



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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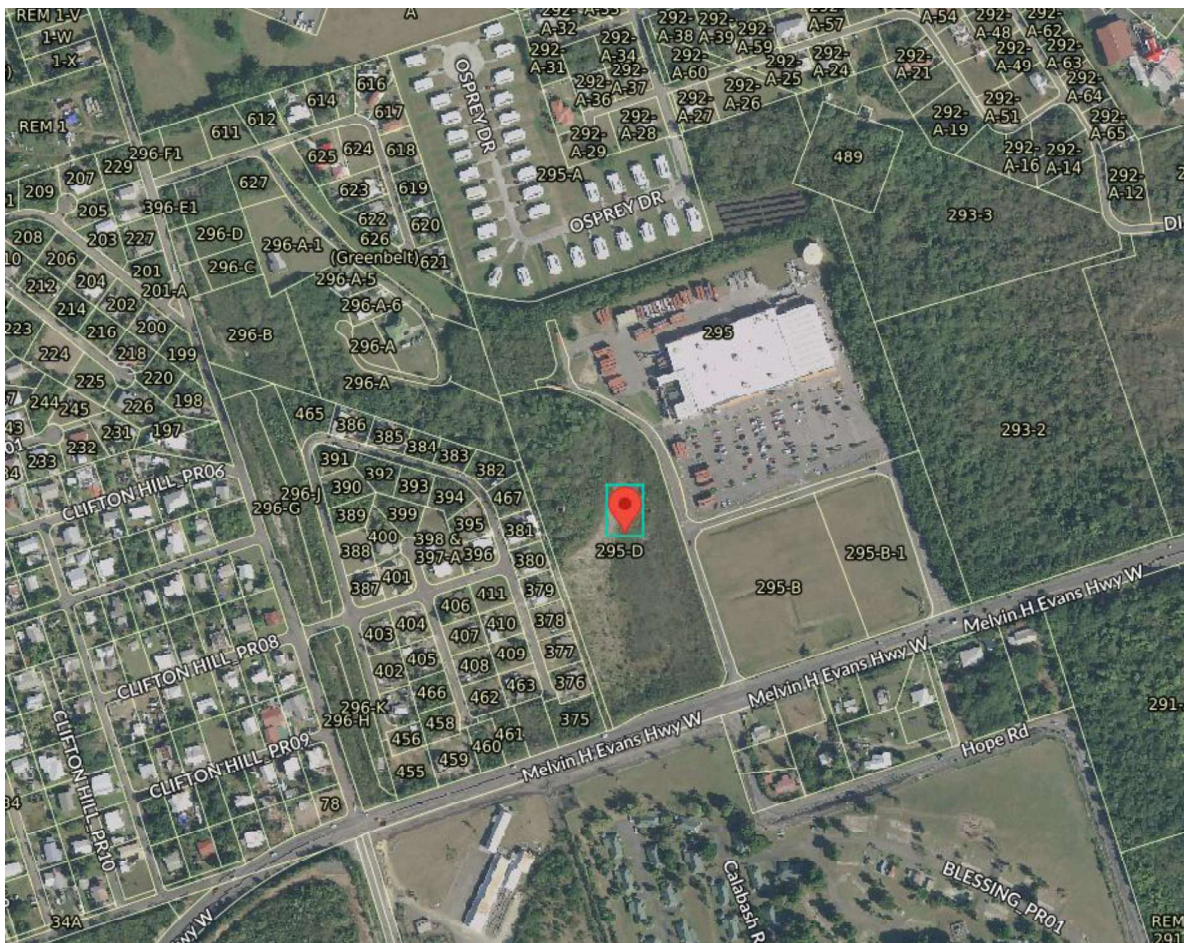
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Office of the Commissioner

Report by the Division of Comprehensive and Coastal Zone Planning on the Petition to Amend Official Zoning Map No. SCZ-12, Application No. CCZP0118-25

Petition of applicant, CDP, LLC, requesting a use variance to the B-2 (Business-Secondary/Neighborhood) zoned Plot No. 295-D-2 Estate Barren Spot, King Quarter, St. Croix. The purpose of the request is to allow “Warehouse & Storage Services (General).”



