



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

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

**Application No. ZAT-16-2**

Petition of Virgin Islands Port Authority (VIPA) to amend Official Zoning Map No. STZ-4 from R-3 (*Residential- Medium Density*) to I-1 (Heavy Industry) for Parcel No. 69 Estate Lindberg Bay, St. Thomas.

**PROJECT PROFILE**

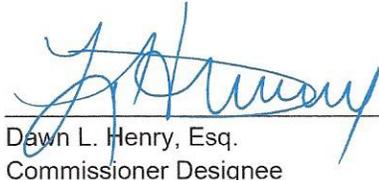
- Owner/applicant:** VIPA as per Warranty Deed dated May 27, 1970.
- Acreage:** The property consists of 9.145 acres as described on Drawing No. D9-8106-T008.
- Current Use:** The property is mostly undeveloped. However, there are residential dwellings and VIPA is the landlord.
- Proposed Use:** The applicant's intent is to develop the site with a warehouse and re-location of an existing maintenance building for expansion of the airport services.
- Surrounding Uses:** The property is surrounded by residentially and commercially used property. On the northwest is a housing community owned by the Virgin Islands Housing Authority (VIHA). On the east is a rental car company and south side is the federal highway and the airport.
- 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, one residential property owner expressed concern that the Industrial development of the site may reduce their property value and asked VIPA for an impact study to be done. VIPA responded that they will conduct an impact study and report their findings. A VIPA residential tenant also voiced concern and opposition stating that property value will decrease.
- ANALYSIS:** During the Department's public hearing, two individuals voiced concerns for property value and one was in opposition to the rezoning. The Department also contacted the VIHA for its position. VIHA sent correspondence indicating that it was in support of the

rezoning. VIPA also indicated that their residential dwellings are slated to be demolished as they become vacant.

In conclusion, the appropriateness of the request was evaluated; and the Department finds that the development of the property is falls within the general scope of the growth of the airport operations. The Department also took into consideration the VIHA housing community and ascertained from the owner that they were fully aware of the consequences of the rezoning and was in support.

**Recommendation:**

The Department of Planning and Natural Resources recommends approval of the petition to rezone Parcel No. 69 Estate Lindberg Bay, St. Thomas.



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Dawn L. Henry, Esq.  
Commissioner Designee

February 11, 2016

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Date