



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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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-10, Application No. ZAT-24-9**

Petition of applicant, Government of The Virgin Islands (Property and Procurement), to amend Parcel No. N-1-Remainder of Tract 1 Estate Nazareth, No. 1 Red Hook Quarter, St. Thomas from R-2 (Residential-Low Density-One and Two Family) to P (Public) zoning to allow a soccer field/athletic field (playfield) as a matter of right.



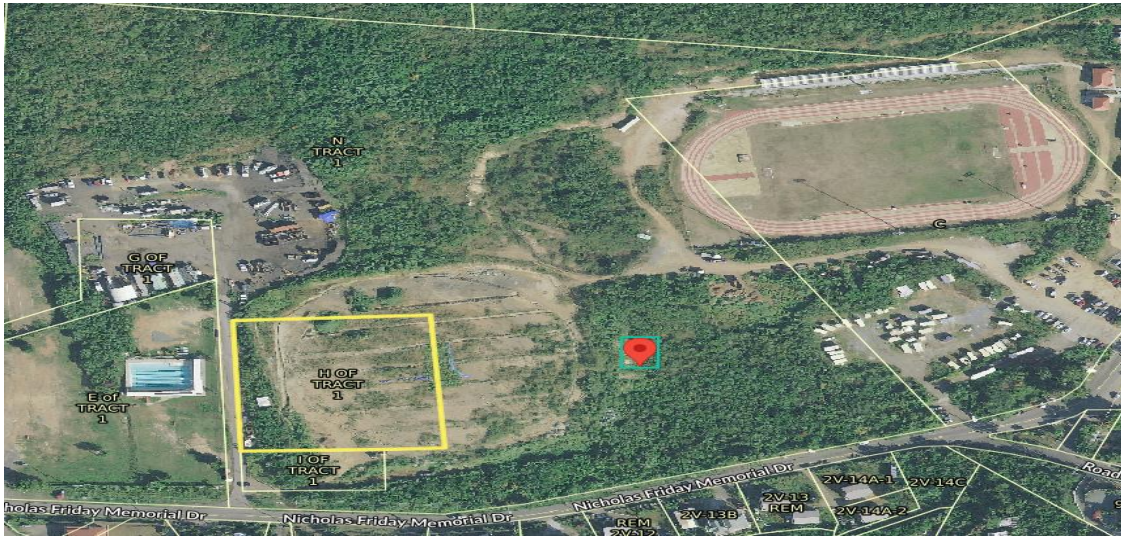
*Photo of current site condition*

**Property Owner(s):** Government of The Virgin Islands as per Bargain and Sale Deed dated December 17, 1968, Document No. 4685/1969.

**Applicant Representative(s):** Jeffrey Boschulte (project architect) and USVI Soccer Federation (prospective lessee).

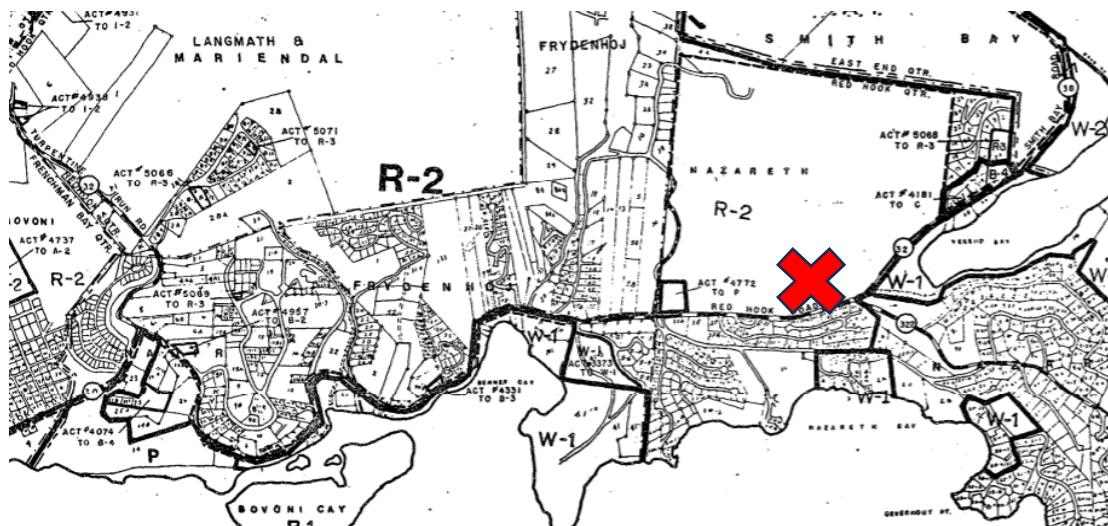
**Acreege:** 5.032 acres as shown on survey drawing D9-9848-T024.

