



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

-----0-----

DEPARTMENT OF PLANNING AND NATURAL RESOURCES

4611 Tutu Park Mall
Suite 300, 2nd Floor
St. Thomas, VI 00802
(340) 774-3320

45 Mars Hill, Frederiksted
St. Croix, VI 00840
(340) 773-1082
dpnr.vi.gov



Office of the Commissioner

Report by the Division of Comprehensive and Coastal Zone Planning on the Petition to Amend Official Zoning Map No. SCZ-12, Application No. ZAC-24-2

Petition of applicant, Hubert H. Watty, MD to amend Plot No. 6, Parcel 6 of Estate Clifton Hill, Kings Quarter, St. Croix from R-2 (Residential-Low Density-One and Two Family) to B-3 (Business-Scattered) zoning to allow for general office uses, in addition to the medical clinic/office and laboratory services.



Photo of current site condition

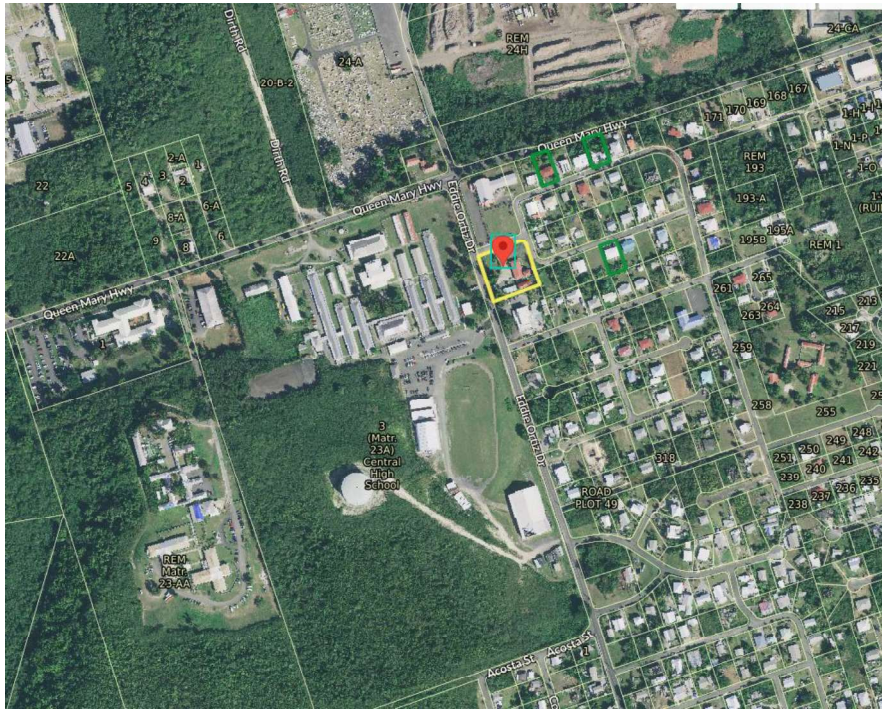
Property Owner(s): Dr. Hubert H. Watty as per Deed of Gift dated October 12, 1995, Document No. 5450/1995.

Applicant Representative(s): Dr. Hubert H. Watty.

Acreege: 0.9553 acres as described on survey drawing No. 2807.

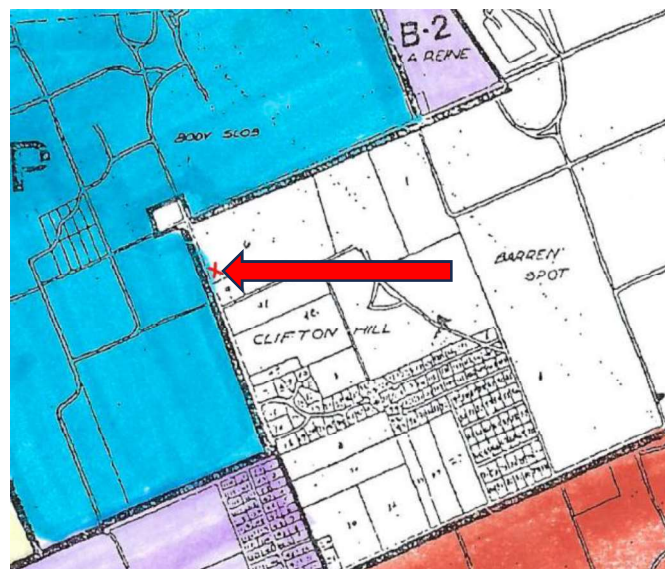
Surrounding Uses and Zones: Surrounding the property to the north is a Moravian Church. To the east is a residential subdivision. To the south is a pre-

existing, non-conforming restaurant (Midland Restaurant). To the west is the St. Croix Central High School.



MapGeo aerial view of property (marked in red)

The surrounding area is zoned R-2 and P (Public) with two rezonings granted for Plot Nos. 47 and 303. Plot No. 47 Est. Clifton Hill was rezoned in 1995 from R-2 to B-3 by Act No. 6075. Plot No. 303 Est. Clifton Hill was rezoned in 2013 from R-2 to B-3 by Act No. 7511.



Official Zoning Map No. SCZ-12 (property location indicated by red X/arrow)

Infrastructure: Water needs are supplied by multiple cisterns and there is access to the public water lines. Wastewater is handled by a septic system.

Other needed DPNR Division reviews: None.

Project Summary: At DPNR-CCZP's public hearing, Dr. Watty testified the property has a use variance for a medical clinic/general medical practice, with a lab which were authorized in 2018 by Act No. 8122. The use variance, however, has proven limited by not allowing him to expand the healthcare facility to include a pharmacy and office space for other healthcare providers who are on island or interested in traveling to the island.

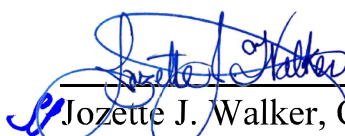
Public Response at DPNR-CCZP Public Hearing held February 22, 2024:
There was no opposition or concerns expressed with the proposal.

Analysis of Request/Reason for Recommendation: The property was formerly used as a school by the applicant's mother (for almost 40 years) then converted into his medical practice. There are 13 lots across from the high school, four used residentially, three vacant/undeveloped, and six mixed use/non-residential. These properties, two having been rezoned, are located along a busy thoroughfare that connects the Queen Mary Highway with the Melvin Evans Highway.

In analyzing the applicant's request, the department considered the property's persistent non-residential use and the location along a busy thoroughfare that has experienced two zoning map amendments. This application is indicative of the need to analyze properties for appropriate mixed-use zoning based on location, nonconforming and non-residential uses, and surrounding features. The department recognizes some locations may be more appropriate for mixed-use zoning that were formerly zoned residentially.

Recommendation

The Department of Planning and Natural Resources recommends that Plot No. 6, Parcel 6 of Estate Clifton Hill, Kings Quarter, St. Croix be rezoned from R-2 (Residential-Low Density-One and Two Family) to B-3 (Business-Scattered).



Jozette J. Walker, CPM
Assistant Commissioner

3.12.2024

Date

Cc: Jean-Pierre L. Oriol, Commissioner