



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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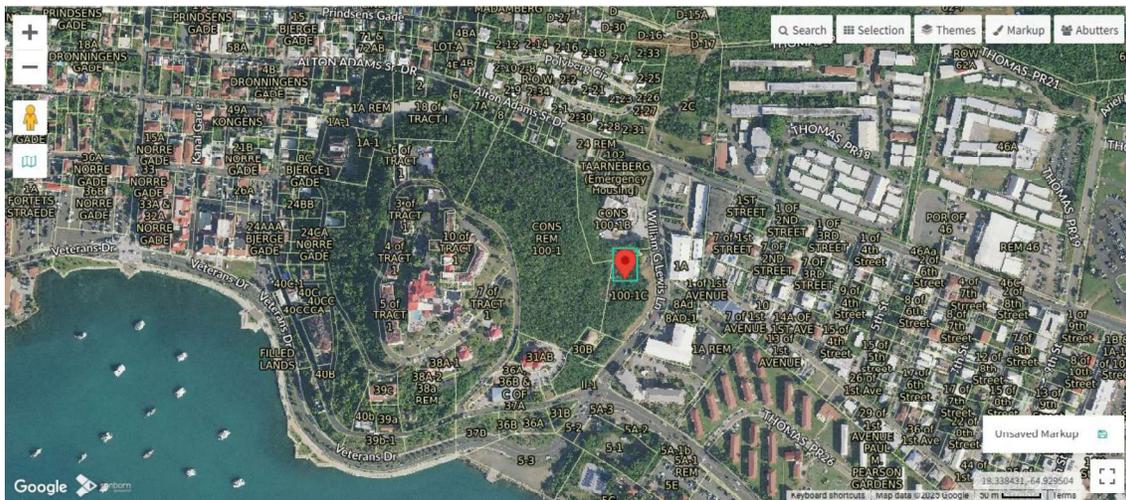
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Office of the Commissioner

Report by the Division of Comprehensive and Coastal Zone Planning on the Petition to Amend Official Zoning Map No. STZ-11, Application No. CCZP0020-25

Petition of applicant, St. Thomas Federal Credit Union, to amend Parcel No. 100-1C Estate Taarneberg, King’s Quarter, St. Thomas from R-3 (Residential-Medium Density) to B-1 (Business-Central Business District). The purpose of the request is to develop STTFCU Operational Facility with drive through service, ATMs, Walk-in Services, and Conference Center (Banks & Other Financial Institutions/Credit Services (Other than Banks)/ Drive-In Establishments-Banks).



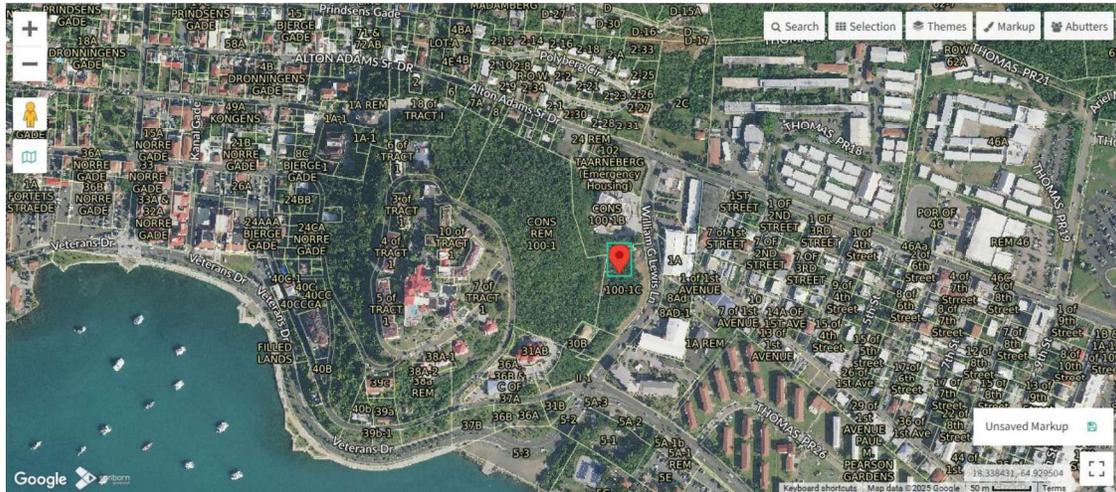
MapGeo aerial view of property (marked in red)

Property Owner(s): St. Thomas Federal Credit Union as per Deed of Conveyance dated September 29, 2011, Document No. 2011007594.

Applicant Representative(s): Keisha L. Richards, Chief Executive Officer.

Acreage: 2.00 acres as described on survey drawing D9-8595-T011.

Surrounding Uses and Zones: To the north is the Omar Brown Sr. Fire Station. To the east is Barbel Plaza. To the south is the ICMC Beltjen Building. To the west is vacant land.



