

DEPARTMENT of PLANNING and NATURAL RESOURCES

Division of Comprehensive & Coastal Zone Planning

ZONING PRE-APPLICATION MEETING REQUEST FORM

Date: October 30, 2023 **DRAFT FOR DPNR REVIEW, PRIOR TO SUBMISSION**

1. Project Name: ARKALA CENTER
2. Applicant's Name: AR LEGACY, LLC,
represented by Roger B. Minkoff, attorney-in-fact for AR LEGACY, LLC
3. Applicant's Physical Address: 6F-2 St. Peter
St. Thomas, VI 00802
4. Applicant's Mailing address: Roger B. Minkoff
Minkoff & Associates, LLC
P. O. Box 503145
St. Thomas, VI 00805-3145
Phone: 340-690-9710
Email: realadvisor@usvirealestatebroker.com
5. Name of Legal Owner of Property: AR LEGACY, LLC
6. AR LEGACY, LLC
P. O. Box 9196
St. Thomas, VI 00801
Phone: (340) 643-8196 or (340) 513-7328
7. Contact person:
Minkoff & Associates, LLC
P. O. Box 503145
St. Thomas, VI 00805-3145
Phone: 340-690-9710
Email: realadvisor@usvirealestatebroker.com
8. General Location of Property: Estate Donoe, St. Thomas, VI.
Behind Home Depot, west of and contiguous to My Brother's Workshop Campus.
9. Property Address: Subject Parcel: No. Reconfigured Remainder Consolidated Parcel No. 1-13,
Estate Donoe, No. 2A New Quarter, St. Thomas, United States Virgin Islands.
10. Tax Assessor's Parcel I. D. No.: 1-05502-0443-00
11. Site Acreage: 11.142 acres, more or less. +/- U. S. acres
12. Current Zoning: R-4 Residential-Medium Density

13. Detailed Description of Proposal:

Simply stated, conceptually a "Mixed Use Community."

Mixed-use zoning can provide several important benefits, including:

- Reducing combined housing and transportation costs for households by providing diverse housing options and alternatives.
- Creating cohesive, yet diverse, neighborhoods with increased economic and cultural opportunities.

Mixed-use development can save space and provide convenience for residents, while also creating an appealing destination for residents, businesses, and visitors.

According to the sustainablecitycode.org, among other benefits, mixed-use zoning can provide several important benefits, including:

- Reducing combined housing and transportation costs for households by providing diverse housing options and alternatives to automobile travel;
- Creating cohesive, yet diverse, neighborhoods with increased economic and cultural opportunities, contributing to greater livability and a healthier local economy;
- Encouraging healthier lifestyles by creating a pattern of development in which biking and walking are part of everyday travel behaviors;
- Reducing vehicle miles traveled, dependence on fossil fuels, and associated greenhouse gas emissions;
- Reducing the costs of delivering public services by encouraging infill and redevelopment in areas with existing infrastructure;
- Providing a more compact development pattern that helps preserve open space and natural resources elsewhere in the community or region;
- Encouraging a more sustainable transportation system over the long term by creating viable options for people to get to destinations by multiple modes of transportation;
- Reducing reliance on building new roadways or widening existing roadways to meet transportation needs as a community and region continues to grow; and

In addition to residential dwelling units for the existing population of St. Thomas, there is a demand to provide housing and office space for the existing businesses and the growing population of Economic Development Commission certified and other first-class companies and their personnel. These superlative companies and employees need what is deemed "Class A" office and residential living space, of which there is a dearth.

In feasibility studies of new top of the line, financially sound companies, this deficiency, and demand for "Class A" office, retail, service businesses and living space creates a serious problem and negatively influences their considerations of establishing their domicile in the United States Virgin Islands.

This proposal requests that the owner of this property be permitted to create a "Class A" office, retail, service business and residential campus to fulfill this dire need.

14. Proposed Zoning: B-3 – BUSINESS SCATTERED

15. Is the property served by municipal sewer: NO and water lines: NO. Water, YES. Water supply will come from the water tower next to the subject property.

If no, explain plan for sewage disposal and water supply:

Sewage disposal will be designed by an architect and engineer, will meet VI Building Code requirements.

16. Are there any floodways on the site: NO

See the attached MapGeo topographical map and conceptual layout diagram of the site.

17. Are there any cultural/historical resources on the site: NO

If yes, describe the resources: N/A

18. Are there any covenants and restrictions of record on the property: NO

If yes, explain and provide copy of the restrictions: N/A

Please submit the completed form with the following documents:

- (1) Property's Deed – The present title holder of record is AR LEGACY, LLC. Deeds attached.
- (2) Property's covenants and restrictions – NONE.
- (3) Property's Official PWD or OLG Map – A9-844-T019, dated 2/1/19.
- (4) Official Zoning Map for the property – herewith attached.
- (5) Pictures depicting intervals along perimeter of the property, its existing on-site conditions, surrounding neighborhood – photos appear on the Conceptual Plan, which will be more fully developed after the Pre-Application meeting and ready to present at the public hearing;
- (6) Adjacent Ownership Certification with listing and mailing addresses of property Owners within 150' radius and surrounding areas of the subject property – dated XXXXXXXX and herewith attached;
- (7) Conceptual Site Plan – B & W copy herewith attached; color rendering mounted on foam core available for presentation. No detailed Conceptual Plan yet created. Conceptual Plan will be more fully developed after the Pre-Application meeting and ready to present at the public hearing.

Your Conceptual Site Plan should and does include the following as the Conceptual Site Plan is envisioned at the time of this submission:

DEPARTMENT OF PLANNING AND NATURAL RESOURCES, DIVISION OF COMPREHENSIVE & COASTAL ZONE PLANNING, ZONING PRE-APPLICATION MEETING REQUEST FORM, DATE: OCTOBER 30, 2023, PROJECT NAME: ARKALA, APPLICANT'S NAME: AR LEGACY, LLC, PAGE 4/4.

1. Conceptual layout of the property;
2. Existing/proposed building locations and footprint;
3. Location and uses of open space;
4. Location of watercourses (gut) and existing type of vegetation on the site (Primarily overgrown bush and shrubs);
5. Location of existing/proposed streets and driveways, accesses, and circulation pattern;
6. Current use and zoning of the site and adjacent property – attached in the site plan and supporting documents;
7. Landscape design and screening/buffering concept;
8. Proposed lot size/density and set back;
9. Proposed development timing – at this time it is the intention of the applicant that development work will begin immediately upon the passage of the rezoning.

It is understood by the applicant that submittal of the requested information is a pre-requisite for a pre-application meeting and does not constitute the submittal of an application to the Legislature for a Zoning Map Amendment.

Respectfully submitted,

FOR: AR LEGACY, LLC
By: Roger B. Minkoff
As the attorney-in-fact for
AR LEGACY, LLC