



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

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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. SCZ-15, Application No. CCZP0108-25

Petition of applicant, Andrea L. Christian-Michel, requesting a use variance to the R-2 (Residential-Low Density-One and Two Family) zoned Plot No. 395 Estate Whim, Westend Quarter, St. Croix. The purpose of the request is to allow a senior citizen assisted living home and daycare.

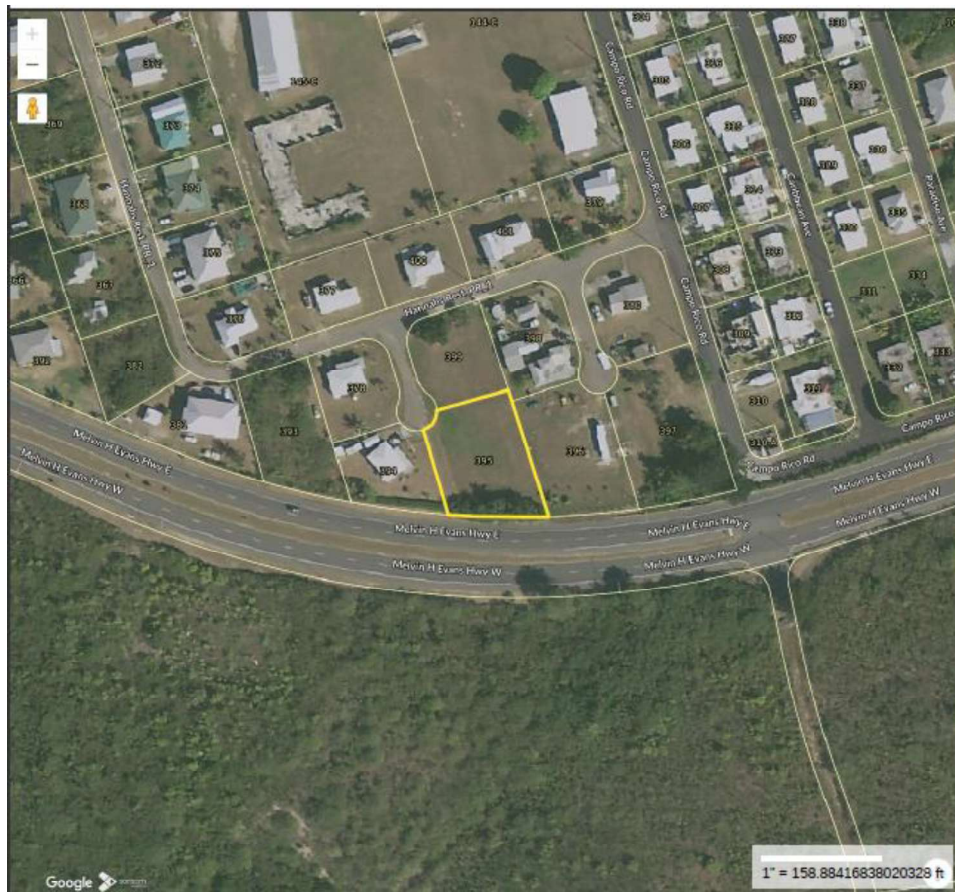


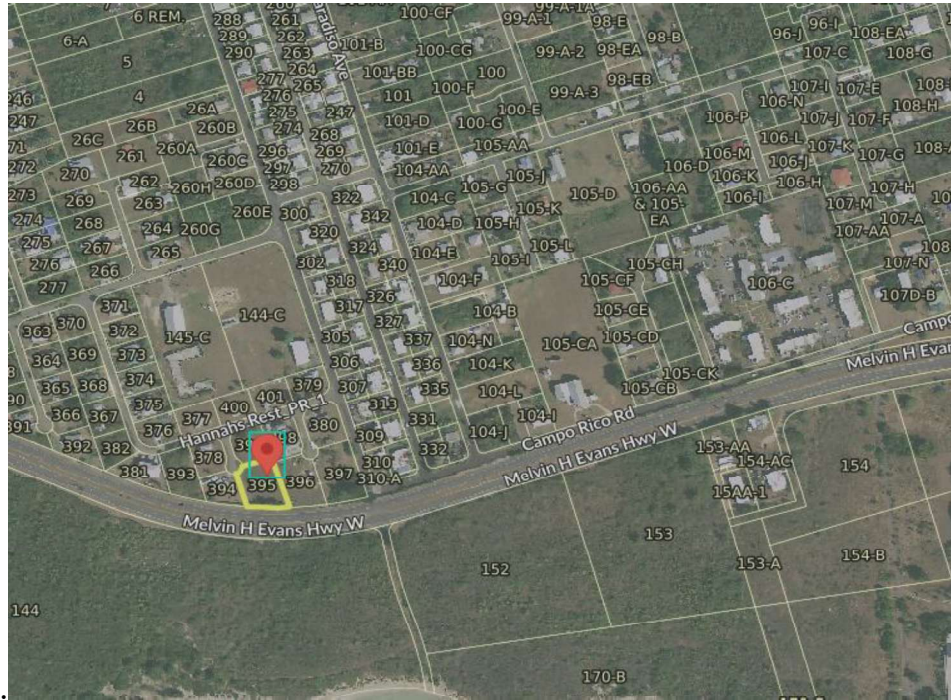
Photo of current site condition- vacant land

