



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

Report on Petition to Amend Official Zoning Map No. SCZ-11

Application No. ZAC-23-6

Petition of Allan G. Chitolie to amend the Official Zoning Map No. SCZ-11 from R-2 (Residential-Low Density-One and Two Family) to C (Commercial) for Parcel No. 4 Estate Paradise, Prince Quarter, St. Croix.

PROJECT PROFILE

Owner/applicant: Allan G. Chitolie as per Warranty Deed dated August 14, 2017, Document No. 2017003361.

Acreage: The property consists of 12.62 acres, as shown on Survey Drawing No. D9-6338-C013.

Current Use: Property in use for the storage of used equipment, trucks, and scrap metal.

Proposed Use: To bring property into compliance and expansion of the storage use.

Surrounding Uses/ Zones: Surrounding the property is a mix of uses including the Melvin Evans Highway, residences, the Henry E. Rohlsen Airport, William D. Roebuck Industrial Park, and a church. The immediate area is zoned R-2, R-3 (Residential-Medium Density), B-3 (Business-Scattered), B-4 (Business-Residential Areas), C-Commercial, and P (Public).

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

Public Response: There has been no opposition to the proposed rezoning. No one spoke in support of, questioned, or commented on the petition at DPNR's public hearing held Friday, July 21, 2023.

ANALYSIS: Mr. Allan Chitolie testified during the department's public hearing that the site is used by his current business operations to store used equipment, trucks, and scrap metal. The intent of the rezoning is to bring the site into zoning compliance, aiding in his current operations expansion.

The site is located south of the Melvin Evans Highway along the northern boundary of the Henry E. Rohlsen Airport. The site is less than half a mile west of the William D. Roebuck Industrial Park which allows warehousing, storage and light industrial uses. It is also within 150 ft. of Plot 2-D Estate Paradise, which was rezoned to C-Commercial by Act 6192 in 1997.

The R-2 zoning is no longer appropriate for the property as it is not in a location conducive for residential development due to proximity to the airport. Also, no comments were registered by Virgin Islands Port Authority when contacted regarding the proposal for commercial zoning and uses. The requested C-Commercial zoning was intended for light-industrial/manufacturing uses to be located away from the central business districts that catered to pedestrians/tourists and does not permit residential use. It permits over 200 uses, some recognized as potential detriments to dominantly residential neighborhoods. The department recognizes the C-Commercial zoning will keep the property in conformity with the zoning and light industrial character already found in this area south of the highway.

Recommendation:

The Department of Planning and Natural Resources recommends that Official Zoning Map No. SCZ-11 be amended from R-2 (Residential-Low Density-One and Two Family) to C (Commercial) for Parcel No. 4 Estate Paradise, Prince Quarter, St. Croix.



Jean-Pierre L. Oriol
Commissioner

18-Aug-2023

Date