



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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Division of Comprehensive and Coastal Zone Planning

**WORKSHEET: CONSISTENCY WITH THE 2024 U. S. VIRGIN ISLANDS
COMPREHENSIVE LAND & WATER USE PLAN (Comp Plan)**

**This is a required attachment to CCZP Zoning Map Amendment (rezoning/use variance) and
Planned Area Development Applications**

Source Document: *Planning Our Future: The Comprehensive Land & Water Use Plan (December 2024)* (<https://www.planusvi.com/>)

Administered by: Department of Planning and Natural Resources (DPNR)

Reviewing Division: Comprehensive & Coastal Zone Planning (CCZP)

DPNR and CCZP uses the information provided in the application to evaluate how well a proposal aligns with the goals and objectives of the Comprehensive Land and Water Use Plan (Comp Plan). Because projects may support some Comp Plan goals while creating challenges for others, the review process involves balancing competing objectives and determining which policies are most relevant to the specific application. This evaluation considers the characteristics of the site, surrounding community, supporting infrastructure, and affected natural resources, while also weighing both short-term and long-term impacts to ensure consistency with the Comp Plan's vision for sustainable land and water use.

SECTION 1. APPLICANT & PROJECT INFORMATION

Request is for: Rezoning ☐ Use Variance ☐ Planned Area Development ☐

Applicant Name:

Parcel No.(s) and Estate:

Island: ☐ St. John ☐ St. Croix ☐ St. Thomas ☐ Other: _____

Detailed Description of Proposal (1–2 paragraphs) (attach additional page):

SECTION 2. Comp Plan CONSISTENCY STATEMENT (REQUIRED)

Provide a concise narrative explaining how the proposed project is consistent with the goals, policies, and strategies of the Comprehensive Land & Water Use Plan.

☐ New development

☐ Redevelopment, change to existing structure

☐ Change of use, no change to existing structure

Narrative (attach additional pages if needed):

SECTION 3. TERRITORY-WIDE PLAN CONSISTENCY CHECKLIST

(Applicants must address each applicable category.)

A. Sound Land & Water Use Decision-Making

(See Comp Plan: Making Better Land & Water Use Decisions pages 16-29)

- ☐ Supports coordinated, plan-based land or water use
- ☐ Avoids spot zoning or ad-hoc exceptions
- ☐ Compatible with surrounding uses
- ☐ Considers long-term cumulative impacts

Explanation (attach additional pages if needed):

B. Natural Resource & Watershed Protection

(See Comp Plan: Protecting Our Natural Resources pages 30-43)

Check all that apply:

- ☐ Protects watersheds and downstream resources (“ridge to reef”)
- ☐ Avoids or minimizes impacts to guts, wetlands, floodways
- ☐ Protects groundwater quality and recharge
- ☐ Uses erosion and stormwater best practices
- ☐ Includes buffers for sensitive resources
- ☐ Includes OSDS best practices (if applicable)

Describe measures incorporated into the project (attach additional pages if needed):

C. Climate Resilience & Hazard Preparedness

(See Comp Plan: Preparing for a More Sustainable Future pages 44-55)

- ☐ Accounts for sea level rise
- ☐ Addresses flooding or storm surge risk
- ☐ Avoids development in high-hazard areas, or mitigates impacts
- ☐ Uses resilient construction and site design
- ☐ Incorporates nature-based solutions

Explain hazard considerations used in design (attach additional pages if needed):

D. Coastal & Marine Resource Management (if applicable)

(See Comp Plan: *Managing and Regulating Coastal and Marine Waters pages 24-25*)

- ☐ Consistent with bay use intensity and carrying capacity
- ☐ Avoids coral, seagrass, mangroves
- ☐ Respects Areas of Particular Concern / Marine Parks
- ☐ Minimizes anchoring, turbidity, shading, and vessel conflicts
- ☐ Supports clear and enforceable marine use rules

Explain(attach additional pages if needed):

E. Infrastructure, Water, Waste, & Energy

(See Comp Plan: *Living and Thriving Together pages 56-83*)

- ☐ Adequate water supply (cistern, recharge, desalination consistency)
- ☐ Wastewater disposal protects water quality
- ☐ Solid waste handled sustainably
- ☐ Energy systems consistent with renewable-first approach

Explain(attach additional pages if needed):

F. Housing, Economy, & Community (as applicable)

(See Comp Plan: *Living and Thriving Together pages 56-83*)

- ☐ Supports long-term (non-transient) housing needs
- ☐ Enhances local economic opportunity
- ☐ Supports mixed-use or walkability where appropriate
- ☐ Avoids displacement of local residents or uses

Explain relevance(attach additional pages if needed):

G. Historic, Cultural & Public Access Considerations

(See Comp Plan: *Living and Thriving Together* pages 56-83)

- ☐ No adverse effect on historic or archaeological resources
- ☐ Cultural landscapes and heritage trees considered
- ☐ Protects or enhances public shoreline access (if applicable)

Explain(attach additional pages if needed):

SECTION 4. ISLAND-SPECIFIC CONSISTENCY

(Applicants must complete the section matching project location.)

