



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
Cyril E. King Airport, Terminal Building 2nd Floor, St. Thomas, USVI, 00802

Report on Petition to Amend Official Zoning Map No. STZ-4

Application No. ZAT-16-1

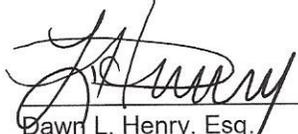
Petition of Virgin Islands Port Authority (VIPA) to amend Official Zoning Map No. STZ-4 from P (*Public*) to I-1 (Heavy Industry) for Parcel No. 70-AA, 70-AB & 70-AC Estate Lindberg Bay, St. Thomas.

PROJECT PROFILE

- Owner/applicant:** VIPA as per Warranty Deed dated March 27, 1970.
- Acreage:** The property consists of 2-748 acres as described on Drawing No. D9-8983-T015.
- Current Use:** The property is undeveloped;
- Proposed Use:** The applicant's intent is to develop the site with two-million gallon multi-grade fuel bulk storage facility.
- Surrounding Uses:** The property is surrounded by the airport and fuel bulk storage tanks and to the south and west side is the ocean.
- Infrastructure:** Water needs will be supplied by municipal water lines and cisterns, and wastewater will be handled by packaged wastewater treatment plants.
- Public Response:** During the Department's February 08, 2016 public hearing, there were no opposition to the rezoning.
- ANALYSIS:** During the Department's public hearing, No one expressed any concerns with the proposed development and rezoning. The lot would be a substandard I-1 and the applicant has demonstrated that they can meet the requirements of I-1 development provisions.
- In conclusion, the appropriateness of the request was evaluated; and the Department finds that the development of the property is consistent with the surrounding area.

Recommendation:

The Department of Planning and Natural Resources recommends approval of the petition to rezone Parcel No. 70 AA, 70AB & 70AC Estate Lindberg Bay, St. Thomas.


Dawn L. Henry, Esq.
Commissioner Designee

February 11, 2016
Date