MapGeo aerial view of property (marked in red)

The surrounding area is zoned R-3, B-2 (Business-Secondary/Neighborhood), C-Commercial, and W-1 (Waterfront-Pleasure) with five zoning map amendments:

Parcel No.	Estate	Year of zoning amendment	Original Zone	New Zone	Act No.
30	Taarneberg	1982	R-3	C	4737
Tract #2	Taarneberg	1985	R-3	B-2	5114
31AB, 36A, 36B, C of 37A	Taarneberg	1987	R-3	B-2	5254
40A & 40AA	Taarneberg	1998	R-3	B-2	6276
8Ad	Ross	1999	R-3	B-2	6335

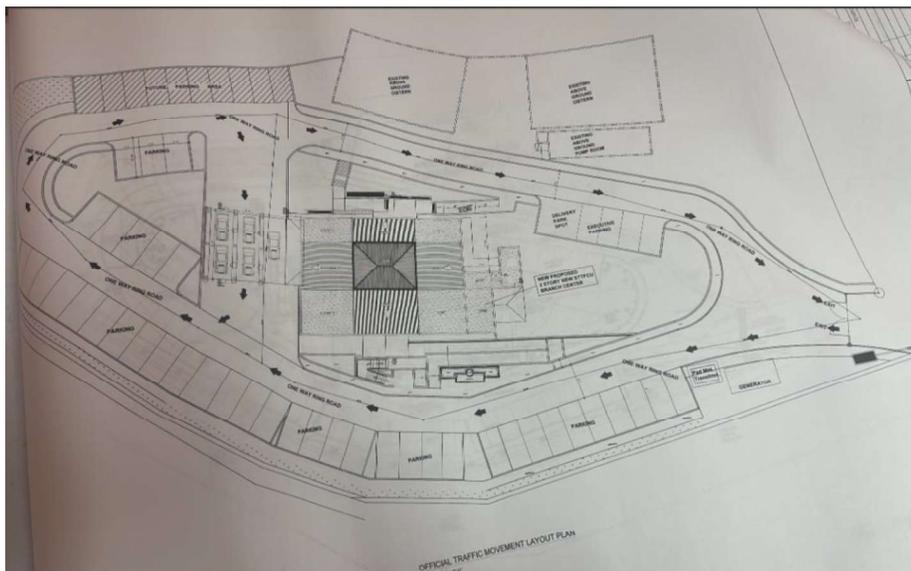


Official Zoning Map No. STZ-11 (property location indicated by red arrow)

Infrastructure: Water needs are proposed to be supplied by the public water line and cistern. Sewage is proposed to be handled by the public sewer line.

Other needed DPNR Division reviews: None.

Project Summary: At DPNR-CCZP's public hearing, CEO Keshia L. Richards testified the intent is to build a new operational facility because the credit union has significantly outgrown its current location. The move will allow for drive-through facilities, additional ATMs, and adequate parking. Two buildings are proposed: a two-story main building and a one-story conference/training room. Each building would be a phase, taking approximately 24 months for the main building as Phase 1, and about 18 months for the conference room as Phase 2. Fifty-four parking spaces are proposed.



Conceptual Site Plan Layout

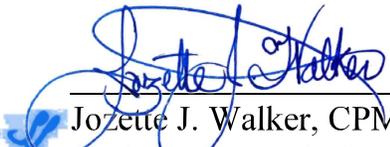
Public Response at DPNR-CCZP Public Hearing held May 19, 2025: No opposition or concern expressed with the proposal. No post-hearing comments received.

Analysis of Request/Reason for Recommendation: In analyzing the applicant's request, the department considered the following: The requested B-1 zoning was intended for the central business districts of Charlotte Amalie, Christiansted, and Frederiksted as they were envisioned to be devoted primarily to commercial enterprises serving the visitor and tourist. In these districts, one finds hotels, professional offices, and some residences. The Zoning Law states, "...if these centers are to grow and prosper, they must be convenient to those wishing to use them." The petitioned property is outside the boundary lines of the Charlotte Amalie Historic district and although outside the original town central business district, it is still within the city limits of Charlotte Amalie Town. Thus, the B-1 is deemed acceptable. The petitioned location is convenient for visitors and tourists and is compatible with the original intent of the B-1 zoning. The B-1 zoning district generally permits offices, retail, wholesale/warehousing, entertainment/food/drink industry uses, residential (short and long term) uses, and religious assembly. The department has no objection to the granting of the zone change and the applicant's proposal is compatible with the office/retail character already found in the area.

Recommendation

The Department of Planning and Natural Resources recommends the following:

Pursuant to Title 29 Virgin Islands Code, Chapter 3, Section 238, Official Zoning Map No. STZ-11 for the island of St. Thomas be amended by changing the zoning designation of Parcel No. 100-1C Estate Taarneberg, King's Quarter, St. Thomas, consisting of 2.00 U.S. acres as described on survey drawing D9-8595-T011 from R-3 (Residential-Medium Density) to B-1 (Business-Central Business District).



Jozette J. Walker, CPM
Assistant Commissioner

6/4/2025

Date

Cc: Jean-Pierre L. Oriol, Commissioner