Property Owner(s): Andrea L. Christian Carino as per Quitclaim Deed dated July 17, 2017, Document No. 2017003375.

Applicant Representative(s): Andrea L. Christian-Michel

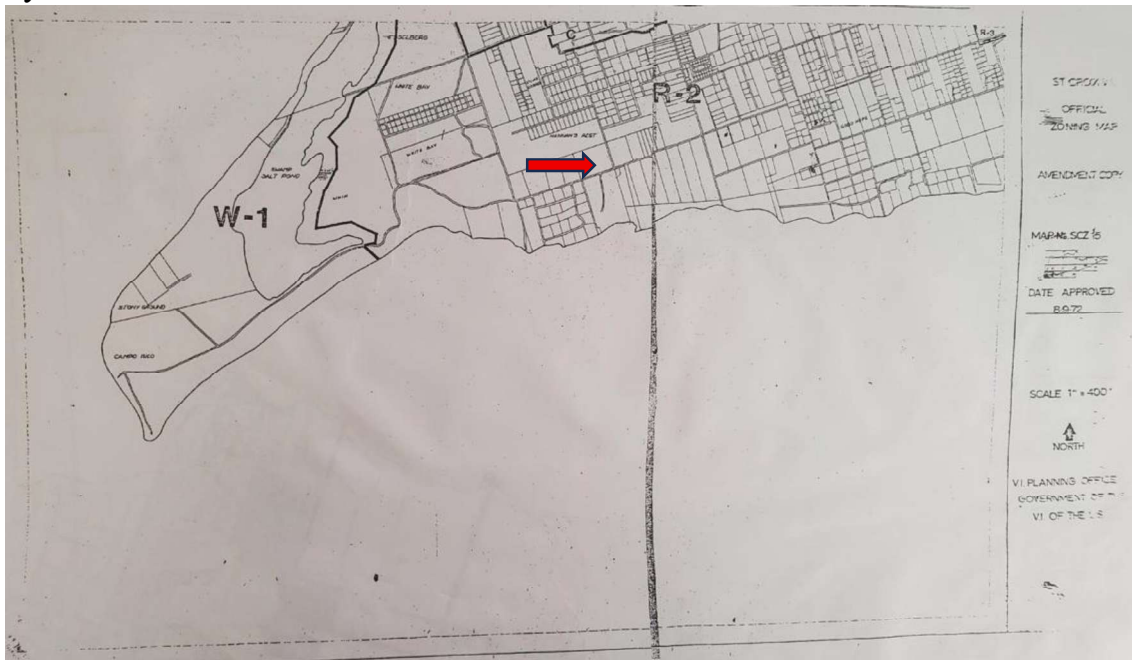
Acreage: 0.376 acres as described on survey Drawing No. 4778.

Surrounding Uses and Zones: To the north, east, and west are vacant land, residences, and a church. To the south is the highway and undeveloped land.



MapGeo aerial view of properties (marked in red)

The surrounding area is zoned R-2 and R-3 (Residential-Medium Density) with one rezoning: Plot Nos. 144, 152, 153, and 170-B Estate Whim from R-2 to R-3 by Act No. 6151.



Official Zoning Map No. SCZ-15 (property's location indicated by red arrow)

Infrastructure: Water will be supplied by cistern and public water line. A septic tank will handle wastewater.

Other needed DPNR Division reviews: Permits for new construction.

