



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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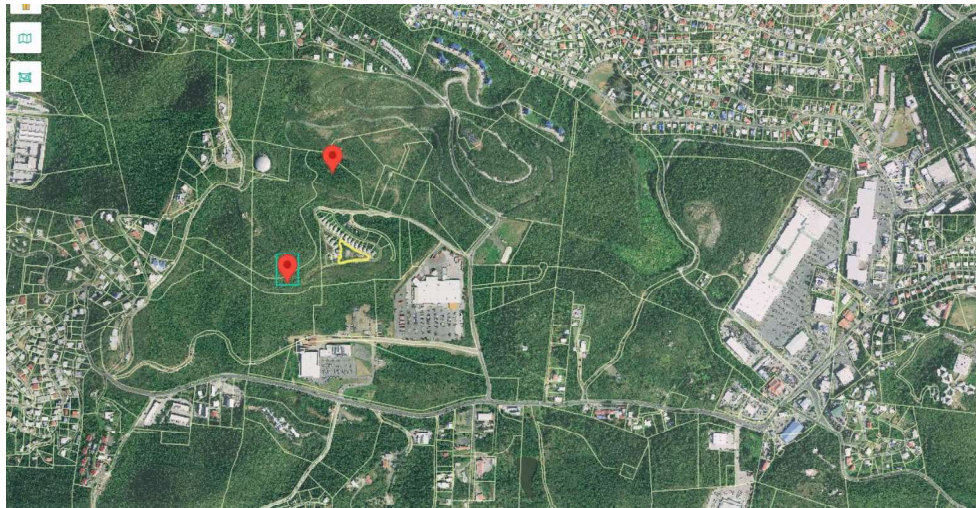
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Office of the Commissioner

**Report by the Division of Comprehensive and Coastal Zone Planning on
the Petition to Amend Official Zoning Map No. STZ-7, Application No.
ZAT-24-3**

Petition of applicant, AR LEGACY, LLC to amend Reconfigured Remainder Consolidated Parcel No. 1-13 Estate Donoe, No. 2A New Quarter, St. Thomas from R-4 (Residential-Medium Density) to B-3 (Business-Scattered) zoning to allow for a mixed-used community.



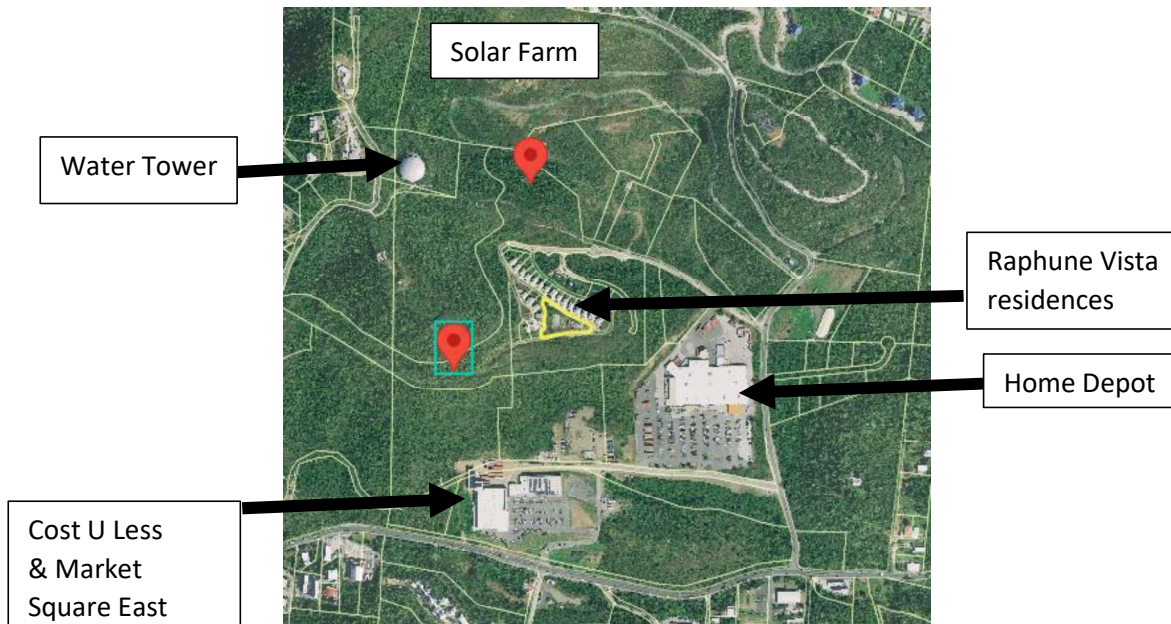
Mapgeo aerial of current site condition (undeveloped land marked in red)

Property Owner(s): AR LEGACY, LLC as per Receiver's Deed dated February 16, 2019, Document No. 2019001472.

