



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

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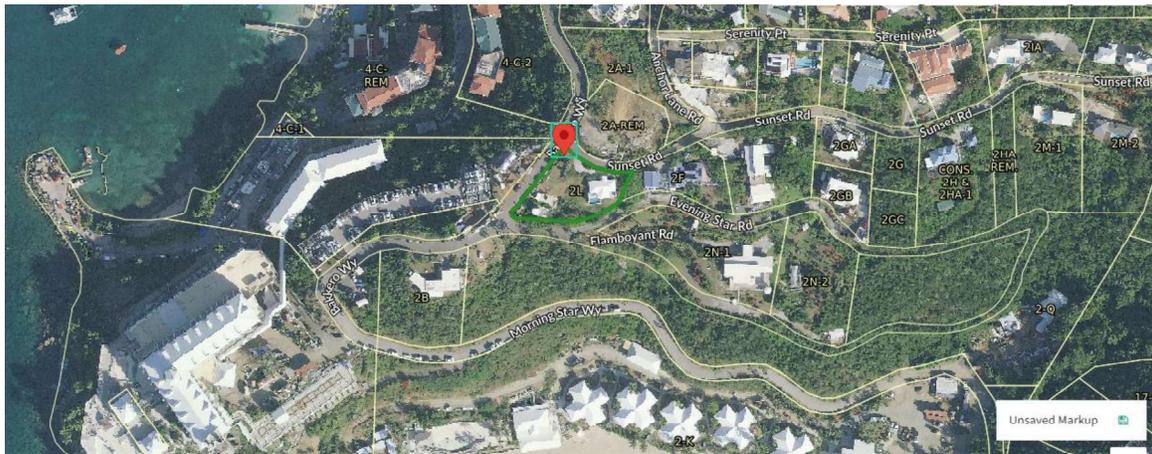
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Office of the Commissioner

**Report by the Division of Comprehensive and Coastal Zone Planning on  
the Petition to Amend Official Zoning Map No. STZ-7, Application No.  
CCZP0001-25**

Petition of applicant, Michael Hancock, to amend Parcel No. 2L Estate Bakkerø, No. 5 Frenchman's Bay Quarter, St. Thomas from R-1 (Residential-Low Density) to R-3 (Residential-Medium Density). The purpose of the request is to subdivide the property into two new lots of record: a 1/3-acre lot with an existing storage shed and a 1/4-acre lot with an existing single-family dwelling.



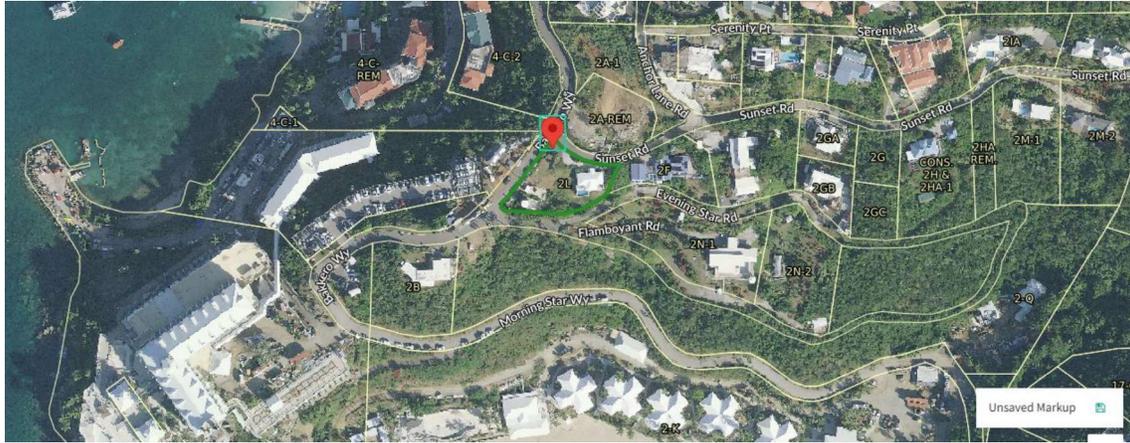
*MapGeo aerial view of property (marked in red)*

**Property Owner(s):** William Michael Hancock, Trustee of the William Michael Hancock Revocable Trust dated January 2, 2020, as per Quit Claim Deed dated January 10, 2024, Document No. 2024000542.

