



Office of the Commissioner

**Report by the Division of Comprehensive and Coastal Zone Planning on
the Petition to Amend Official Zoning Map No. SCZ-11, Application No.
ZAC-24-7**

Petition of applicant, Ashwash Enterprise, LLC, to amend Plot No. 13-A Combined and Remainder of Parcel No. 4 Combined Estate Hogensborg, West End Quarter, St. Croix from R-1 (Residential-Low Density) to R-2 (Residential-Low Density-One and Two Family) and B-3 (Business-Scattered) zoning, respectively. The purpose of the request is to allow a mixed-use development.

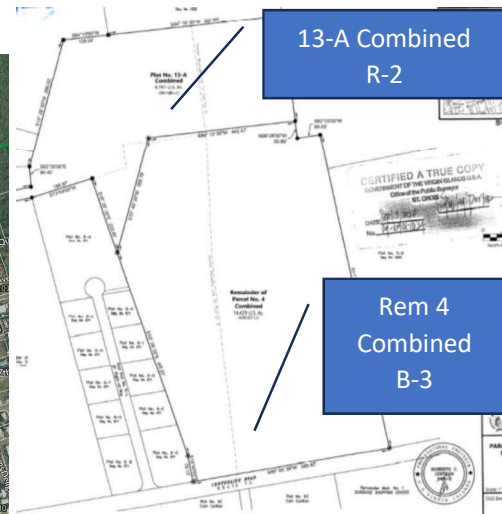
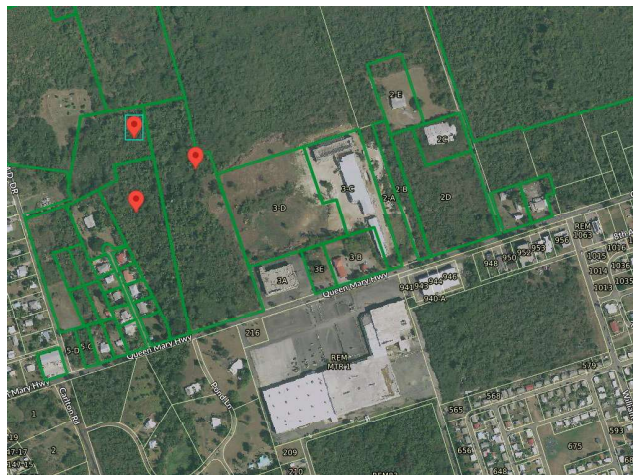


Photo of current site condition- undeveloped land marked in red

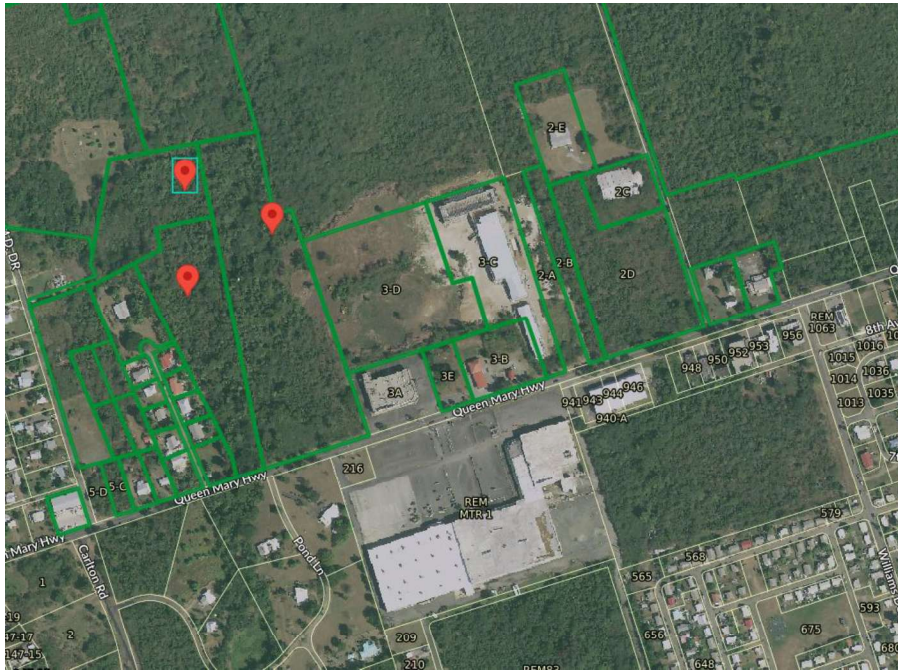
Property Owner(s): Ashwash Enterprise, LLC as per Warranty Deeds dated March 18, 2023, Document No. 2023001285 and February 29, 2024, Document No. 2024000831.

Applicant Representative(s): Clarence Browne, Managing Principal, Design District Architects, PLLC

Acreage: 21.19 combined acres as described on survey drawing No. D9-6901-C024.