Applicant Representative(s): Roger B. Minkoff, Consultant, and representatives of the applicant: Aikeem and Rasha Harris.

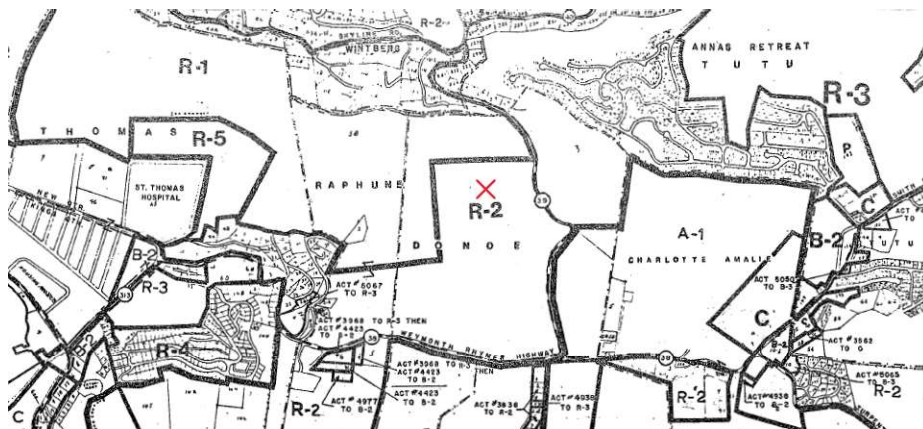
Acreage: 11.142 acres as described on survey drawing D9-844-T019.

Surrounding Uses and Zones: Surrounding the property to the north is vacant land and former solar farm. To the east is My Brother's Workshop and a residential subdivision (Oceanside Village/Raphune Vista). To the south is the Home Depot, Market Square East shopping mall, Cost-U-Less, WAPA line yard, and undeveloped land. To the west is undeveloped land.



MapGeo aerial view of property (marked in red)

The surrounding area is zoned R-2 (Residential-Low Density-One and Two Family), R-3 (Residential-Medium Density), R-4, B-2 (Business-Secondary/Neighborhood), C (Commercial), and I-1 (Heavy Industry).

