



Office of the Commissioner

**Report by the Division of Comprehensive and Coastal Zone Planning on
the Petition to Amend Official Zoning Map No. SCZ-20, Application No.
CCZP0066-25**

Petition of applicant, Ana Cresencia Tavares Payamps, to amend Plot No. 4 of 12 Estate Richmond, Company Quarter, St. Croix from R-3 (Residential-Medium Density) to B-1 (Business-Central Business District). The purpose of this request is to develop a mixed-use building with bar and restaurant on the bottom floor and three apartments on the top floor.



Photo of current site condition

Property Owner(s): Ana Cresencia Tavares Payamps as per Warranty Deed dated November 3, 2021, Document No. 2022000487.

Applicant Representative(s): Carlos Reyes, authorized agent.

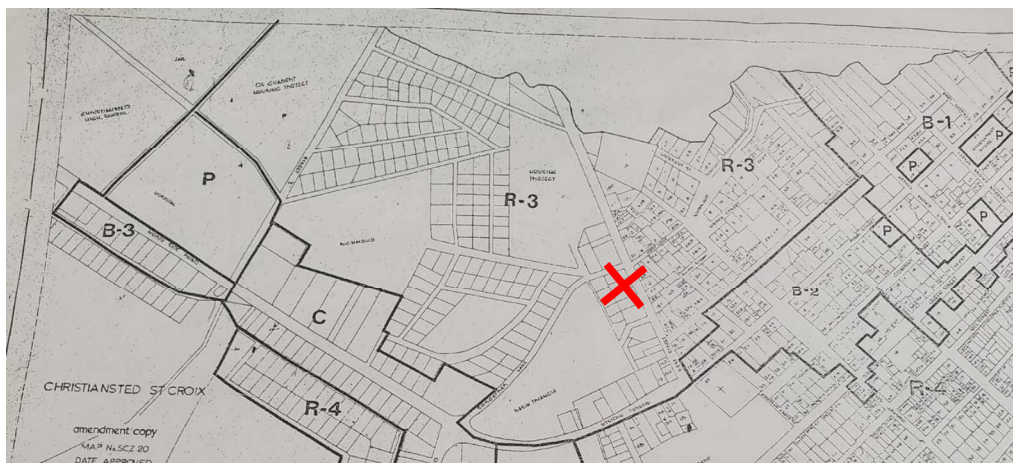
Acreage: 0.11 acres as described in Survey Drawing No. 1.

Surrounding Uses and Zones: To the north is a mix of residential and non-residential activity. To the east is a church. To the south and west is residential activity.



MapGeo aerial view of property (marked in yellow)

The surrounding area is zoned R-3 (Residential-Medium Density) with two rezonings, Plot No. 7-EA and 7-EB North Street from R-3 to B-3 (Business-Scattered) by Act No. 5444 and 130 Est. Richmond, granted a use variance to the R-3 zone by Act No. 5922 (for operating an open air vegetable, fruit, and retail market and restaurant).

