



Office of the Commissioner

**Report by the Division of Comprehensive and Coastal Zone Planning on
the Petition to Amend Official Zoning Map No. SCZ-7, Application No.
CCZP0022-26**

Petition of applicant, Stonehouse Junction, LLC, to amend Parcel No. 1 Estate Mt. Welcome, Eastend Quarter "A", St. Croix from W-2 (Waterfront-Industrial) to B-2 (Business-Secondary/Neighborhood). The purpose of the request is to allow development of a hotel and supporting commercial space.



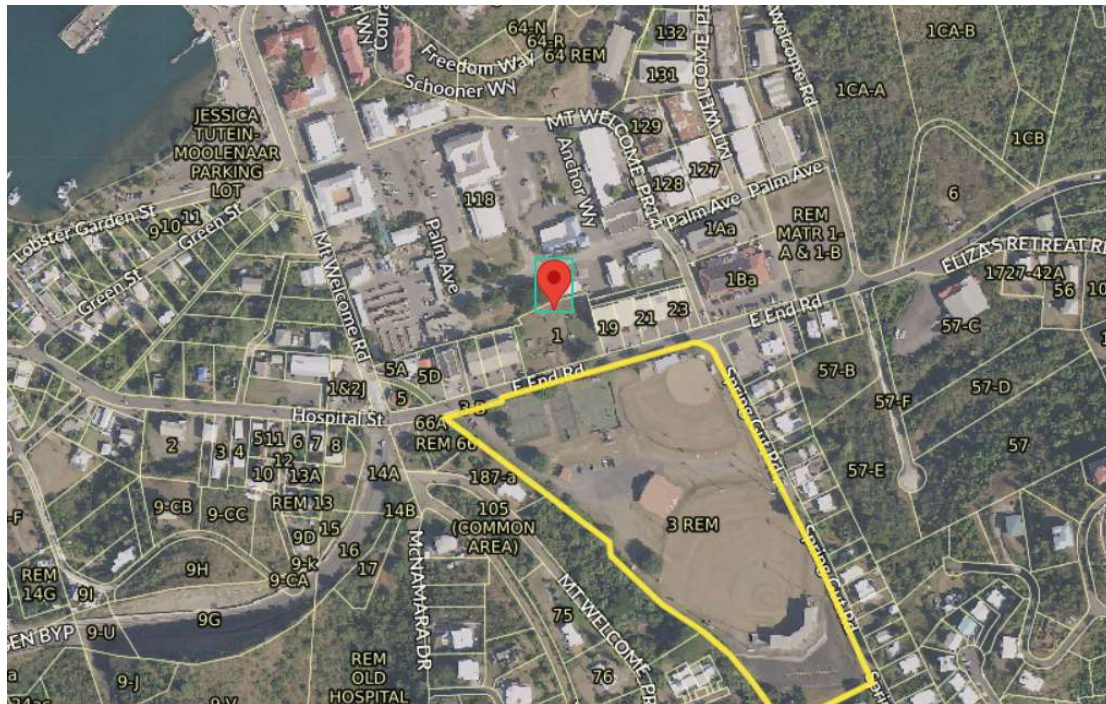
Site photo-undeveloped lot

Property Owner(s): Stonehouse Junction, LLC, as per Warranty Deed dated January 7, 2026, Document No. 2026000102.

Applicant Representative(s): Alicia Barnes, Principal, Rittenhouse Consulting; Chris Pardo, Architect of Record; and Wally Hamed, Owner/Applicant/Developer of Stonehouse Junction.

Acreage: 0.83 acres, as described on survey drawing No. 5860.