**Surrounding Uses and Zones:** Surrounding the property to the north is the Ivanna Eudora Kean High School track and field. To the east is the V. I. Waste Management Authority transfer bin station (Parcel C rezoned to P-Public by Act 8606) then the high school's gym. To the south is the Nicholas Friday Memorial Drive then residences. And to the west is the Swimming Association's pool then the V. I. National Guard Headquarters (Parcel 1 rezoned to P-Public by Act 4772).



MapGeo aerial view of property (marked in red)

The surrounding areas are zoned R-2 and W-1 (Waterfront-Pleasure) with two rezonings.



Official Zoning Map No. STZ-10 (property location indicated by red X)

**Infrastructure:** Both water and sewer will be handled by the public lines.

**Other needed DPNR Division reviews:** The property will undergo the Coastal Zone Management (CZM) Tier 1 permitting process for any future permitting needs. It was noted by DPNR’s State Historic Preservation Office that there is potential for archaeological resources to come up during excavation because the area most likely may have been an ideal area for Native American settlement.

**Project Summary:** At DPNR-CCZP’s public hearing, the prospective lessee testified that the Department of Property and Procurement is working with sport organizations to create a sports complex in the area. To date only the Swimming Association has built a facility. The master plan for the area has allocated space

for the VI Olympic Committee, the Cricket Association, the Swimming Association, the VI Soccer Federation, and possibly tennis. The VI Soccer Federation's proposal is to build a first-rate FIFA approved soccer facility. The athletic field with accessory two-story buildings would include spectator bleachers, locker rooms, restrooms, concessions, a training room building, maintenance building, future dormitory, and 126 parking spaces. Development will occur in at least three phases and may take 2-3 years to complete.

