

Ka'upulehu Land LLC

Petition for District Boundary Amendment

(PL-SLU-2022-000008)

Change of Zone Application (PL-REZ-2022-000039)

July 18, 2024 Leeward Planning Commission meeting

Area Fronting Mamalahoa Highway is in the State Land Use Urban District

SLU Map for TMK (3) 6-4-024-027



SLU Classifications

 Agricultural (A)

Rural (R)

Urban (U)

This 2023 Application

- Front portion (2.325 acres abutting Mamalahoa Hwy.) -
Already SLU Urban
Change of Zone from A-5a to **CN-10**
- Back portion (3.024) - SLU Ag to SLU **RURAL**
Change of Zone from A-5a to **RA .5**

Planning Commission Rule 13-7

Standards for Review

- Consideration shall be given to the following:
 - (a) The extent to which the proposed reclassification conforms to the applicable goals, policies, standards, and courses of action of the General Plan and implementing ordinances, plans and documents. No amendment shall be approved unless it conforms to the General Plan. . . .
 - (b) The extent to which the proposed reclassification conforms to the applicable district standards.

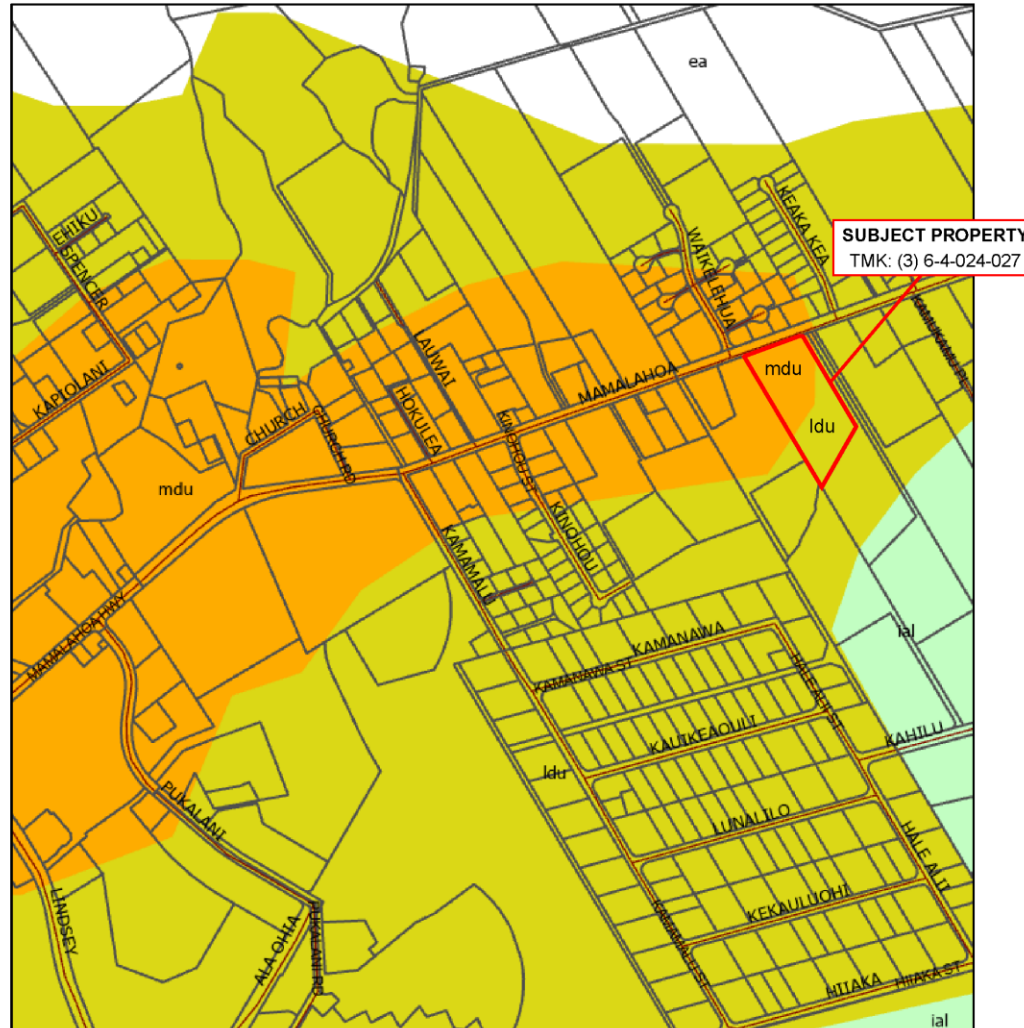
Rural District

- HRS § 205-2(a)(2):

"In the establishment of boundaries for rural districts, areas of land composed primarily of small farms mixed with very low density residential lots, which may be shown by a minimum density of not more than one house per one-half acre and a minimum lot size of not less than one-half acre shall be included" (Emphasis added.)

General Plan - LUPAG Map

LUPAG Map - TMK No. (3) 6-4-024-027



LUPAG CLASSIFICATION FOR TMK NO: (3) 6-4-024:027

mdu - Medium Density Urban

idu - Low Density Urban

General Plan

- Medium Density Urban - Village and neighborhood commercial and single family and multiple family residential and related functions (multiple family residential - up to 35 units per acre)
- Low Density Urban - Residential, with ancillary community and public uses, and neighborhood and convenience-type commercial uses; overall residential density may be up to **six units per acre**

EXISTING SFR

*Indicative of the proposed
CC&Rs managing development
of the future single family
residential dwellings



COMMUNITY ENGAGEMENT

- Joni Metzler - "Contacted close to 50 business owners and leaders in [sic] the Kamuela community personally to discuss our project with them and asked them to write letters of support for the project, provided in our presentation materials."
