MapIQ
GEOSPATIAL INTELLIGENCE

SITE FEASIBILITY BRIEF · QUICK SCREEN

1737 BATTLEFIELD BLVD S, Chesapeake, VA

GPIN **0730000000210** · **3.00** acres · zoned **R-MF-1** · Prepared November 25, 2026

⚠ **CUSTOM CONDITIONS DETECTED:** This parcel has an approved Rezoning on file. Standard zoning rules may be overridden by custom City Council proffers. Verify exact restrictions in the City of Chesapeake's Development Tracking records before proceeding.

- Rezoning PLN-REZ-2025-017, Approved, filed 2025-08-22 (100% of the lot) · record
- Conditional Use Permit PLN-USE-2021-024, Approved, filed 2021-06-28 (82% of the lot) · record



Mapped wetlands · Buildable area after setbacks · Existing building · Parcel

KEY FINDINGS

- Public sewer not mapped nearby.
- Sewer: Existing connection likely but unmapped; verify with Public Utilities.
- Zoned R-MF-1 (Multifamily residential).
- Outside the FEMA 100-year floodplain.
- No mapped wetlands on the parcel.
- Buildable area after setbacks 98,291 sq ft (75% of the lot); footprint cap 45,738 sq ft.
- No closed low spot on the lot (HydroRisk screening score 1/10).
- Environmental (DEQ/EPA): No DEQ or EPA record of concern on or within 500 ft of the lot, and no Superfund NPL site within a mile.
- 21,000 vehicles/day on BUS VA-168N (2025).

ZONING

District	**R-MF-1** Multifamily residential **(split: 77% R-MF-1 (Multifamily residential), 23% B-2 (General business))**	§ 4-217
Housing allowed	detached, multifamily, two-family	§ 6-2102
Min. lot area	15,000 sq ft	§ 6-1602
Min. lot width	90 ft	§ 6-1602
Front setback	25 ft	§ 6-1602
Side setback	15 ft	§ 6-1602
Rear setback	25 ft	§ 6-1602
Max. height	35 ft	§ 6-1602
Max. lot coverage	35%	§ 6-1602
Parking	minimum by use and size; run the brief with the use	§ 19-411
Landscaping	Verify with the City	§ 4-217
Density cap	48 units (16/acre, R-MF-1)	§ 5-402.C.1
Overlays	Suburban overlay district (100%)	City overlay map

SITE

Lot	3.00 acres (130,680 sq ft)	City parcel layer
Buildable area	**98,291 sq ft** (75% of the lot)	§ 3-403, § 19-202.C.2, § 6-1602
	Note: includes 2,588 sq ft of existing building footprint (2 buildings on the lot, 2,588 sq ft in all).	HRGeo footprints
Setbacks	front 25 ft (BATTLEFIELD BLVD S), rear 25 ft, side 15 ft	multifamily
Footprint cap	45,738 sq ft	35% coverage
Frontage	148 ft on BATTLEFIELD BLVD S	
Flood	0% in 100-yr floodplain; zones X	FEMA NFHL
Storm surge (500 ft)	Cat 1 not in surge area; Cat 2 not in surge area; Cat 3 not in surge area	NOAA SLOSH MOM v4
Low spot	none on the lot; ground 19.8 ft NAVD88	USGS 3DEP lidar
HydroRisk	1/10 Low (screening indicator)	MapIQ, Norfolk-validated
Wetlands / Bay Act	wetlands 0%; RPA 0%	VIMS, NWI, City CBPA map
Soils	Tomotley-Deloss complex 100%: no peat, muck or shrink-swell mapped	USDA NRCS SSURGO
Environmental	none on the lot; 0 more within 500 ft	Virginia DEQ, EPA
Incentives	no mapped Opportunity or Enterprise Zone	HUD OZ, City EZ

ACCESS, UTILITIES & ACTIVITY

Traffic	**21,000**/day BUS VA-168N	VDOT 2025
Access	interior lot, Battlefield Blvd S about 150 ft; Hillcrest Pkwy intersection about 900 ft	City centerlines, VDOT
Water	service on the parcel, tapping a 8-in City water main	City utility GIS
Sewer	8-in City gravity main 1,018 ft from the lot (to pump station 254); the main is across BATTLEFIELD BLVD S (21,000/day); none on the lot's side within 1/4 mile. Existing connection likely but unmapped; verify with Public Utilities.	City utility GIS
Tie-in (pipe math)	water 413 ft, gravity sewer 1,018 ft: about $143,000 of trench (at $100 per foot); force main nearest: pump station likely	City utility GIS
Permits	0 since 2024-11-24 (0 open)	City permits
Last land use action	Site plan PLN-SITE-2026-007 Pending 2026-06-09	City Planning
Assessed	$273,000 (land $265,000)	City Assessor, as of 2026-10-31
Last sale	Last sale $4.15M (May 2026); $1.38M/acre; 15.20x today's assessed value.	City of Chesapeake (last transfer)

VALUE & RECENT SALES

Assessed	$273,000; about $2,757/yr tax	tax year 2027
Last sale	$4.15M (May 2026)	Assessor sales
Land benchmark	$5.27/sq ft nearby land sales (about $689,000 for this lot)	5 sales

This site's own May 2026 sale ($31.76/sq ft) is 6x nearby land sales: it was likely priced for its zoning or approvals, which the land comps do not carry. The recent sale is the stronger value signal.

TOP OPEN QUESTIONS

1. Is there a recognized environmental condition on the site?
   Phase I ESA (Environmental Professional)
2. Will the soils carry the planned foundations, and at what cost?
   Soil borings (Geotechnical Engineer)
3. What do the recorded proffers and permit conditions require?
   Land Use Attorney

THE FULL REPORT ADDS

- Buildable envelope and parking yield
- Soils, geotech and stormwater
- Comparable sales table and value benchmark
- Incentives and tax credits
- Every open question, with who confirms it

Want the full seven-page report? Upgrade for $175 more (your $75 counts toward it): getmapiq.com/upgrade

Data loaded: Parcels 2026-11-15 · Zoning 2026-11-15 · Overlays 2026-11-15 · FEMA flood 2026-11-15 · Bay Act (CBPA) 2026-11-15 · Wetlands 2026-11-15 · Traffic 2026-11-15 · Buildings 2026-11-17 · Permits 2026-11-16 · Land use actions 2026-11-15. Imagery: USDA NAIP 2023 aerial imagery (public domain).

Prepared by MapIQ · Geospatial Intelligence. Preliminary screening from public records. Compiled from public City, FEMA, VDOT, VIMS and NWI data with section citations; not a Phase I ESA, survey, title search, wetland delineation or zoning determination. The full seven-page report adds buildable area, soils, comparable sales, incentives and the open questions to settle. Map lines are approximate (parcel lines about 2-5 ft). Proffered conditions, easements and private restrictions are not reflected. Confirm with the City Planning Department before relying on any figure.