

Plot Nos. 13A Combined & 4 Combined
Estate Hogensborg
St. Croix, U.S. Virgin Islands

Hogensborg

ZONING MAP AMENDMENT | AUGUST 2024



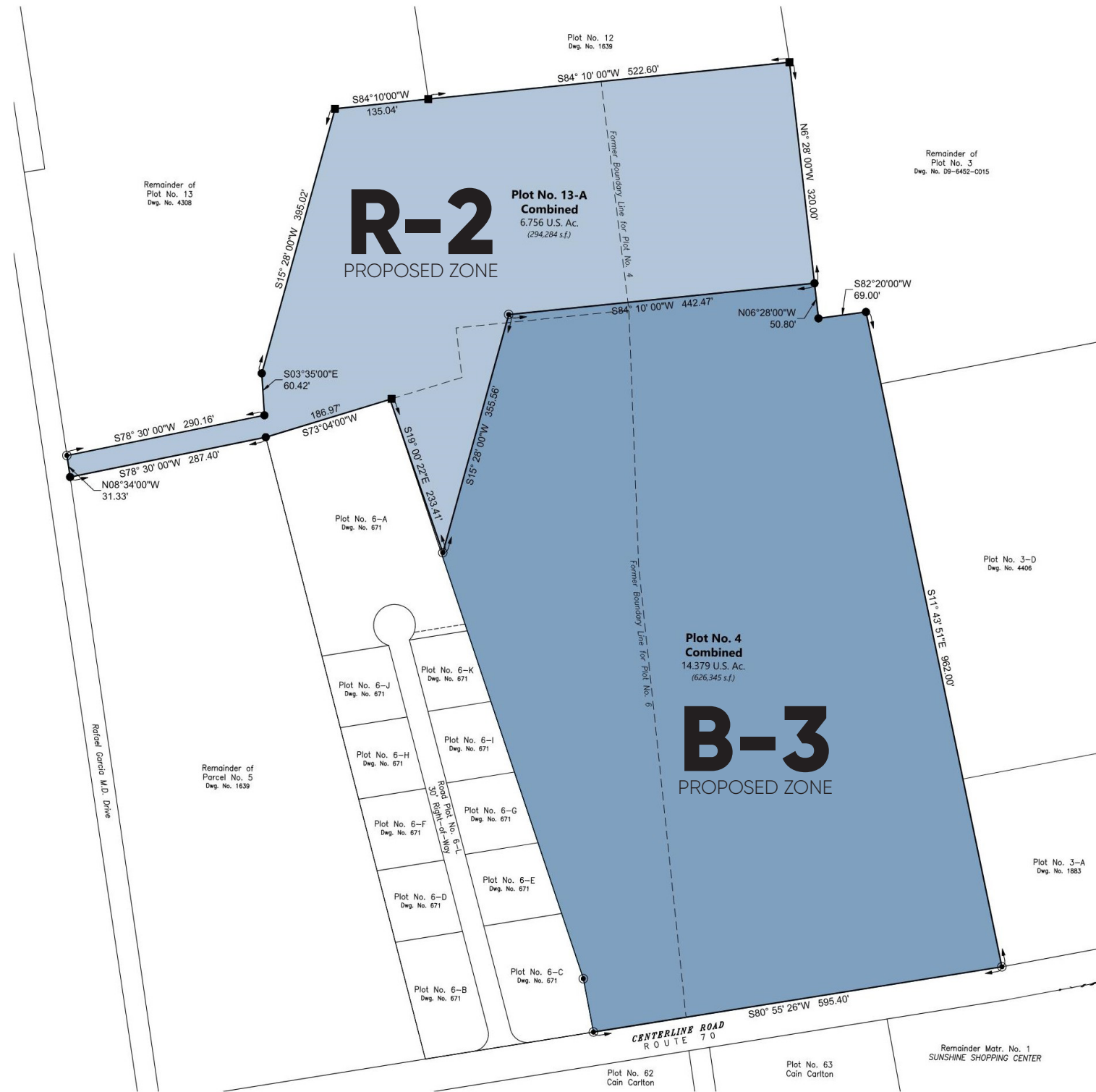
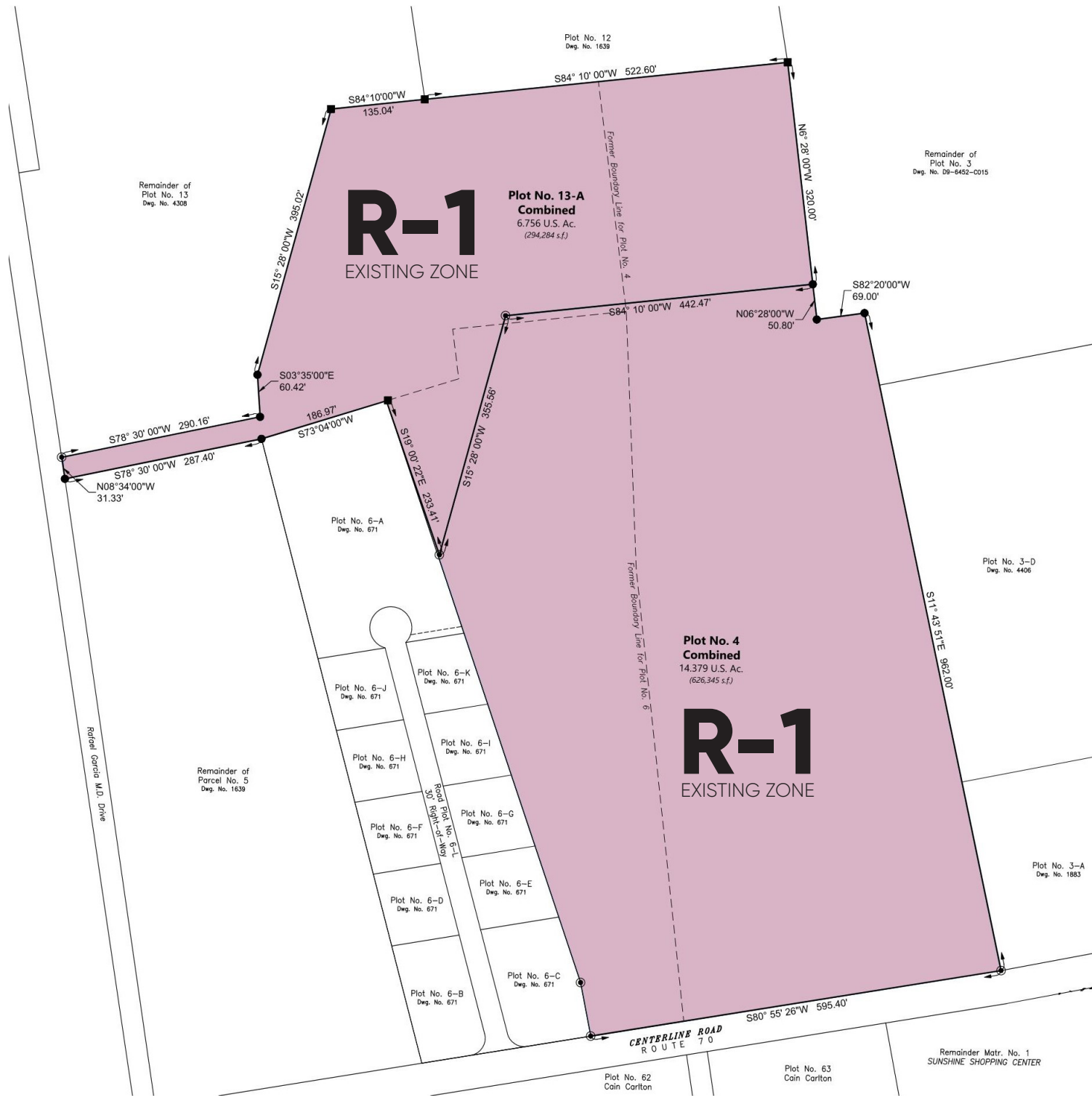
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EXISTING ZONING DESIGNATIONS

