



## GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES

### DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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**June 2, 2025**

Honorable Milton E. Potter  
President  
36th Legislature of the United States Virgin Islands  
Capitol Building  
St. Thomas, Virgin Islands

#### **Re: Petition to Amend Official Zoning Map No. STZ-6, Application No. CCZP0003-25**

Good day Senate President Milton E. Potter, other members of the 36th Legislature of the US Virgin Islands, legislative staff, and members of the viewing and listening public. My name is Leia LaPlace-Matthew, and I am the Territorial Planner with the Division of Comprehensive and Coastal Zone Planning (CCZP) within the Department of Planning and Natural Resources (DPNR). I am here today to present the department's recommendation on the following **Planned Area Development Application No. CCZP0003-25**:

This application, submitted by AC Development, LLC, represented by Ajani Corneiro, seeks to establish a Planned Area Development or PAD on two R-2 (Residential-Low Density-One and Two Family) zoned parcels consisting of 11.162 acres, Parcel Nos. 4i Remainder and 4J Remainder Estate St. Joseph & Rosendahl, No. 4 Great Northside Quarter, St. Thomas. The proposal is to build an 80-unit for-sale residential development over three phases in approximately three to three-and-a-half years and consisting of 28 twenty-foot townhouses, 36 twenty-four-foot townhouses, 16 single-family homes, and 195 parking spaces (two per unit and 35 on-street parking spaces).

The structures will be two stories, and the townhouses will range from 1,200 to 1,450 sq ft with three bedrooms and two-and-a-half baths. The single-family homes will consist of 1,600 sq ft with three bedrooms, three bathrooms, and a flex room. There will be individual cisterns, a centralized wastewater system, centralized stormwater management/retention, and additional rainwater harvesting for supplementing the individual cisterns, fire suppression, and water supply augmentation during a drought.

DPNR has conducted a thorough review of the application, including an analysis of the surrounding land use which consists of residential and vacant land; and the Raimer Family cemetery to the south. The surrounding area is zoned R-2 and A-2 and on March 24<sup>th</sup> the public hearing had over 150 attendees who expressed concerns with: traffic and road access, stormwater runoff and environmental impact, wastewater and water access, aesthetic and density concerns, cultural sensitivity regarding the nearby cemetery, and affordability and transparency.

The Department notes the following key findings:

- The requested development proposal supports the 2024 Comprehensive Land and Water Use Plan goals with regards to housing and the lack of sufficient housing in terms of choice, supply, and affordability.
- The proposal responds to the urgent housing needs in the USVI which are due to high construction costs, limited developable land, and affordability challenges.
- The PAD allows for: controlled development with binding plans and schedules (in contrast to zoning map amendments), lower environmental impact than subdivisions, greater open space (65% of site), and clustered design preserving habitat and reducing impervious surfaces.
- Additionally, a Stormwater Pollution Prevention Plan will be required by the Division of Environmental Protection.

After analyzing the applicant's request, the surrounding uses, and the site's topography, DPNR recommends approval of the petition to establish a Planned Area Development on the parcels as per submitted engineering plans, models, renderings, and the development schedule. The department concurs with Bill No. 36-0095.

Pursuant to Title 29 Virgin Islands Code, Chapter 3, Section 232(b), the report of the Planning Office regarding this proposal, including the detailed reasons for our recommendation, is incorporated into the records submitted prior to this public hearing. We ask that the PowerPoint presentation for CCZP0003-25 now be displayed....

This concludes our testimony on behalf of the Department, and we are available to answer any questions. Thank you for your time and consideration.