**Applicant Representative(s):** Rosh D. Alger, Esq. and William Michael Hancock.

**Acreage:** 0.59 acres as described on survey drawing F9-2568-T70.

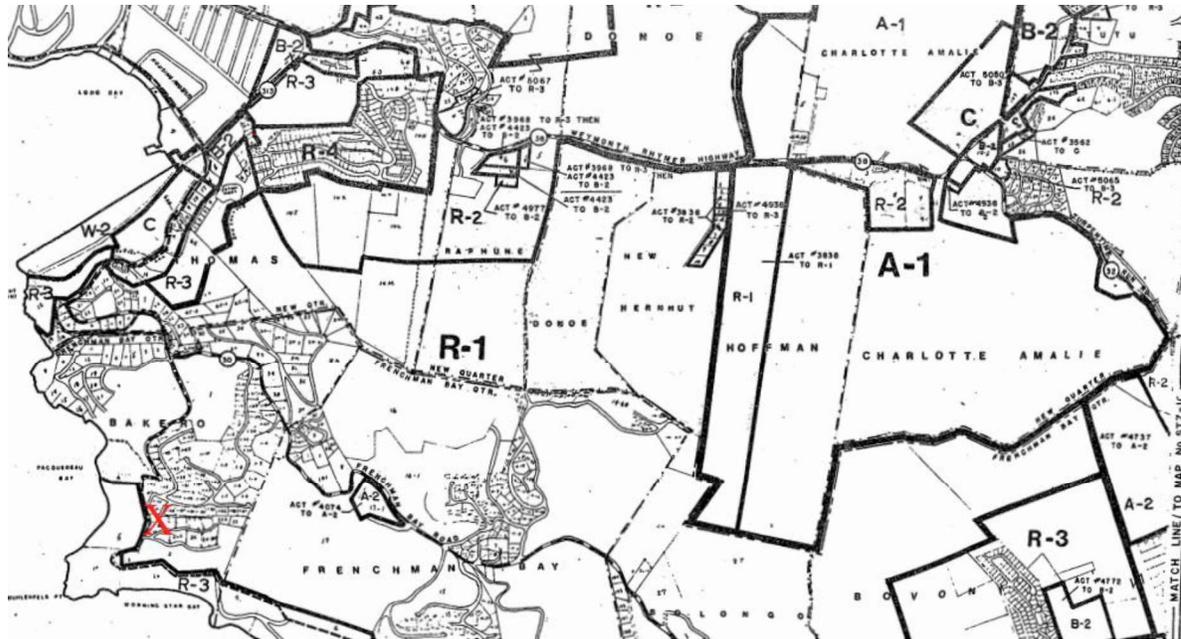
**Surrounding Uses and Zones:** To the north of the property is undeveloped land and residential development. To the east is residential development. To the south is undeveloped land and to the west is the Westin/Marriott Frenchman's Reef and Cove Resort.



MapGeo aerial view of property (marked in red)

The surrounding area is zoned R-1 and R-3 with three zoning map amendments:

| Parcel No.    | Estate  | Year of zoning amendment | Original Zone | Zoning Amendment                              | Act No. |
|---------------|---------|--------------------------|---------------|---|---------|
| 2Q, 2R, & 2S  | Bakkero | 1994                     | R-1           | Rezoned to R-3                                | 5987    |
| 2B & 2P       | Bakkero | 2001                     | R-1           | Rezoned to R-3                                | 6427    |
| 2A-1 & 2A Rem | Bakkero | 2020                     | R-1           | Use variance for hotel, restaurant & pool bar | 8285    |

