

April 4, 2024

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

**RE: Zoning Change Amendment – Remainder 8 Mount Pleasant – Frederiksted, St. Croix**

Dear Senate President Novelle Francis, Jr.:

On behalf of Lasso Investment Holding, LLC I am requesting a zoning map amendment for Plots Remainder 8 and 8E, Mount Pleasant, Prince Quarter, St. Croix, U.S. Virgin Islands.

These (2) lots comprise approximately 3.65 acres located on Queen Mary Highway (Centerline Road) in Estate Mount Pleasant. These lots are currently zoned R-2 (Residential-Low Density one- and two-family) and have for the most part been vacant. These lots are surrounded by a mix of uses including residences, offices, gas stations and a supermarket to name a few. These lots are currently vacant and have access to public utilities including potable water and sewage connections.

Lasso Investment Holding, LLC is seeking additional flexibility to achieve their business objectives. Over time, these properties will serve as an extension of residential and commercial operations and will require a broader mix of uses and density. The request, therefore, is for a zoning change from R-2 to B-3.

This proposed amendment will not disrupt the established character of the area and will add much sought-after vitality to this part of Mount Pleasant. We are grateful for the opportunity to present this request for consideration and look forward to answering all your questions.

Respectfully,



**Clarence Browne**  
Managing Principal | Design District