

DOYLETOWN

HISTORY

- Houses at Start: 50
- Occupied Houses Deemed Uninhabitable: 1
- Population at Start: 160
- Percentage of Land Undeveloped: 26%
- Work Completed:
Housing, Water, Sewer, Streets, Drainage
- Improvement Costs: \$1 Million
- Revitalization Completion: 1983

DOYLETOWN

Background

LOCATION: Located in the Holland study area, Doyletown is bordered on the north by the Virginia Beach toll road, west by Pritchard Road, south by South Lynnhaven Road and east by Lynnhaven Parkway.

POPULATION: 333 persons

COMPOSITION: 67% minority

ZONING: Doyletown is zoned R-5, medium density, and O-1 along South Lynnhaven Road.

REZONING: There have been four rezoning applications submitted in the past five years. One large tract of land on South Lynnhaven Road was denied R-8. Also, a B-2 designation for Doyletown was denied, as well as two other attempts to increase density to R-8 and A-1.

LAND USE: Doyletown is 73% developed residential (by parcel), single family. The remaining 27% is undeveloped.

ADJACENT USE & ZONING: North, east and south of Doyletown, the area is predominately zoned O-1. There does exist a new residential development nearby, Lynnhaven Forest. Immediately south of South Lynnhaven Road along Lynnhaven Parkway is Oceana Industrial Park.

UTILITIES: Doyletown does have water and sewer lines installed and also street improvements.

HOUSING: 28% of existing housing in Doyletown is considered feasible for rehabilitation according to the guidelines established in the City of Virginia Beach property rehabilitation standards. 8% is infeasible, 35% is new and 18% is rehabilitated.

EDUCATION: The Doyletown community is located within the school zones of Brookwood Elementary, Plaza Junior High and Kellum High Schools.

TRANSPORTATION: T.R.T. serves Lynnhaven Parkway.

SPECULATION:	Land Use:	Vacant	57%	Absentee
		Residential	28%	Absentee
	Zoning:	97% of parcel zoned R-5	35%	Absentee
		3% of parcel zoned O-1	67%	Absentee

Note: Absentee ownership excludes city, state and federal.

DOYLETOWN
Community Development Land Use
Issues

1. Since the Doyletown community is adjacent to the Virginia Beach toll road, Lynnhaven Parkway and South Lynnhaven Road, it will be subject to an overwhelming traffic flow. As the area along the Oceana Industrial Park continues to develop industrially and the areas adjacent to Lynnhaven Mall continue to develop into a commercial nucleus, traffic will become a major problem.
2. As the traffic increases along the three major routes, noise levels, generated by vehicular traffic, will also increase and will adversely affect development.
3. The Department of Housing and Community Development offers housing rehabilitation assistance to residents. They have established a one year deadline to complete the revitalization program which has been in effect since 1980. Periodic code enforcement by the city will be required to ensure continued compliance with minimum housing code standards.
4. The Doyletown community is presently experiencing pressure from the expansion of office and commercial developments along Potter's Road, as well as high density residential land uses.

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Community Development Land Use
Recommendations

OVERALL

- A. Doyletown should remain a medium density (R-5) single family community.

- B. The City should switch from an active development/redevelopment role to a passive code enforcement role.

SPECIFIC

- 1. All vacant land should remain zoned R-5 for development types similar to the existing development (see map).

- 2. The neighborhood boundaries should be redrawn to exclude the O-1 office zoned land between the original South Lynnhaven Road and the new, relocated South Lynnhaven Road (see map).

- 3. No new streets or additional curb cuts should be allowed along the new, relocated South Lynnhaven Road (see map).