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## **USE VARIANCE – Plot 295-B-2 Estate Barren Spot, Christiansted, St. Croix, U.S. Virgin Islands B-2 Business-Scattered to B-3 Business-Scattered**

CDP LLC is the developer of the Island Crossings Shopping Center at Estate Barren Spot, St. Croix. The Anchor Tenant in the Shopping Center is the Home Depot, which is one of the most successful mid-sized Home Depots in the United States. Island Crossings recently welcomed Auto Zone, which has added a new option to the marketplace for Auto Parts on St. Croix. The future of Island Crossings is bright, with three new additions expected over the next twelve to eighteen months, including a locally owned Children’s Play Center, a locally owned Family Wellness Center, which are both in the pre-development stage, and a Self-Storage facility, for which a Use Variance is requested.

The Island Crossings Shopping Center is in a Tax Incentive Financing District, which means that it is a public private partnership in which the infrastructure, including roads, sewer, water and electricity were constructed with borrowed funds arranged through the Virgin Islands Public Finance Authority and FirstBank Puerto Rico. These borrowed funds were expected to be paid off with the Property Taxes and the Gross Receipts Taxes to be generated by the Tenants of the Shopping Center. I am pleased to say that in mid-2025, the \$15.0 million dollar infrastructure construction loan was paid off in full and the infrastructure was deeded over to the Government of the Virgin Islands.

The property that is the subject of this Application for a Use Variance is in the left side of the west entrance road as one approaches the Parking Lot for Home Depot. The property is designated Plot No. 295-D-2 of Estate Barren Spot. The Parcel is currently zoned *B-2 Business- Secondary/Neighborhood*, which does not allow for the construction and operation of a self-storage facility. The proposed Use Variance will change the zoning to listed in the *B-3 Business-Scattered* zoning designation, which will allow for the “Warehouse & Storage Services” land use.

I have provided you with copies of the Schematics with Elevations. The property has never been developed and is surrounded on three sides by undeveloped lots. It will be a single-phase development which will be owned by the 4 Rivers Property Group and Prime Storage. There is a ten (10) month timeline to construction and operation. There will be two buildings, a one story and a two-story Building with a total of 461 climate-controlled units. There will be twelve parking spaces and decorative landscaping throughout.

CDP, LLC respectfully requests that the Use Variance from *B-2 Business-Scattered to B-3 Business-Scattered* be granted.

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