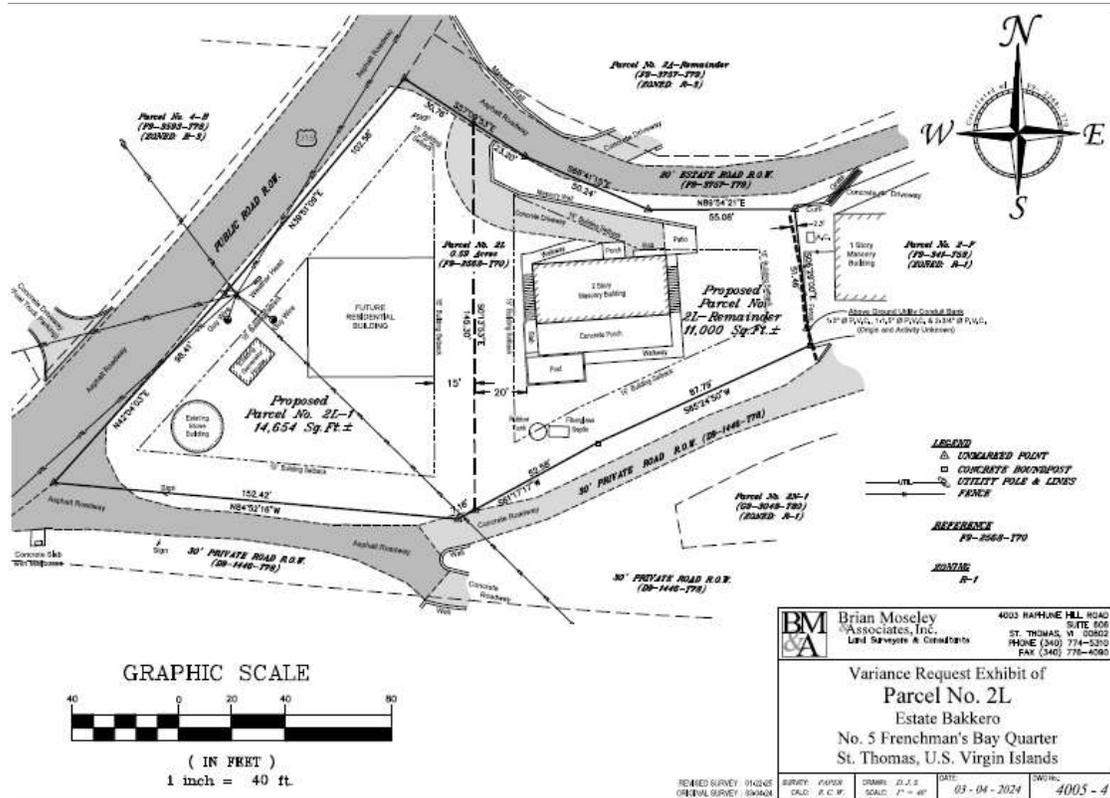


Official Zoning Map No. STZ-7 (property location indicated by red X)

**Infrastructure:** Water needs are proposed to be supplied by the public water line and cistern. Sewage is proposed to be handled by septic.

**Other needed DPNR Division reviews:** None.

**Project Summary:** At DPNR-CCZP's public hearing, Attorney Rosh Alger and Mr. Michael Hancock testified the intent is to subdivide the property into two new lots of record. One lot is proposed to be a 1/4 acre in size and the second a 1/3 acre in size. There are no plans to sell the lots but to develop in the future a single-family residence on the 1/3-acre lot. No new development is proposed for the 1/4-acre lot that has an existing single-family residence on it.



Conceptual Site Plan Layout

**Public Response at DPNR-CCZP Public Hearing held March 26, 2025:** There was no opposition or concern expressed with the proposal. There was no post-hearing comment received.

**Analysis of Request/Reason for Recommendation:** The 2024 adopted Comprehensive Land and Water Use Plan notes: “The last 50+ years have seen a gradual intensifying of problems related to...the rising cost of housing...” “Regulatory reform measures are identified throughout the (Comprehensive Land and Water Use) plan addressing issues related to housing...” In the Living and Thriving Together chapter of the Plan, “...throughout the planning process, the people of the USVI shared their hopes and frustrations about a wide range of issues that impact their daily lives.... The USVI is experiencing a housing crisis in which the typical price of a home...is not affordable when compared with the typical incomes of residents. This mismatch between what people earn and what housing costs is a common story across the U.S., but it is particularly severe in the USVI. The need for more affordable housing options and housing types that better meet the needs of Virgin Islanders of all ages and incomes, such as lower income residents, middle-income residents, young adults, families, and seniors, has reached levels that are severely stressing communities, depleting the workforce, and generally stressing the islands’ economy. Housing affordability

is a significant challenge in the USVI. The main drivers of the lack of affordable housing are the comparably low incomes of USVI residents, high costs of construction, limited availability of developable land, demand pressures from non-residents, and high costs of homeowner's insurance and other financing challenges.... Regarding housing choice, the available supply of housing is currently not large enough, nor diverse enough, to meet the needs of current residents....”

Limited Land Area is the first listed in the Issues & Opportunities for St. Thomas chapter of the Plan. “...with the highest density of population, high demand for services, and the prevalence of severely steep terrain, St. Thomas experiences this problem perhaps more acutely than the other major islands.”

Zoning reform strategies utilized by other jurisdictions to permit more housing have included allowing for smaller lot subdivision sizes and other bulk and dimensional standard reforms, such as lot width standards and setback requirement reforms.

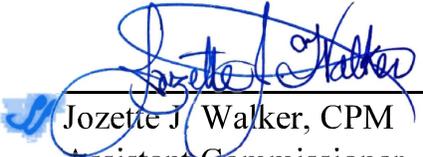
The current R-1 zoning designation requires a minimum lot area of 0.5 acres. The applicant petitioned for the rezoning because the 0.59-acre parcel cannot be divided into legally recorded lots measuring less than 0.5 acres each. Based on the R-3 zone already existing nearby, the conceptual survey drawn for the proposal shows two lots measuring a minimum of 11,000 square feet each. The R-3 zoning designation requires a minimum lot area of six thousand (6,000) square feet.

The requested R-3 zoning would be consistent with the existing character and zoning of neighboring properties. The department foresees no adverse impacts thereby resulting from the granting of the petitioners' request and thus has no objection to the proposed rezoning.

**Recommendation**

The Department of Planning and Natural Resources recommends the following:

Pursuant to Title 29 Virgin Islands Code, Chapter 3, Section 238, Official Zoning Map No. STZ-7 for the island of St. Thomas be amended by changing the zoning designation of Parcel No. 2L Estate Bakkerø, No. 5 Frenchman's Bay Quarter, St. Thomas, consisting of 0.59 U.S. acres as described on survey drawing F9-2568-T70 from R-1 (Residential-Low Density) to R-3 (Residential-Medium Density).

  
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Jozette J. Walker, CPM  
Assistant Commissioner

4.15.2025  
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Date

Cc: Jean-Pierre L. Oriol, Commissioner