



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS
-----0-----
DEPARTMENT OF PLANNING AND NATURAL RESOURCES

Report on Petition to Amend Official Zoning Map No. SCZ-19

Application No. ZAC-23-5

Petition of Z Property VI, LLC to amend the Official Zoning Map No. SCZ-19 from R-4 (*Residential-Medium Density*) to R-3 (*Residential-Medium Density*) for Plot No. 7-a, 7-b, and 8-b Hospital Street, Christiansted Town, St. Croix.

PROJECT PROFILE

Owner/applicant: Z Property VI, LLC as per Warranty Deed dated May 20, 2020, Document No. 2020001391.

Acreage: The properties consist of 0.882 acres, collectively and shown on Survey Drawing No. 5190.

Current Use: Property not in use, however, a building permit was granted for renovation of the existing structure on Plot No. 7-a with the intended use of that structure being a gym/fitness center.

Proposed Use: To redevelop former hotel, restaurant, and marina.

Surrounding Uses/ Zones: Surrounding the property is a mix of uses including offices/businesses, restaurants, residences, and the Christiansted harbor. The immediate area is zoned R-4 and P (Public).

Infrastructure: Water needs will be supplied by the public water line. Wastewater will be handled by the public sewer line.

Public Response: There has been no opposition to the proposal. During DPNR's public hearing held June 26, 2023, three adjacent property owners expressed their support for the proposed redevelopment project.

ANALYSIS: Mr. Clarence Browne testified on behalf of the applicant during the Department's public hearing. He stated the site is the former Outrigger Hotel, Restaurant, Bar, and Yacht Club which was destroyed by fire in the mid-70s to early 80s. The intent of the rezoning is to return the property to its previous use as a hotel, restaurant, bar, and marina.

The property has a three-story, historical building undergoing repairs. Zoning certification and Historic Preservation Committee

approval was granted for the rehabilitation and use of that building for a gym/fitness center. The property's historical non-residential use was allowed under the grandfather or nonconforming status. The Zoning Code states that after three years of discontinuance of use or abandonment the grandfather or nonconforming status ceases.

The site is located along the northeastern edge of town, near the Gallows Bay Marina. The surrounding area contains properties that have historically been used for commercial and residential activity. The current R-4 zoning, however, does not permit the applicant's proposed hotel, restaurant, bar, or marina thus the reasoning for pursuing the R-3 zone which allows those uses.

The department is in favor of town properties having increased use opportunities to spur redevelopment in our towns. This zoning map amendment provides a potential benefit to the community and may be a stimulus for the rehabilitation and/or enhancement of surrounding town properties.

After the department's public hearing, the applicant discovered the property was already rezoned to B-1 (Business-Central Business District) by Act No. 6722 in 2004. The department analyzed the B-1 zoning and it would not allow for the marina and the department's recommendation would be for a use variance for the marina.

Recommendation:

The Department of Planning and Natural Resources recommends that a use variance be granted to the B-1 (Business-Central Business District) zoned Plot No. 7-a and Plot No. 7-b and 8-b Hospital Street, Christiansted Town, St. Croix to allow for marina.



Jean-Pierre L. Oriol
Commissioner

19-Aug-2023

Date