PROPOSED ZONING DESIGNATIONS





Illustrative Masterplan

This plan responds to critical needs of the owners and of the broader community in a manner that is resilient, flexible and scalable, allowing for various uses while celebrating the rich history of this Estate.

14%

LOT OCCUPANCY

The proposed lot occupancy is well below the limit of the existing R-1 zone which is 25%.
The plan also demonstrates occupancy below the 60% limit of the proposed B-3 zone.

200ft.

MIN. DISTANCE TO NEAREST RESIDENCE

Plan shows that the nearest proposed mixed-use building is approximately 164ft. from the boundary line which is about 200ft. from the nearest existing residence.

66%

PERVIOUS, LANDCAPED GREEN AREA

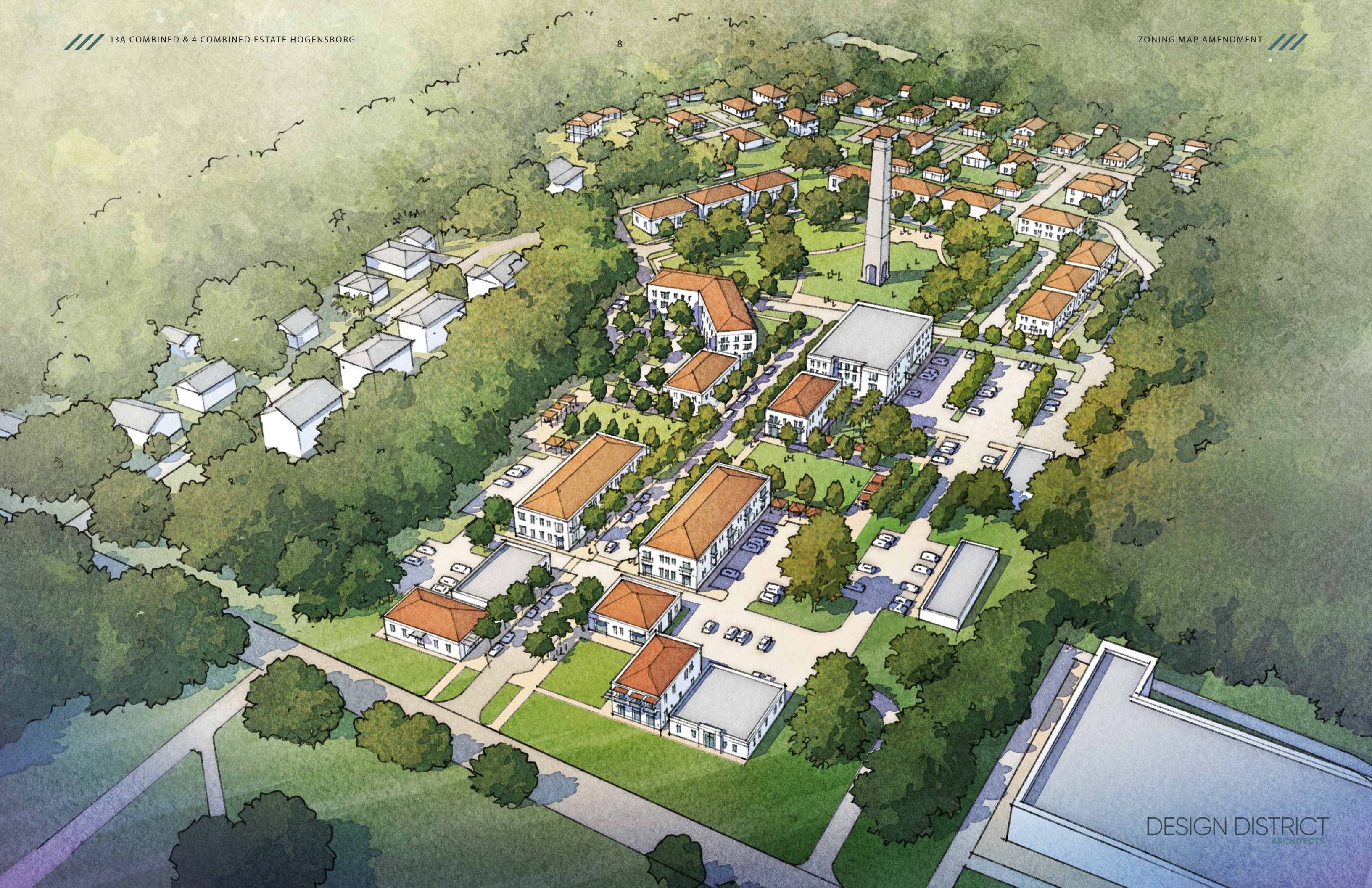
The plan shows further restraint by preserving the dense foliage where possible and providing for usable open space throughout.



MASTERPLAN LEGEND

- (A) MAIN ENTRANCE AT CENTERLINE ROAD
- (B) MIXED-USE BUILDINGS (HEIGHT LIMITS PER B-3 PROVISIONS)
- (C) PUBLIC GREEN OR PLAZA
- (D) PARKING (PER ZONING)
- (E) FORMAL PARK/CULTURAL RESOURCE PRESERVE
- (F) HISTORIC CHIMNEY
- (G) TRIPLEX TOWNHOME BUILDINGS [30 RESIDENCES TOTAL]
- (H) SINGLE FAMILY RESIDENTIAL PER R-2 [23 RESIDENTIAL PLOTS]
- (I) CONNECTION TO RAFAEL GARCIA, M.D. DRIVE
- (J) LANDSCAPE BUFFER & GHUT/RETENTION





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