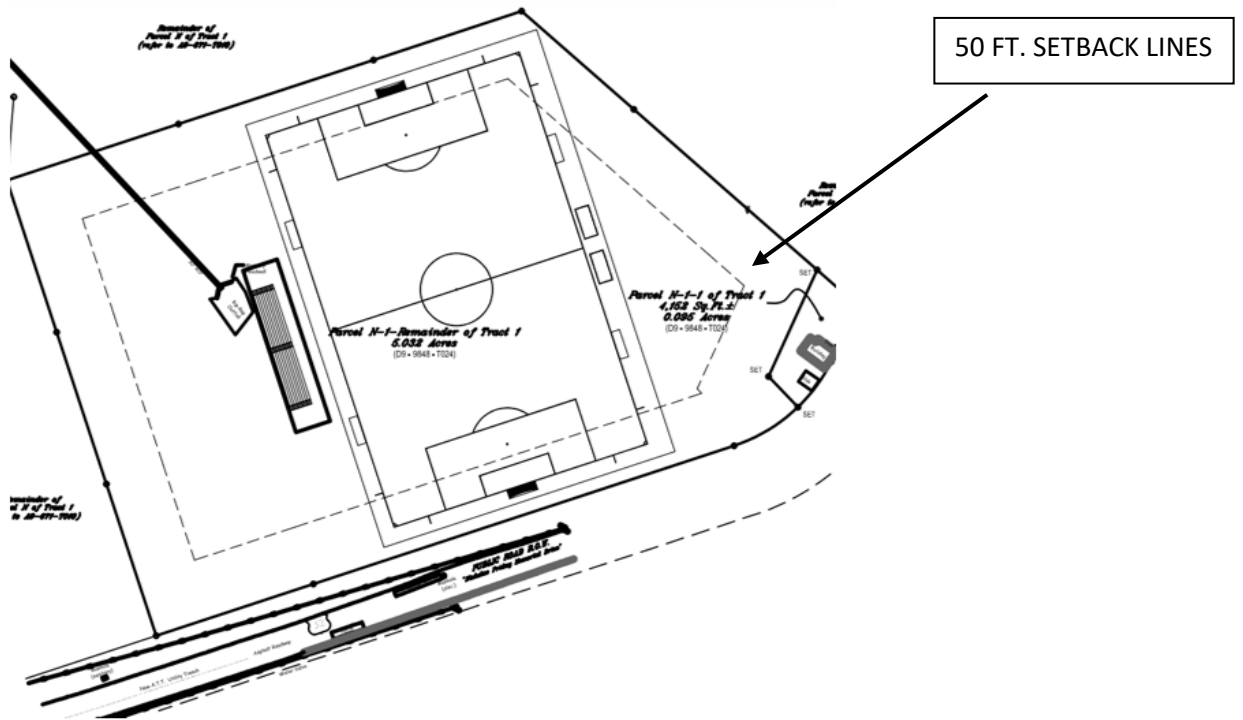
**Public Response at DPNR-CCZP Public Hearing held September 16, 2024:**

There was no opposition or concern expressed with the proposal. There were two post-hearing support letters received.

**Analysis of Request/Reason for Recommendation:** The property is within the R-2 zoning district which does allow Athletic fields (playfields)" subject to the following conditions:

- A. Every athletic field shall have a minimum area of five (5) acres;
- B. Every athletic field shall be surrounded by a fence or planted area;
- C. No building, structure, play area such as a baseball field, football field or tennis court shall be located closer than fifty (50) feet from the property line;
- D. No building or structure shall exceed a floor area of over twenty-five hundred (2,500) square feet;
- E. All play areas shall be treated so as to be free from dust;
- F. All lighting shall be directed away from the property lines so as not to create an unsatisfactory condition for surrounding residential property; and
- G. All activities shall cease at 11:00 p.m.

The prospective lessee's conceptual plan indicated compliance with all conditions except C. and D.

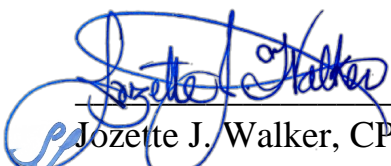


The 50-foot setbacks will preclude the placement of the soccer field in the ideal orientation, which is in the north/south direction. Proper orientation will allow play without the sun in one’s eyes. Also, the bleachers alone will exceed 2500 square feet thus preventing any other building or structure from being developed.

The department recommends approval of the rezoning request. The requested P-Public zone would allow the soccer facility to be developed without the restrictions the R-2 zone imposes. Also, as the property is owned by the Government of the Virgin Islands, the rezoning would be in keeping with Virgin Islands Code, Title 29, Chapter 3, Subchapter I, Section 229 (q) which states, “Properties which are publicly owned should be shown upon the zoning map as such.”

### Recommendation

The Department of Planning and Natural Resources recommends that Parcel No. N-1-Remainder of Tract 1 Estate Nazareth, No. 1 Red Hook Quarter, St. Thomas be rezoned from R-2 (Residential-Low Density-One and Two Family) to P (Public).

  
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Jozette J. Walker, CPM  
Assistant Commissioner

10.11.2024.  
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Date

Cc: Jean-Pierre L. Oriol, Commissioner