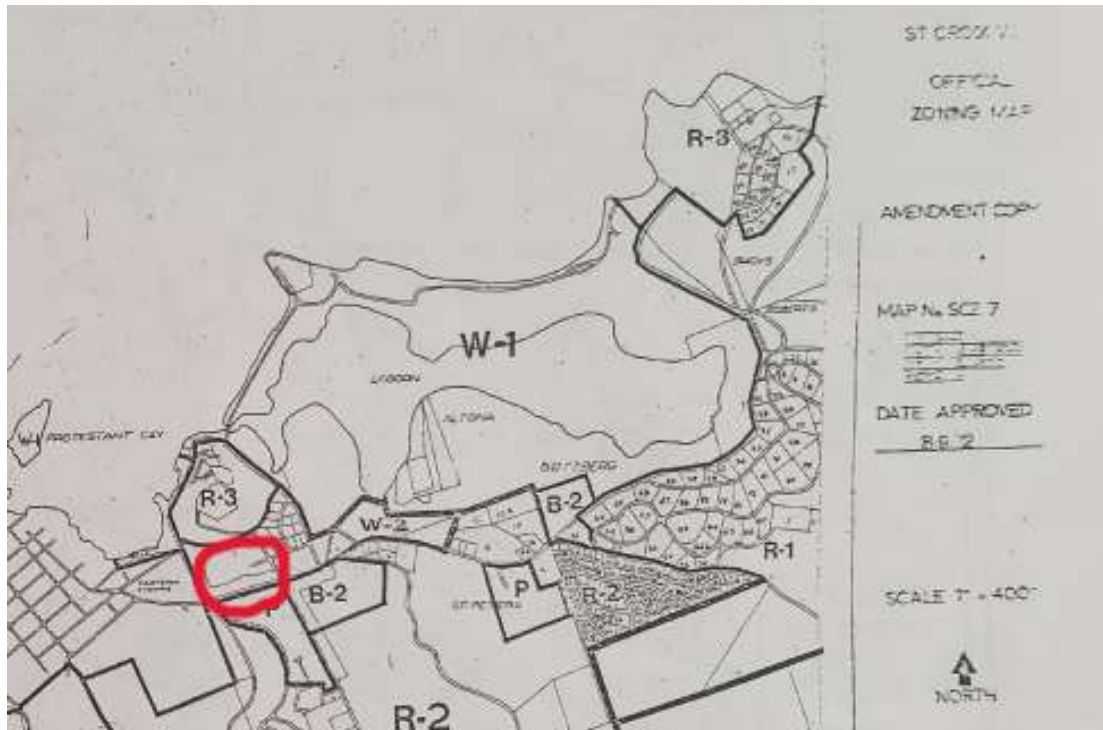
Surrounding Uses and Zones: To the north, east, and west are commercial activities. To the south is the D. C. Canegata Recreational Center and Sports Complex.



MapGeo aerial view of property (marked with red)

The surrounding area is zoned W-2, B-2, B-3 (Business-Scattered), and P (Public) with four zoning map amendments:

Parcel/Plot No.	Year Rezoned	Original Zone	Rezoned To	Act No.
118	1986	W-2 & R-3	B-2	5240
64-O, 64-P, & the remainder of Plot No. 64	1996	R-3	B-2	6110
2 of Matricular 1AB & 1BB	2008	W-2	B-3	7001
19-24 & 65 of Matricular 1A & 1B	2008	W-2	B-2	7021



Official Zoning Map No. SCZ-7 (property location indicated by red circle)

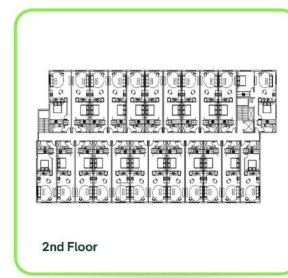
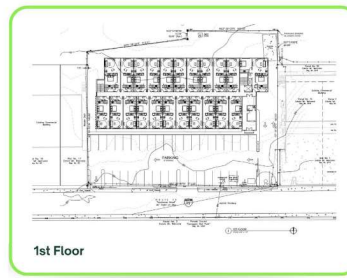
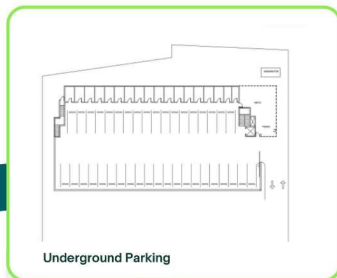
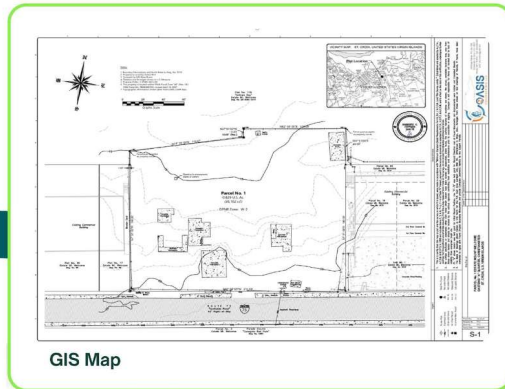
Infrastructure: Public lines will handle water needs and sewage.