Project Summary: The applicant intends to address the need for senior citizen homes and daycares on island. The facility will be designed as a 2700 sq. ft., single-story, five-bedroom residence; developed in a single phase over 6-9 months. Six to eight live-in residents to be accommodated in four bedrooms and 4-5 daycare participants are proposed to be accommodated in the fifth bedroom. The daycare would operate from 7 am to 7 pm. Five employees are proposed with three nursing staff (one per shift). The property can accommodate off-street parking for 3+ cars.

Public Response at DPNR-CCZP Public Hearing held February 20, 2026:

One adjacent property owner expressed support, concerns, and submitted a letter, summarized below:

- Sewage odor from past sewage issues in area and concerned with nursing home/daycare's impact on public sewer line's ability to handle waste. (Assessment and approval by Waste Management Authority would be required to confirm wastewater capacity; applicant proposes septic tank.)
- Measures that can be put in place to lessen construction dust impacts. (The Department requires Best Management Practices (BMPs) to address this concern.)
- Type of sewage system that will be used and whether it's designed for commercial capacity rather than a single-family home?
- Responsible party for sewage failures or backups? (Applicant, if septic tank is utilized.)
- Handling of medical or biohazard waste so no impact to neighborhood. Plan for responding to disease outbreak or spread? (Medical biohazards will be disposed of at the designated dump site from the Department of Health. Plans for responding to disease outbreak- shut down center from all visitors, only staff will be allowed to enter. All staff will be sanitized, and will be required to wear gloves, masks, and disposable gowns. Use video or FaceTime calls for families to connect with their loved ones.)
- What are the inspection and monitoring agencies of the facility? (The inspection and monitoring will be conducted by the Department of Human Services, Department of Health, and the Fire/EMS Department whom will assure the facility is compliant.
- How will facility manage noise, residents' behavior, and night activity? (The facility will have timed controlled noise, where 5:00 pm will be the

cut off time for loud activities, preparation for dinner, then bedtime and those who are in the day care service, preparation to go home. Nighttime will be used for news until 9:00 pm.)

- Neighborhood education program to educate and sensitize nearby residents? (Once the building is in its building stage, pamphlets will be created and shared in the neighborhood, giving them a synopsis of what will be going on in the building, who will be living in the building and what to expect from the home.)

Analysis of Request/Reason for Recommendation: The Comprehensive Land and Water Use Plan is intended to guide future growth, land use, and development over the next 10 to 20 years. In the community’s vision for “Living and Thriving Together,” one noted goal was to Provide access to good and healthy homes for all Virgin Islanders. One land use strategy that can accomplish the Policy: Reform zoning to encourage a broader range of housing choice at different price points, style preferences, and life stages is to identify appropriate districts for assisted living and other senior housing types, including multigenerational communities, along a continuum of care as seniors age. Districts where these are allowed should provide residents with easier access to shops, services, and health care.

The Zoning Code allows for an assisted living facility under the heading “Convalescent, Rest, Nursing, & Retirement Homes & Sanitariums” in the R-2 zone. That use, however, is permitted only when certain conditions are met. Those conditions are:


- A. There shall be a minimum lot area of one (1) acre;
- B. The maximum coverage of any building or buildings shall not exceed thirty (30) percent of the entire lot area;
- C. There shall be minimum side and rear yards of twenty-five (25) feet with a minimum setback of fifty (50) feet from all adjacent residential properties; and
- D. Off-street parking shall be provided in accordance with the provisions of section 230 of this subchapter.

The petitioned property is unable to meet the conditions thus the request for a use variance that would allow the assisted living facility as a matter of right. Also, the Zoning Code does not recognize adult day care as a use. The department acknowledges the potential benefits of this request for the community of St. Croix and supports approval of the request.

Recommendation

The Department of Planning and Natural Resources recommends the following:

Pursuant to Title 29 Virgin Islands Code, Chapter 3, Section 238a, a use variance be granted to the R-2 (Residential-Low Density-One and Two Family) zoned Plot No. 395 Estate Whim, Westend Quarter, St. Croix consisting of 0.376 acres as described in survey drawing No. 4778, to allow a senior citizen assisted living home and daycare. All other requirements of the R-2 zoning designation continue to apply to the property.



Jozette J. Walker, CPM
Assistant Commissioner

3.4.2026

Date

Cc: Jean-Pierre L. Oriol, Commissioner