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**CCZP0003-25 for Submission (Planned Area Development application)**

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**From** Leia LaPlace <leia.laplace@dpnr.vi.gov>

**Date** Wed 4/16/2025 11:12 AM

**To** cichristian@legvi.org <cichristian@legvi.org>; Dwane Callwood <dcallwood@legvi.org>

Good morning,

Petition of applicant, AC Development, LLC, requesting a planned area development for Parcel Nos. 4i Remainder and 4J Remainder Estate St. Joseph & Rosendahl, No. 4 Great Northside Quarter, St. Thomas which are zoned R-2 (Residential-Low Density-One and Two Family). The purpose of the request is to develop a residential development with 80 for-sale units comprised of 28 twenty-foot townhouse units, 36 twenty-four-foot townhouse units, and 16 single-family detached units.

Recommendation Report is Item No. 23A.

Link to electronic file:  [CCZP0003-25](#)

Enjoy your Easter break!

Leia LaPlace-Matthew

Territorial Planner

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"Step in not because it's your role, but because you see that something needs to be done." -Author Unknown