



March 28, 2023

The Honorable Novelle Francis, Jr.
Legislature of the Virgin Islands
56 King Street, Hamilton House
Christiansted, St. Croix, VI, 00820

RE: Zoning Change Amendment – Plot 7a & 8a-8b Hospital Street – Christiansted, St. Croix

Dear Senate President Novelle Francis, Jr.:

I am writing this letter on behalf of Z Property VI, LLC to request a zoning map amendment for Plot 7a & 8a-8b Hospital Street, Christiansted, U.S. Virgin Islands.

These (2) lots total 0.882 acres and sits between Hospital Street and the Christiansted Harbor. This lot is currently zoned R-4 (Residential-Medium Density) and is the former site of the Outrigger Hotel, Restaurant and Yacht Club which was destroyed by fire around 1980. Located in the historic downtown, this lot is surrounded by a mix of uses including restaurants, professional offices, residences, government offices and a boat repair shop to name a few. This lot has public road frontage on the west side which includes public utilities such as electrical, potable water and waste.

Z Property VI, LLC intends to return the property to its pervious use, with construction of a hotel and rebuilding of the dock/marina component. He is requesting a zoning change from R-4 to R-3 to accommodate this proposed use.

We are confident that this proposed amendment fits within the established character of the area and will have only a positive effect on the community and surrounding property owners. Additionally, this project is under the jurisdiction of the State Historic Preservation Office and subject to review by the Historic Preservation Committee which provides additional checks and balances on impact the surrounding neighborhood. We are grateful for the opportunity to present this request for consideration and look forward to answering all of your questions.

Respectfully,

Clarence Browne
Managing Principal | Design District