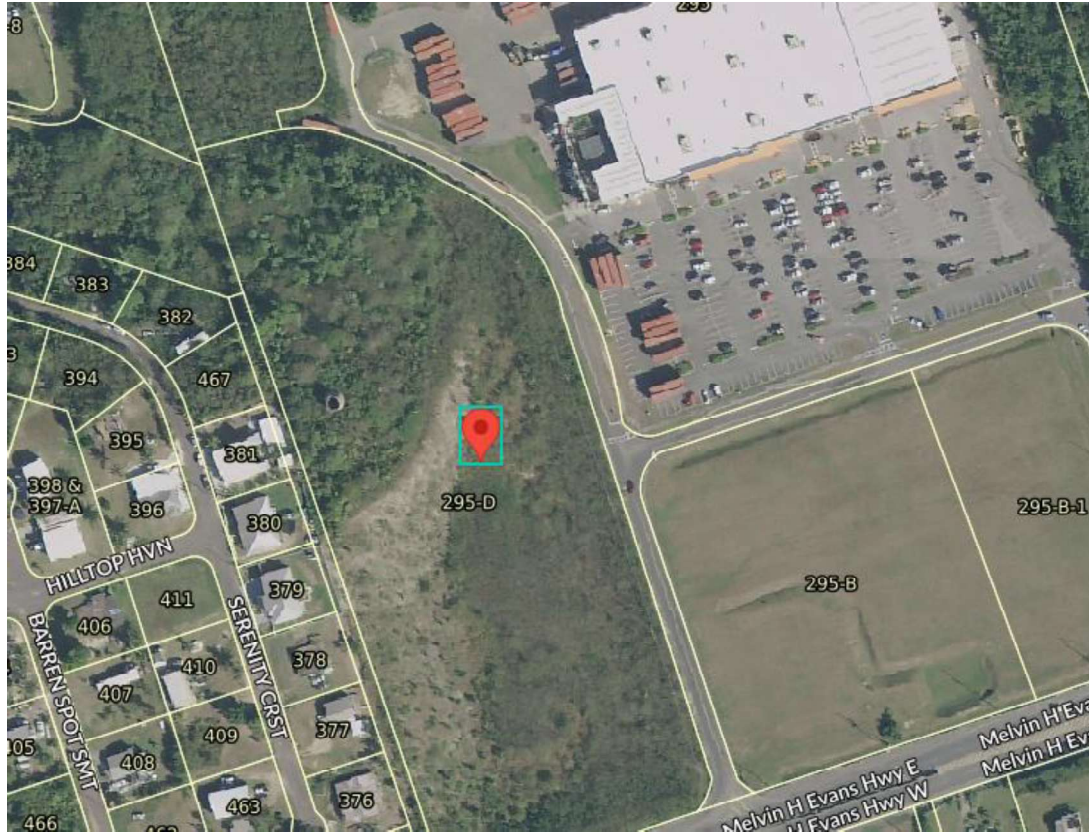
MapGeo aerial view of property’s location (marked in red)

Property Owner(s): CDP, LLC as per Corrective Deed dated February 22, 2008, Document No. 2009004056.

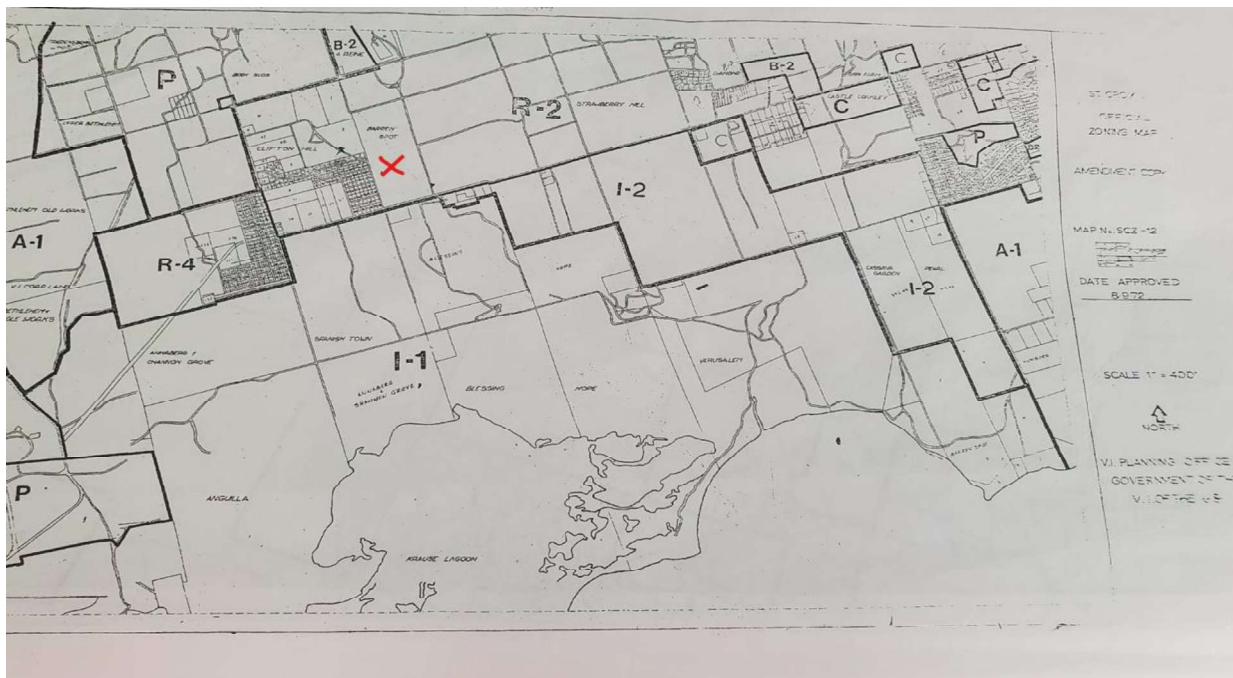
Applicant Representative(s): Kevin A. Rames, Esq.

