



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS
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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

Report on Petition to Amend Official Zoning Map No. SCZ-18

Application No. ZAC-23-10

Petition of Evolve Warehouse, LLC and Evolve Liberty Hall, LLC to amend the Official Zoning Map No. SCZ-18 from R-4 (Residential-Medium Density) to R-3 (Residential-Medium Density) for Plot Nos. 19 & 20 Prince Street and 50, 51, & 52 Hospital Street, Frederiksted Town, St. Croix.

PROJECT PROFILE

Owner/applicant: Evolve Warehouse, LLC as per Warranty Deed dated June 8, 2017, Document No. 2017002611. Evolve Liberty Hall, LLC as per Warranty Deed dated January 6, 2016, Document No. 2016000139.

Acreeage: Plot Nos. 19 and 20 Prince Street, Frederiksted Town consist of 9,625 square feet as described on Measure Brief Folio No. 229. Plot Nos. 50, 51, and 52 Hospital Street, Frederiksted Town consist of 0.41674 acres as described on Drawing No. 3043.

Current Use: Plot Nos. 19 and 20 Prince Street has a warehouse used as an office. Plot Nos. 50, 51, and 52 Hospital Street has a long-term rental apartment building in use.

Proposed Use: Conversion of the properties to hotel and accessory uses.

Surrounding Uses/ Zones: To the north, east, south, and west is mixed use- residential and non-residential/commercial uses. The immediate area is zoned R-4, B-3 (Business-Scattered), and S (Special).

Infrastructure: Water needs are supplied by the public water line. Wastewater is handled by the public sewer line.

Public Response: There has been no opposition to the proposed rezoning. No one spoke in support of, questioned, or commented on the petition at DPNR's public hearing held September 18, 2023.

ANALYSIS: Mr. Clarence Browne testified on behalf of the applicant during the Department's public hearing. He stated the Hospital Street apartment building will be converted in phases into short-term rental use as the long-term tenants' leases expire. There are currently 20

units with 70% occupancy. Fifteen are one-bedroom units and two are two-bedroom units. The conversion would only require internal renovations and may yield about 30 guestrooms.

The properties' conversion into hotel use will be a satellite extension of The Fred hotel with amenities supported by and serviced at The Fred. This site would be for the longer stays averaging five days rather than the typical one- to two-day stays.

The site is located along the middle/northern edge of town. The surrounding area contains properties that have historically been used for commercial and residential activity although more heavily on the residential activity. The current R-4 zoning does not permit the applicant's proposed hotel conversion thus the reasoning for pursuing the R-3 zone.

After the department's public hearing, the applicant requested the zoning map amendment be evaluated for B-1 (Business-Central Business District) zoning for better compatibility and utilization of the property. This would be in keeping with the location in downtown Frederiksted.

The department analyzed the B-1 zoning and it was intended to be devoted primarily to commercial enterprises serving the visitor and tourist. These uses include hotels, professional offices, and residences. The department is in favor of town properties having increased use opportunities to spur redevelopment in our towns. This zoning map amendment provides a potential benefit to the community and may be a stimulus for the rehabilitation and/or enhancement of surrounding town properties.

Recommendation:

The Department of Planning and Natural Resources recommends that Official Zoning Map No. SCZ-18 be amended from R-4 (Residential-Medium Density) to B-1 (Business-Central Business District) for Plot Nos. 19 & 20 Prince Street and 50, 51, & 52 Hospital Street, Frederiksted Town, St. Croix.



Jozette J. Walker, CPM
Assistant Commissioner

REVIEWED
By Jozette J. Walker, CPM at 12:10 pm, Nov 06, 2023

Date

Cc : Jean-Pierre L. Oriol, Commissioner