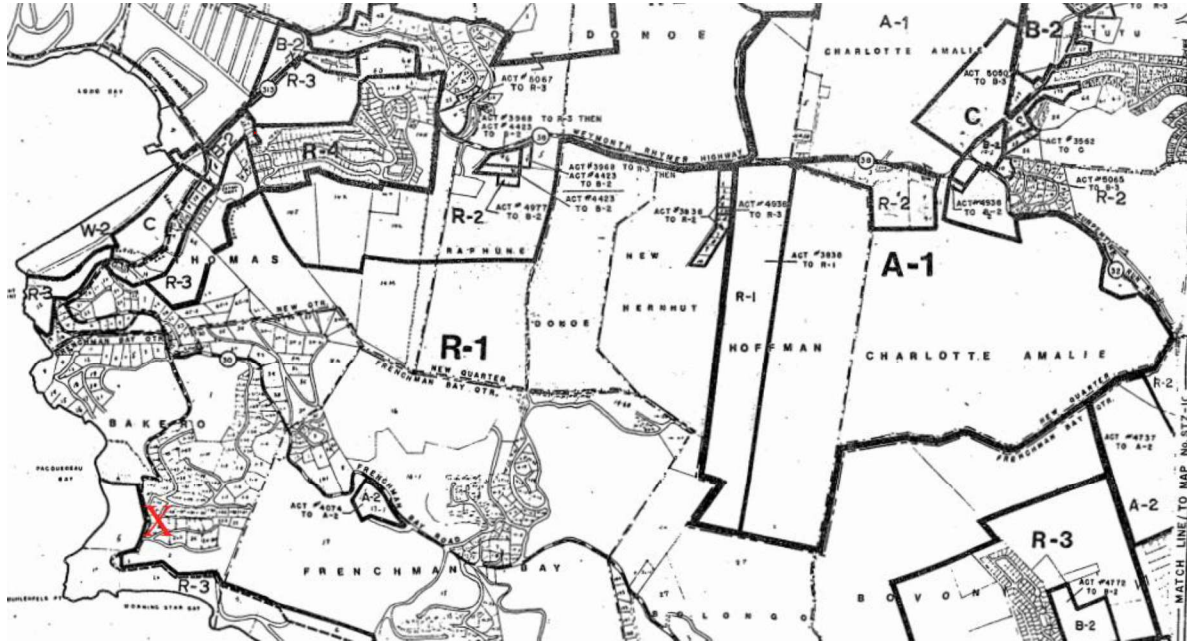


MapGeo aerial view of property (marked in red)

The surrounding area is zoned R-1 and R-3 with three zoning map amendments:

Parcel No.	Estate	Year of zoning amendment	Original Zone	Zoning Amendment	Act No.
2Q, 2R, & 2S	Bakkero	1994	R-1	Rezoned to R-3	5987
2B & 2P	Bakkero	2001	R-1	Rezoned to R-3	6427
2A-1 & 2A Rem	Bakkero	2020	R-1	Use variance for hotel, restaurant & pool bar	8285