- ☐ St. John

Address consistency with Plan Cruz Bay, Coral Bay watershed approach, limited land capacity, and year-round housing needs (pages 85-103).

- ☐ St. Croix

Address food sovereignty, National Heritage Area considerations, marine park management, and town revitalization goals (pages 105-127).

- ☐ St. Thomas

Address consistency with priorities such as watersheds, walkability, marine parks, flood management, and mixed-use centers (pages 129-149).

Island-specific explanation (attach additional pages if needed):

SECTION 5. Comp Plan REFERENCES USED

(List exact Plan sections used to support consistency. See Implementation Matrix pages 151-198)

Comp Plan Section	Goal / Policy / Strategy

SECTION 6. CERTIFICATION

I certify that this application has been prepared with a good-faith review of the adopted U. S. Virgin Islands Comprehensive Land & Water Use Plan (December 2024) and that the information provided is accurate.

Applicant/Agent Signature: _____

Date: _____

(For DPNR / CCZP Use Only)

SECTION 7. CCZP STAFF REVIEW & FINDINGS

A. Intake & Completeness Review

Application No.: _____

Date Received: _____

Reviewer: _____

- ☐ Comp Plan Consistency Worksheet submitted
- ☐ Adequate narrative provided
- ☐ Additional information required (see Section G)

Initial Completeness Determination:

☐ Complete ☐ Incomplete

Date of Completeness Determination: _____

B. Consistency with Comp Plan – Staff Analysis Summary

Staff Summary Statement (required):

Provide a concise summary of how the proposal is, or is not, consistent with the Comprehensive Land & Water Use Plan (December 2024).

This section should be written to stand alone and be usable verbatim in the Staff Report.

Narrative:

C. Goal-Based Consistency Findings

(Check all applicable goals and provide brief findings.)

GOAL 1 — Sound Land & Water Use Decision-Making

☐ Consistent ☐ Partially Consistent ☐ Inconsistent ☐ Not Applicable

Finding:

GOAL 2 — Protecting Natural Resources & Watersheds

☐ Consistent ☐ Partially Consistent ☐ Inconsistent ☐ Not Applicable

Finding:

GOAL 3 — Coastal & Marine Resource Protection (if applicable)

☐ Consistent ☐ Partially Consistent ☐ Inconsistent ☐ Not Applicable

Finding:

GOAL 4 — Climate Resilience & Hazard Preparedness

☐ Consistent ☐ Partially Consistent ☐ Inconsistent ☐ Not Applicable

Finding:

GOAL 5 — Infrastructure, Water, Waste, & Energy

☐ Consistent ☐ Partially Consistent ☐ Inconsistent ☐ Not Applicable

Finding:

GOAL 6 — Housing, Economy, Culture, & Public Access (as applicable)

☐ Consistent ☐ Partially Consistent ☐ Inconsistent ☐ Not Applicable

Finding:

D. Island-Specific Comp Plan Consistency

Island: ☐ St. John ☐ St. Croix ☐ St. Thomas

Relevant Island Plan Section(s):

- ☐ Consistent
☐ Consistent with Conditions
☐ Inconsistent
☐ Not Applicable

Island-Specific Findings:

E. Conditions Recommended to Achieve or Strengthen Consistency

(If applicable; tie directly to Comp Plan goals/policies.)

- ☐ No conditions required
☐ Conditions required (listed below)

Condition No.	Condition Summary	Comp Plan Policy/Goal Reference

F. Overall Comp Plan Consistency Determination

- ☐ The proposed project is consistent with the Comprehensive Land & Water Use Plan
☐ The proposed project is consistent with the Comprehensive Land & Water Use Plan, subject to conditions
☐ The proposed project is inconsistent with the Comprehensive Land & Water Use Plan

Basis for Determination:

G. Additional Information or Revisions Requested

(If applicable prior to final decision.)

☐ None

☐ Yes (describe below)

Details:

H. Staff Recommendation

☐ Approval

☐ Approval with Conditions

☐ Denial based on Comp Plan inconsistency

Recommended Language (optional but encouraged):

“Based on the record and findings, CCZP finds that the proposed project is ☐ consistent ☐ consistent with conditions ☐ inconsistent with the Comprehensive Land & Water Use Plan (December 2024) and therefore recommends...”

I. Staff Certification

Prepared by: _____

Title: _____

Date: _____

Reviewed by (Supervisor, if applicable): _____

Date: _____