Acreage: 2.781 U.S. acres as described on survey drawing No. D9-6883-C024.

Surrounding Uses and Zones: To the north and east is a commercial subdivision with Home Depot and Auto Zone. To the south is Melvin Evans Highway. To the west is a residential subdivision that sits at a higher elevation (at least 50 ft. above the proposed storage facility).



MapGeo aerial view of property's location (marked in red)



Official Zoning Map No. SCZ-12 (property's location indicated by red X)

Infrastructure: Public lines will supply water and handle wastewater.

Other needed DPNR Division reviews: Permits for new construction.

Project Summary: At DPNR-CCZP's public hearing, Attorney Kevin Rames testified the site is part of a commercial subdivision that has been undergoing development over the last 19 years. Lot 295-D-2 is intended for development of two fully enclosed, air-conditioned buildings to be used as a self-storage facility containing 491 individual storage units. The current B-2 zoning allows business/commercial uses, not including self-storage facilities. Hence a use variance was requested for Warehouse & Storage Services (General).

The development will consist of two buildings: a two-story and a second, single-story building with 12 parking spaces covering approximately 6000 sq. ft. of the 2.781-acre property. Proposed construction will be completed within 10-12 months and employ two individuals.

Public Response at DPNR-CCZP Public Hearing held January 28, 2026:

There was no opposition or concern expressed with the proposal. No post-hearing comments were received.

Analysis of Request/Reason for Recommendation: The property's current B-2 zoning allows for mixed use, wherefore the storage facility could be allowed as accessory to a principal use. The petition, however, seeks to allow the storage facility as a principal use, permitting it as a matter of right. In 2009 the Center for Government Services, Rutgers, The State University of New Jersey, and Duncan and Associates prepared "An Assessment of The Zoning and Subdivision Code of the U.S. Virgin Islands, July 2009." The assessment highlighted various weaknesses in our 1972 Zoning and Subdivision Codes, including our Table of Permitted Uses.

Our current B-2 zoning allows 197 uses broken into categories: Residential/Lodging; Retail/Service; Office/Service; Entertainment/Recreation & Open Space; Automotive-Oriented/Transportation & Logistics; Light Industrial/Production/Fabrication; Wholesale, Storage & Distribution; Civic and Public Services; and Utilities/Communications & Media. The current Table of Permitted Uses does not compare favorably to best or even standard practices found in most codes throughout the U.S. It is an exhaustive use list that "...reflects an outdated approach to zoning that dates back to the mid-Twentieth Century and earlier. It was driven by a belief that every land use has unique attributes and externalities that need to be carefully controlled and sited in places that were deemed appropriate. In practice, there is no need to make such fine

distinctions between many uses, such as, for example, a plumbing contractor's yard versus a sign painter's yard..." (Rutgers and Duncan & Associates, July 2009, pg. 35).

The Assessment recommended a reorganization of

...uses into use groups and within each group, into more narrowly tailored use categories. A use category would include all uses within a group that are functionally similar to one another. For example, in the Commercial Use Group, vehicle sales and service would be a use category.

As previously mentioned, the B-2 zone allows for uses that would fall under the category Wholesale, Storage & Distribution:


- 43. Candy & Confectionery, Wholesale
- 63. Doughnut Shops, Wholesale
- 85. Fruit & Vegetable Market, Wholesale
- 137. Paper & Paper Products, Wholesale
- 191. Vending Machines – Distribution & Repair
- 196. Water, Mineral (Bottled), Storage & Distribution

Consequently, the department determined that Warehouse & Storage Services (General) would be compatible with uses that could be developed on the subject property and the surrounding commercial subdivision.

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 B-2 (Business-Secondary/Neighborhood) zoned Plot No. 295-D-2 Estate Barren Spot, King Quarter, St. Croix consisting of 2.781 U.S. acres as described in survey drawing No. D9-6883-C024, to allow "Warehouse & Storage Services (General)." All other requirements of the B-2 zoning designation continue to apply to the property.



Jozette J. Walker, CPM
Assistant Commissioner

2.26.2026

Date

Cc: Jean-Pierre L. Oriol, Commissioner