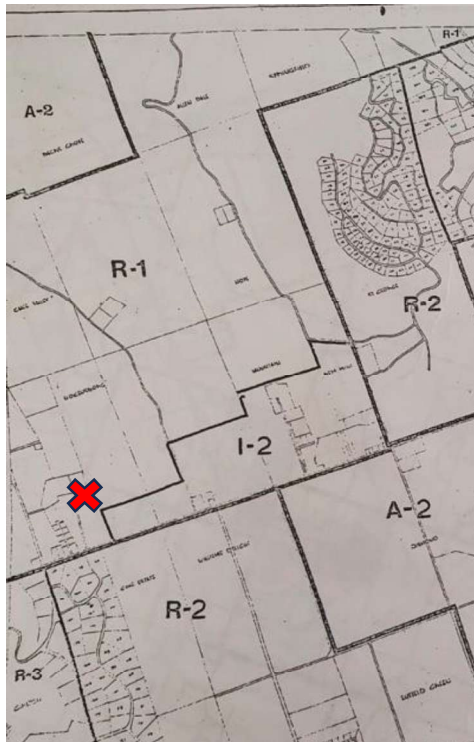
Surrounding Uses and Zones: Surrounding the property to the north is undeveloped land. To the east is a mix of undeveloped land and commercial development. To the south is Queen Mary Highway, then a mix of residential and commercial development (Remainder of Cane Estate Matricular No. 1 was

rezoned to B-2 (Business-Secondary/Neighborhood by Act No. 5403). To the west is residential development.



MapGeo aerial view of properties (marked in red)

The surrounding area is zoned R-1, R-2, B-2, and I-2 (Light Industry) with one rezoning.



Official Zoning Map No. SCZ-11 (properties location indicated by red X)

Infrastructure: Water needs may be supplied by the public line and/or cistern. Wastewater may be handled by the public line and/or septic tank.

Other needed DPNR Division reviews: A Flora and Fauna Study and Phase I Cultural Resources Survey will need to be conducted and reviewed by the Divisions of Fish and Wildlife and Virgin Islands State Historic Preservation Office, respectively. Development of the properties would require a Stormwater Pollution Prevention Plan from the Division of Environmental Protection.

Project Summary: At DPNR-CCZP's public hearing, Mr. Clarence Browne testified the proposal is to allow a residential subdivision for homeownership (20-22 lots) and future green space/townhome/mixed use development with the applicant's retail store being the first phase of development along Queen Mary Highway. The primary intent for the request is to allow the property owners to relocate their existing retail store and maximize the property for residential activity. A greenspace buffer would separate the southern mixed-use development from an existing residential subdivision to the west.



Conceptual drawing of proposed development

Public Response at DPNR-CCZP Public Hearing held October 23, 2024:

Three adjacent property owners and one post-hearing comment expressed concerns with:

1. The gut to the west and mitigation measures to lessen flooding.
2. The B-3 table of permitted uses; and
3. Industrial uses/pollutants impacting nearby properties.
4. Property owner's past development experience.
5. Historical ruins on the property.
6. Traffic flow along Centerline Road and
7. Well planned out buffer needed to address sound and flooding.

Analysis of Request/Reason for Recommendation: The applicant wants to rezone the properties to allow for mixed use, which is the characteristic of the surrounding area. The properties were reconfigured into two lots to focus the mixed use (business/residential) on the southern lot along Queen Mary Highway. To lessen the impact on the surrounding residential neighborhoods, the northern lot would be intended for residential use only, under the R-2 zoning, and there will be a gut buffer zone between the existing residential subdivision to the west and the southern lot proposed for B-3 zoning.

Economic feasibility is a factor in planning decisions, but it is very important to look at how a proposed development may enhance or detract from its surroundings over the long term. The southern lot proposed for B-3 zoning is immediately adjacent to I-2 zoning which is unattractive for nearby residential development. A transition zone may be more appropriate such as the intended B-3 zone which allows for mixed use (business and residential). This transition may allow for more appropriate non-residential uses to occur adjacent to the industrial zoned land and along the Queen Mary Highway. Other residential density such as live/work units and missing middle housing (greater than two dwelling units) could then occur as the transition west to low density residential occurs.

The property's southern access to public water and sewer lines and location to public transportation along Queen Mary Highway, the area's mixed-use character and ability to act as a buffer transition from mixed use to the lower-density residential areas makes the request a reasonable one.

Recommendation

The Department of Planning and Natural Resources recommends that Plot No. 13-A Combined Estate Hogensborg, West End Quarter, St. Croix be rezoned from R-1 (Residential-Low Density) to R-2 (Residential-Low Density-One and Two Family) and Remainder of Parcel No. 4 Combined Estate Hogensborg, West End Quarter, St. Croix be rezoned from R-1 (Residential-Low Density) to B-3 (Business-Scattered).



11/13/2024



Jean-Pierre L. Oriol

Date

for Commissioner