 1,005 persons

COMPOSITION: 85% minority

ZONING: Atlantic Park contains a mixture of zoning designations. Along Virginia Beach Boulevard Corridor, the zoning is B-2, further north the area is A-1 and R-8. Just south of B-2 corridor is an R-7 designation and towards the railroad it is I-1.

REZONING: There have been numerous rezoning applications submitted in and adjacent to the target area. Several multi-family subdivision variances were approved as well as business rezoning along the boulevard.

LAND USE: Atlantic Park is 55% (by parcel) developed, single family residential. 42% is undeveloped, 2% is commercial and 1% is city owned.

ADJACENT USE & ZONING: Atlantic Park is primarily surrounded by residential development and multi-family. There have been three new residential subdivisions built within the past five years adjacent to Atlantic Park; Hilltop town houses, Hill Oak and Hilltop South. South of Atlantic Park is the Oceana Naval Air Station.

UTILITIES: Water and sewer lines are present in Atlantic Park. Also street improvements are in place.

HOUSING: 49% of the existing housing in Atlantic Park is considered feasible for rehabilitation according to the guidelines established by the City of Virginia Beach property rehabilitation standards. 38% is infeasible, 3% new and 3% rehabilitated.

EDUCATION: Atlantic Park is located within the school zones of Seatack and Trantwood Elementary, Lynnhaven Junior High and First Colonial High School.

TRANSPORTATION: T.R.T serves Virginia Beach Boulevard and Laskin Road.

SPECULATION:	Land Use:	Vacant	62%	Absentee
		Residential	15%	Absentee
		Commercial	83%	Absentee
	Zoning:	29% of parcels zoned R-7	40%	Absentee
		26% of parcels zoned R-8	22%	Absentee
		4% of parcels zoned I-1	82%	Absentee
		14% of parcels zoned B-2	49%	Absentee
		26% of parcels zoned A-1	31%	Absentee

Note: Absentee ownership excludes city, state and federal.

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Community Development Land Use

Issues

1. Access to drainage along Great Neck Creek, the eastern boundary of the target area, could be difficult without adequate easements.
2. Being adjacent to several major traffic routes such as Virginia Beach Boulevard and the Virginia Beach toll road, Atlantic Park is subject to increasing traffic and noise pollution. This impact is detrimental to existing residential areas.
3. There is a considerable amount of undeveloped land in Atlantic Park owned by absentee owners under the zoning designations of A-1 and I-1, making speculation likely.
4. Access to the industrial area south of Atlantic Park is severely limited as Sykes Avenue is the only thru street. Should additional industrial development occur, the traffic problem will increase, further adversely impacting existing residential areas.
5. Atlantic Park is a community of poor interior access not only in the southern portion, but northward as well, as the access from Old Virginia Beach Boulevard to Virginia Beach Boulevard is limited to only Rudder Road, making this intersection a major traffic concern. Access and congestion will be major issues for Atlantic Park as traffic on Virginia Beach Boulevard increases.
6. While Atlantic Park is located within the AICUZ zone, the Navy does not have plans to acquire any of the target area but all residents should be informed of the AICUZ restrictions.
7. Should the passenger rail service from Norfolk to Virginia Beach become a reality, the route would carry it along the Norfolk Southern Railroad, potentially causing congestion along interior streets and parking problems.
8. Although road improvements have been scheduled for First Colonial and Virginia Beach Boulevards, traffic is likely to increase, further isolating existing residential areas and reducing access.

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Community Development Land Use Recommendations

OVERALL

A. Atlantic Park should remain primarily low to medium density single family and multi-family residential.

SPECIFIC

1. The boundaries along the southern end should be changed to follow the residential (R-7) development (see map).
2. All uses other than residential which are located in residential zoning should be eliminated through rezoning, code enforcement or through a re-examination of use permits (see map).
3. There should be more than one through street which provides access to residential areas from Virginia Beach Boulevard. Additional streets should be extended to connect with Virginia Beach Boulevard.
4. The neighborhood is bisected by the commercial strip corridor of Virginia Beach Blvd. Commercial development and redevelopment should be allowed to continue within appropriate zoning but spot commercial development should be eliminated.
5. The area zoned I-1 along Sykes Avenue should be buffered by a planting screen and fence from the R-7 and R-8 residential area to the north, when new site plans are reviewed by the City for this area (see map).
6. All residential streets running north-south should be ended in a cul-de-sac rather than the current dead-end, or they should be joined with a street east-west connector (see map).
7. Atlantic Park should be included in the separate detailed study of the Seatack community as it experiences similar problems with the AICUZ restrictions and the emerging commercial corridor and because it is adjacent to Seatack.