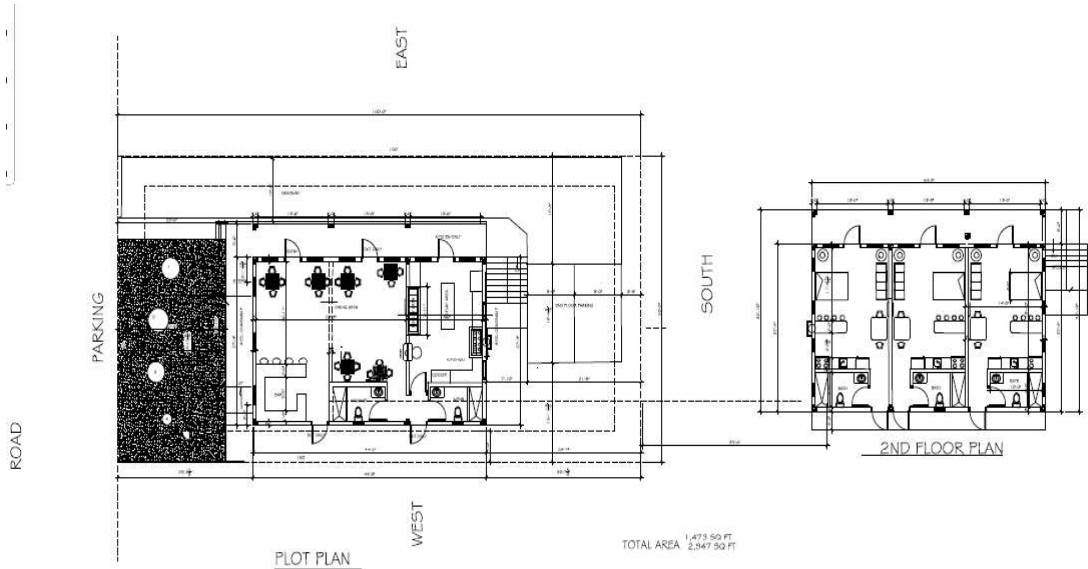


Official Zoning Map No. SCZ-20 (property location indicated by red X)

Infrastructure: Public lines will handle water needs and sewage.

Other needed DPNR Division reviews: Historic Preservation Commission.

Project Summary: At DPNR-CCZP’s public hearing, Mr. Reyes testified the intent is to build a two-story building with a family run bar and restaurant on the bottom floor and three efficiency apartments on the top floor.



Conceptual Site Plan Layout

Public Response at DPNR-CCZP Public Hearing held September 16, 2025:

The opposition expressed with the proposal stemmed from the condition of the property and lack of cleanliness/maintenance. No post-hearing comments were received.

Analysis of Request/Reason for Recommendation: The property is located within the Historic Christiansted Town district, and a comparative analysis was conducted of the property’s characteristics against the requested B-1 zone and the B-2 zone, which is the next nearest mixed use zoning district that would allow the intended uses.

Section 229. Development Provisions	Property’s Characteristics and proposed	B-1 zoning district	B-2 zoning district
Floor area ratio	5,000 sq ft/proposed is 2,947 sq ft	FAR 2= 10,000 sq ft	FAR 1= 5000 sq ft
Residential Density (persons per acre)	Proposed 3 efficiencies=	Allows 160 persons/acre= 19 persons	Allows 80 persons/acre= 10 persons

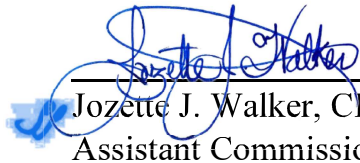
	3 x 1.5= 4.5 persons		
Permitted Lot occupancy for residential structures	Residential square footage= 1,473	40%= 2,000 sq ft	40%= 2,000 sq ft
Required lot area	50 x 100= 5000 sq ft	20,000 sq ft for residential use	5,000 sq ft for residential use
Maximum height (Historic District restriction)	Proposed 2 stories	3 stories	3 stories
Usable Open Space (residential structures, excluding hotels)	3,527 sq ft	30%= 1,500 sq ft	30%= 1,500 sq ft

The B-2 zoning is most appropriate in allowing for the intended development. The department is in favor of town properties having increased use opportunities to spur redevelopment in our towns. This rezoning provides a potential benefit to the community and may be a stimulus for the rehabilitation and/or enhancement of the surrounding town area.

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-20 for the island of St. Croix be amended by changing the zoning designation of Plot No. 4 of 12 Estate Richmond, Company Quarter, St. Croix consisting of 0.11 acres as described on Survey Drawing No. 1, from R-3 (Residential-Medium Density) to B-2 (Business-Secondary/Neighborhood).



Jozette J. Walker, CPM
Assistant Commissioner

10.14.25

Date

Cc: Jean-Pierre L. Oriol, Commissioner