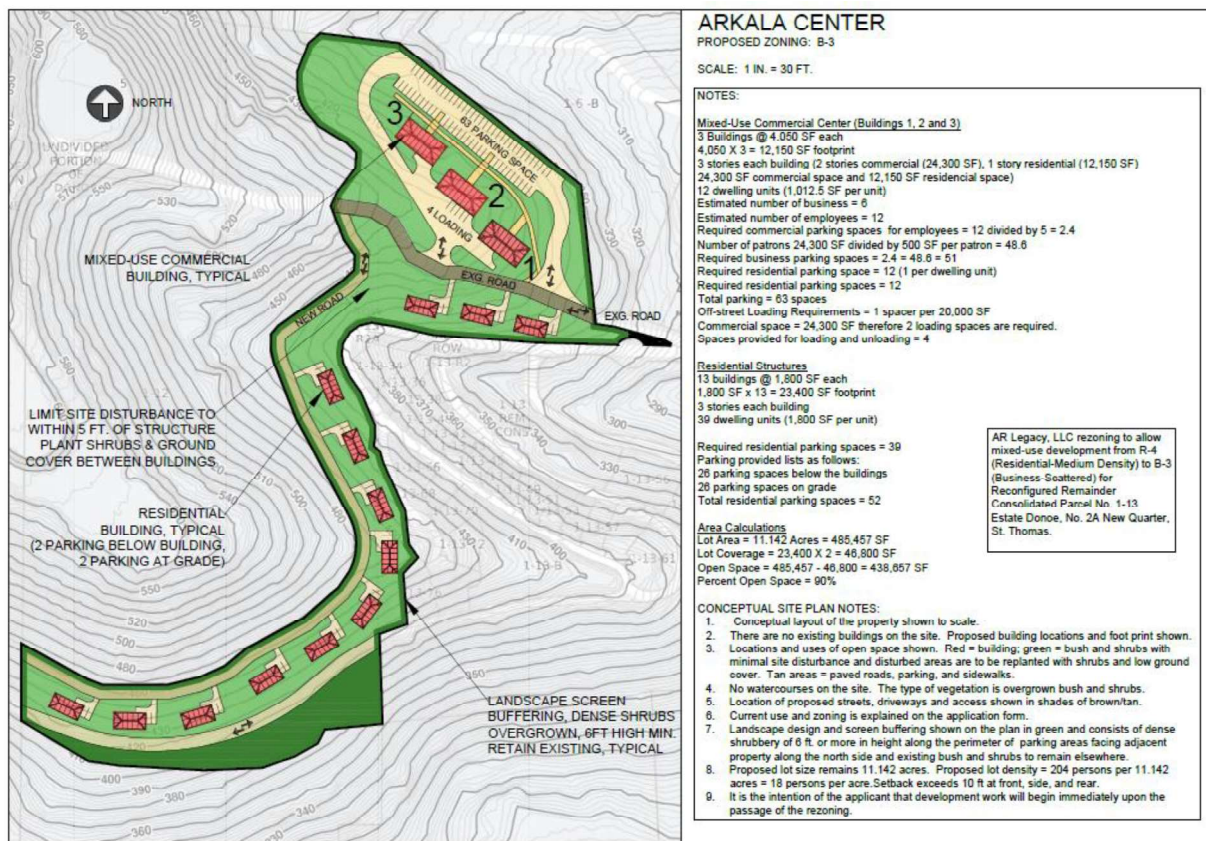


Official Zoning Map No. STZ-7 (property location indicated by red X)

Infrastructure: Water needs will be supplied by public line from the water tower located to the north/northwest of the property. Wastewater will be handled by a treatment plant.

Other needed DPNR Division reviews: None

Project Summary: At DPNR-CCZP's public hearing, Mr. Roger Minkoff testified that the proposed mixed-use community will consist of commercial buildings (labeled below with numbers 1 to 3), predominantly targeted for offices and mixed use. Below the commercial buildings will be residential buildings.



Conceptual drawing of proposed development

The development will be phased over in as many as five phases. The commercial buildings will be developed in phase one (taking about a year and a half) and subsequent phases will be the residential buildings, dependent on the market. There may be 39 dwelling units and amenities such as a community center and swimming pool.

Public Response at DPNR-CCZP Public Hearing held December 18, 2023:

There was no opposition or concerns expressed with the proposal. There were no post-hearing comments received.

Analysis of Request/Reason for Recommendation:


The property was previously part of the Oceanside Village/Raphune Vista property (Parcel No. K Est. Raphune and Consolidated Parcel No. 1-13 Est. Donoe). It was originally permitted in 2007 as a 173-unit single-family detached grouped housing development (Group Dwelling Permit No. GDT-07-2). A rezoning application was subsequently processed in 2008 to allow homeowners the ability to purchase the houses with land (fee simple sale) rather than the condominium ownership required by the group dwelling permit. The properties were rezoned from R-1

and R-2 to R-4 by Act No. 7099. After the rezoning the properties were subdivided.

AR LEGACY, LLC wants to rezone the subject property to allow for mixed use, which is the characteristic that has developed in the area over the past fifty years. There have been six zoning map amendments in the area ranging from use variances, R-3, R-4, B-2, C-Commercial, and I-1. In analyzing the applicant's request, the department considered the area's number and variety of zoning map amendments and mixed-use character that has developed over the years. The request for B-3 zoning to continue the mixed-use character is reasonable for the area.

Recommendation

The Department of Planning and Natural Resources recommends that Reconfigured Remainder Consolidated Parcel No. 1-13 Estate Donoe, No. 2A New Quarter, St. Thomas be rezoned from R-4 (Residential-Medium Density) to B-3 (Business-Scattered).



Jozette J. Walker, CPM
Assistant Commissioner

1/9/2024

Date

Cc: Jean-Pierre L. Oriol, Commissioner