 - See County of Hawaii Planning Department Background Report Exhibit 13 [43 letters of support dating from March to May 2023]
- Project presented to the South Kohala Traffic Safety Committee on several occasions, resulting in a letter of support for the Project [Exhibit 7 to Application]:
 - December 13, 2022
 - September 14, 2021
 - July 14, 2020

Community Engagement Cont.

- Additional personal contact prior to June 20, 2024 hearing by John and Joni Metzler with neighbors and attempts to contact other neighbors.

Community Engagement Cont.

- After the June 20, 2024 hearing, in response to comments by the Commissioners Joni Metzler reached out to further discuss the project with neighbors.

FLOODPLAIN MANAGEMENT

- Hawaii County Code Chapter 27 contains standards for construction in area of special flood hazards
- COZ proposed Conditions of Approval:

- H. All development generated runoff shall be disposed of on-site and shall not be directed toward any adjacent properties. A drainage study shall be prepared by a licensed civil engineer and submitted to the Department of Public Works (DPW) prior to the issuance of Final Subdivision Approval. Any recommended drainage improvements, if required, shall be constructed meeting with the approval of DPW prior to occupancy of any proposed structures on the property.
- I. All development shall comply with Chapter 27, Flood Control, of the Hawai'i County Code.

TRAFFIC

COZ Proposed Conditions of Approval:

- E. Prior to issuance of Final Plan Approval for any use in the CN-zoned area, the Applicant shall submit an updated traffic impact analysis report (TIAR), to be reviewed and approved by the State Department of Transportation. The updated TIAR shall include, but not be limited to, an evaluation of whether highway improvements should be required as a result of anticipated traffic generated by the development. If there are traffic impacts attributable to the development, the Applicant shall be required to provide appropriate traffic mitigation improvements at no cost to the State.
- F. Access to Māmalahoa Highway shall meet with the requirements of the State Department of Transportation.

REQUEST

- RENEW Motion for a Favorable Recommendation of PL - SLU-2022-000008 based on the Planning Director's Recommendation
- RESCIND Motion for Negative Recommendation on PL - REZ 2022-000039
- NEW MOTION for Favorable Recommendation of PL-REZ 2022-000039 based on the Planning Director's Recommendation (including the proposed amendment to Condition G)



THANK YOU!