



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

**Report on Petition to Amend Official Zoning Map No. STZ-7**

**Application No. ZAT-23-3**

Petition of Alpine Group USVI, LLC requesting that a use variance be granted to the R-3 (Residential-Medium Density) zoned Parcel Nos. A-1-24 and A-1-25 Estate Thomas, No. 6K New Quarter, St. Thomas.

**PROJECT PROFILE**

**Owner/applicant:** Alpine Group USVI, LLC as per Special Warranty Deed dated July 26, 2021, Document Nos. 2021005145 and 2021005146.

**Acreage:** The properties comprise a total of 2.55 acres and is described on PWD Drawing No. D9-3894-T87.

**Current Use:** The property is undeveloped.

**Proposed Use:** A mixed-use development consisting of an office, two employee housing units, and parking.

**Surrounding Uses/Zones:** To the north is the former Paradise Point ticket booth. Undeveloped land surrounds the property to the north, east, south, and west. The surrounding area is zoned R-1 (Residential-Low Density), R-3, B-2 (Business-Secondary/Neighborhood), and C (Commercial).

**Infrastructure:** Water needs will be supplied by cistern. Wastewater will be handled by a sewage treatment plant.

**Public Response:** At DPNR's public hearing held November 21, 2022, one adjacent property owner expressed concern with the road and there currently being no proper drainage.

**Analysis:** During the department's public hearing, Alpine Group representatives (Mr. Pat Bailey and Ms. Leah Houston) and their consultant, Bioimpact, testified the intent is to construct the office for Alpine Group and two efficiency-style dwelling units. The two-story building will have the office on the top floor and the housing on the bottom floor. The housing would not be open market but for use by employees and visitors. Approximately ten people (employees and office visitors) would be occupying the site daily.

The current R-3 zoning allows for retail, office, and other non-residential uses; however, with conditions. Namely, a

hotel/guesthouse and/or apartment complex of five plus units would need to be on the site to allow the non-residential uses as accessory uses.

The area has a mix of zones and has developed with a mix of residential, business, and commercial uses. In analyzing the applicants' request, the department considered the uses that could be developed under the R-1 and R-3 zoning of the surrounding and the compatibility with an office and housing. There were no concerns expressed by the public on the proposal and the current existence of mixed uses and zones in the greater surrounding area would not be negatively impact by an office.

**Recommendation:**

The Department of Planning and Natural Resources recommends that a use variance be granted to the R-3 (Residential-Medium Density) zoned Parcel Nos. A-1-24 and A-1-25 Estate Thomas, No. 6K New Quarter, St. Thomas to allow for Offices.

*Keith Richards*

1/17/23



Keith Richards  
Assistant Commissioner

Date

Cc: Jean-Pierre L. Oriol, Commissioner, Department of Planning and Natural Resources