Other DPNR Division reviews needed: Permits for new construction.

Project Summary: The applicant's proposal seeks to facilitate the development of a 68-room extended-stay hotel. The proposed project will consist of a three-story, approximately 35-foot-high hotel featuring guest suites equipped with kitchenettes, 76 parking spaces, office and storage areas, landscaping, and connections to public sewer and potable water infrastructure. The site, which has remained vacant for more than twenty years, is surrounded primarily by commercial uses and is located adjacent to Canegata Ballpark.

The applicant stated that the development is intended to address a gap in St. Croix's lodging market by providing accommodations suitable for both short-term and extended-stay visitors. The project is anticipated to generate employment opportunities during both construction and operation, increase hotel room inventory, support tourism growth, stimulate commercial activity, and contribute additional tax revenue to the Virgin Islands economy.

Site Plans



Conceptual Site Plan Layout

Public Response at DPNR-CCZP Public Hearing held July 21, 2026:

Discussion focused primarily on drainage, flooding, and water-table considerations associated with the site and proposed parking design. The applicant indicated that the property is situated above nearby flood-prone areas and confirmed that geotechnical investigations would be conducted as part of the permitting process should the rezoning request be approved. No public comments were offered during the hearing and no post-hearing public comments were received.

Analysis of Request/Reason for Recommendation: The proposal was found to be consistent with the goals, policies, and strategies of the 2024 Comprehensive Land and Water Use Plan (Comp Plan).

The Comp Plan promotes land use decisions that are based on sound planning principles, compatibility with surrounding development patterns, efficient use of existing infrastructure, and support for sustainable economic development. The subject property is located within an established commercial corridor and is surrounded by a mix of commercial and public uses. The area has experienced

several prior zoning map amendments that transitioned nearby properties from industrial to commercial designations, resulting in a development pattern that is predominantly commercial in character. The proposed B-2 designation is therefore compatible with existing land uses and the established development trend in the vicinity.

The Comp Plan further encourages economic diversification, tourism-related investment, redevelopment of underutilized properties, and the expansion of mixed-use and commercial activity in appropriate locations. The project would increase lodging capacity on St. Croix, support the tourism sector, create construction and permanent employment opportunities, and contribute to the Territory's economic development objectives, all of which are consistent with the economic development and tourism policies expressed in the Comp Plan.

The Comp Plan also emphasizes directing growth and redevelopment to areas served by existing infrastructure. The record indicates that public water and sewer services will be utilized to serve the site, thereby supporting efficient infrastructure utilization and reducing the need for extension of public facilities into undeveloped areas.

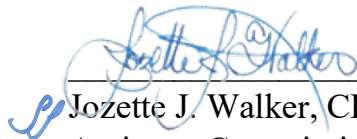
Finally, the Comp Plan places significant importance on watershed protection, stormwater management, climate resilience, and protection of natural resources. Testimony received during the public hearing identified drainage and flooding concerns, and the applicant acknowledged that geotechnical investigations and other engineering analyses would be undertaken during the permitting process. Consistency with applicable environmental protection, drainage, stormwater management, and coastal resilience requirements can therefore be addressed through subsequent DPNR review and permitting procedures.

Accordingly, DPNR finds that the requested rezoning is consistent with the Comp Plan because it supports compatible commercial development, economic diversification, tourism growth, redevelopment of a long-vacant parcel, and the efficient use of existing public infrastructure, while environmental and resiliency considerations will be evaluated through subsequent regulatory review.

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. SCZ-7 for the island of St. Croix be amended by changing the zoning designation of Parcel No. 1 Estate Mt. Welcome, Eastend Quarter "A", St. Croix consisting of 0.83 acres, as described on survey drawing No. 5860, from W-2 (Waterfront-Industrial) to B-2 (Business-Secondary/Neighborhood).



Jozette J. Walker, CPM
Assistant Commissioner

8.6.2026

Date

Cc: Jean-Pierre L. Oriol, Commissioner