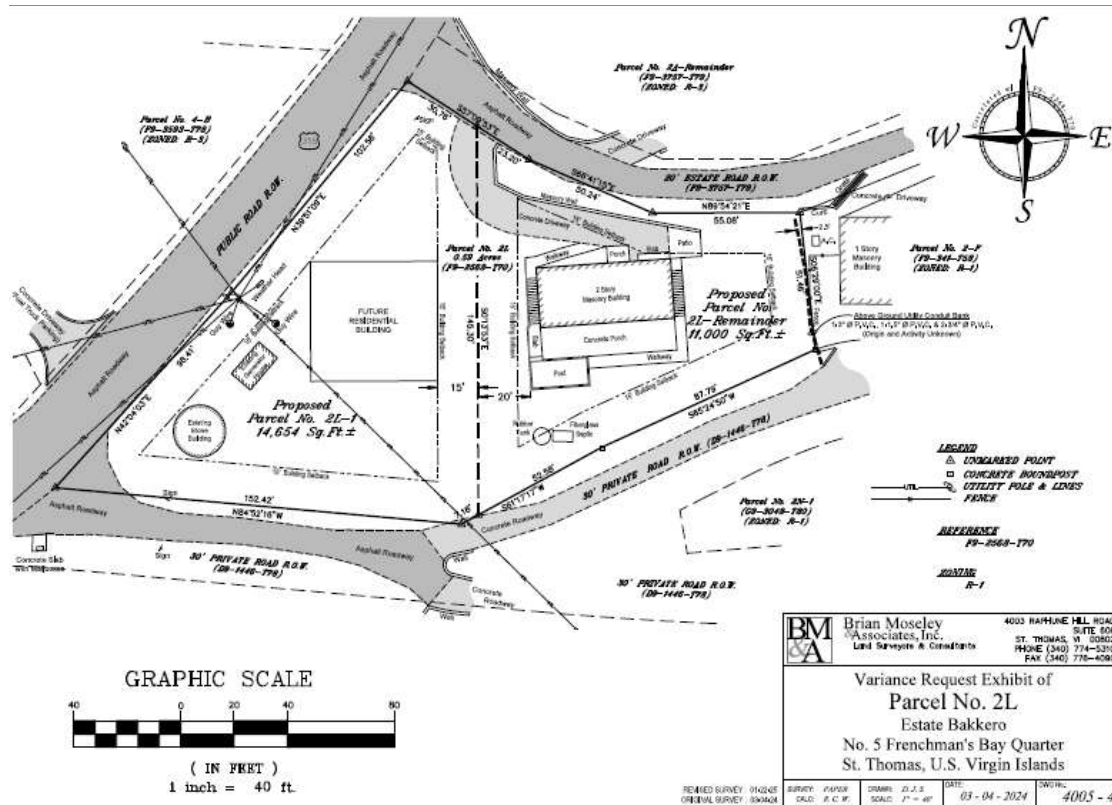


Official Zoning Map No. STZ-7 (property location indicated by red X)

Infrastructure: Water needs are proposed to be supplied by the public water line and cistern. Sewage is proposed to be handled by septic.

Other needed DPNR Division reviews: None.

Project Summary: At DPNR-CCZP's public hearing, Attorney Rosh Alger and Mr. Michael Hancock testified the intent is to subdivide the property into two new lots of record. One lot is proposed to be a $\frac{1}{4}$ acre in size and the second a $\frac{1}{3}$ acre in size. There are no plans to sell the lots but to develop in the future a single-family residence on the $\frac{1}{3}$ -acre lot. No new development is proposed for the $\frac{1}{4}$ -acre lot that has an existing single-family residence on it.



Conceptual Site Plan Layout

Public Response at DPNR-CCZP Public Hearing held March 26, 2025: There was no opposition or concern expressed with the proposal. There was no post-hearing comment received.

Analysis of Request/Reason for Recommendation: The 2024 adopted Comprehensive Land and Water Use Plan notes: “The last 50+ years have seen a gradual intensifying of problems related to...the rising cost of housing...” “Regulatory reform measures are identified throughout the (Comprehensive Land and Water Use) plan addressing issues related to housing....” In the Living and Thriving Together chapter of the Plan, “...throughout the planning process, the people of the USVI shared their hopes and frustrations about a wide range of issues that impact their daily lives.... The USVI is experiencing a housing crisis in which the typical price of a home...is not affordable when compared with the typical incomes of residents. This mismatch between what people earn and what housing costs is a common story across the U.S., but it is particularly severe in the USVI. The need for more affordable housing options and housing types that better meet the needs of Virgin Islanders of all ages and incomes, such as lower income residents, middle-income residents, young adults, families, and seniors, has reached levels that are severely stressing communities, depleting the workforce, and generally stressing the islands’ economy. Housing affordability

is a significant challenge in the USVI. The main drivers of the lack of affordable housing are the comparably low incomes of USVI residents, high costs of construction, limited availability of developable land, demand pressures from non-residents, and high costs of homeowner's insurance and other financing challenges.... Regarding housing choice, the available supply of housing is currently not large enough, nor diverse enough, to meet the needs of current residents....”

Limited Land Area is the first listed in the Issues & Opportunities for St. Thomas chapter of the Plan. “...with the highest density of population, high demand for services, and the prevalence of severely steep terrain, St. Thomas experiences this problem perhaps more acutely than the other major islands.”

Zoning reform strategies utilized by other jurisdictions to permit more housing have included allowing for smaller lot subdivision sizes and other bulk and dimensional standard reforms, such as lot width standards and setback requirement reforms.

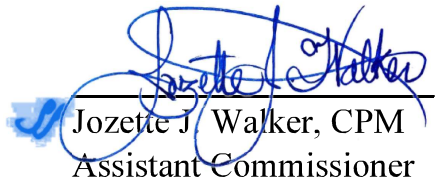
The current R-1 zoning designation requires a minimum lot area of 0.5 acres. The applicant petitioned for the rezoning because the 0.59-acre parcel cannot be divided into legally recorded lots measuring less than 0.5 acres each. Based on the R-3 zone already existing nearby, the conceptual survey drawn for the proposal shows two lots measuring a minimum of 11,000 square feet each. The R-3 zoning designation requires a minimum lot area of six thousand (6,000) square feet.

The requested R-3 zoning would be consistent with the existing character and zoning of neighboring properties. The department foresees no adverse impacts thereby resulting from the granting of the petitioners' request and thus has no objection to the proposed rezoning.

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. STZ-7 for the island of St. Thomas be amended by changing the zoning designation of Parcel No. 2L Estate Bakkero, No. 5 Frenchman's Bay Quarter, St. Thomas, consisting of 0.59 U.S. acres as described on survey drawing F9-2568-T70 from R-1 (Residential-Low Density) to R-3 (Residential-Medium Density).


Jozette J. Walker, CPM
Assistant Commissioner

4.15.2025
Date

Cc: Jean-Pierre L. Oriol, Commissioner