



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

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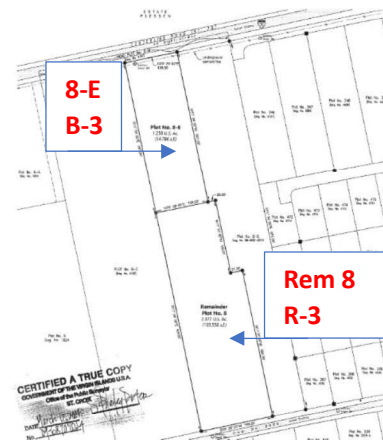
Office of the Commissioner

**Report by the Division of Comprehensive and Coastal Zone Planning on the Petition to Amend Official Zoning Map No. SCZ-11, Application No. ZAC-24-5**

Petition of applicant, Lasso Investment Holding, LLC to amend Plot No. 8-E and Remainder Plot No. 8 Estate Mount Pleasant, Prince Quarter, St. Croix from R-2 (Residential-Low Density-One and Two Family) to B-3 (Business-Scattered) and R-3 (Residential-Medium Density) zoning, respectively. The purpose of the request is to allow a mixed-use development.



*Photo of current site condition – undeveloped land*



**Property Owner(s):** Lasso Investment Holding, LLC as per Warranty Deed dated March 2, 2023, Document No. 2023000601.

**Applicant Representative(s):** Clarence Browne, Managing Principal, Design District Architects, PLLC

**Acreage:** 3.635 combined acres as described on survey drawing No. D9-6870-C024.

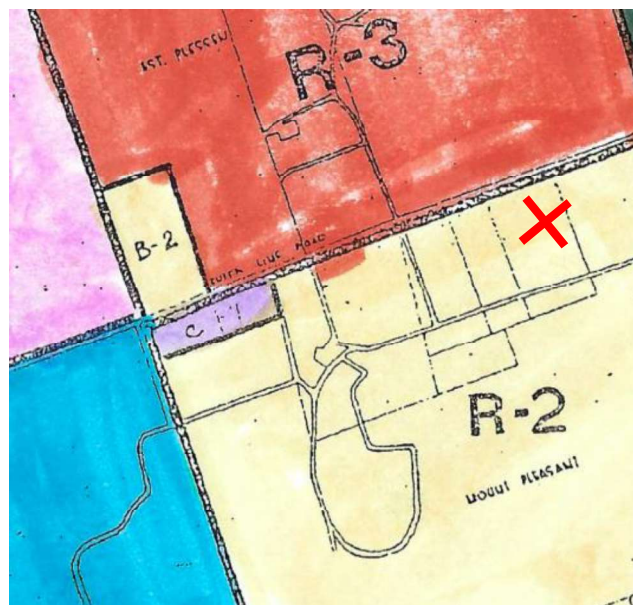
**Surrounding Uses and Zones:** The property is surrounded by mixed use areas. To the northwest/north is The Market supermarket, Queen Mary Highway, and undeveloped land. To the east is undeveloped land, a business subdivision along

Queen Mary Highway, and behind the businesses are residential subdivisions that also go to the south. To the west is the Grace Baptist Church, a housing complex, and undeveloped land.



*MapGeo aerial view of properties (marked in red)*

The surrounding area is zoned R-2, R-3, B-2 (Business-Secondary/Neighborhood), B-3, and C (Commercial) with three rezonings granted. The rezonings were the business subdivision/Mt. Pleasant commercial strip along Queen Mary Highway heading towards the Paradise Intersection (rezoned in 1990 from R-2 to B-2 by Act No. 5513), Plot No. 5-C (rezoned in 1999 from C to B-3 by Act No. 6283), and Plot No. 2B-1 (rezoned in 2012 and granted a use variance for two dwellings to the property's C zoning, by Act No. 7401).



*Official Zoning Map No. SCZ-11 (properties location indicated by red X)*



the two properties. The northern lot (Plot 8-E) is intended for business/residential use while the southern lot (Remainder Plot 8) is intended solely for residential use. Development permits would also address their concerns that would occur during and after construction.

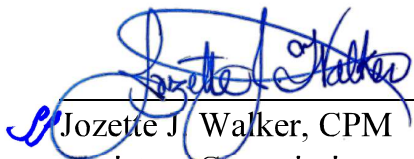
**Analysis of Request/Reason for Recommendation:** The applicant wants to rezone the properties to allow for mixed use, which is the characteristic that has developed in the area over the past fifty years. The property was subdivided in two, however, to focus the mixed use (business/residential) on the northern lot along Queen Mary Highway. To lessen the impact on the surrounding residential neighborhoods, the southern lot would be intended for residential use only, under the R-3 zoning.

The requested B-3 zone was intended for mixed use (business and residential). The requested R-3 zone was intended for a larger density and more uses than the typical R-1/R-2 single- and two-family zones. Areas with access to public sewer lines, water lines, and transportation are most appropriately suited for the 80 persons per acre allowed under R-3 zoning.

The property's access to public water and sewer lines and location to public transportation along Queen Mary Highway, the area's mixed-use character and ability to act as a buffer transition from mixed use to the lower-density residential areas makes the request a reasonable one.

### **Recommendation**

The Department of Planning and Natural Resources recommends that Plot No. 8-E Estate Mount Pleasant, Prince Quarter, St. Croix be rezoned from R-2 (Residential-Low Density-One and Two Family) to B-3 (Business-Scattered) and Remainder Plot No. 8 Estate Mount Pleasant, Prince Quarter, St. Croix be rezoned from R-2 (Residential-Low Density-One and Two Family) to R-3 (Residential-Medium Density).

  
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Jozette J Walker, CPM  
Assistant Commissioner

6.4.2024  
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Date

Cc: Jean-Pierre L. Oriol, Commissioner