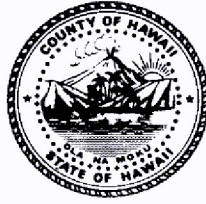


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TO: Hawai'i County Leeward and Windward Planning Commissions

FROM: Planning Director Jeffrey Darrow Jeffrey W. Darrow
Jeffrey W. Darrow (Feb 18, 2025 08:44 HST)

DATE: February 18, 2025

SUBJECT: Director Darrow Recommended Amendments to Final Recommended Draft General Plan 2045

Thank you for your time, energy, and thoughtful deliberation of the Final Recommended Draft General Plan 2045.

After listening to the public testimony and the deliberation from commissioners, I hereby transmit my recommended amendments to the Final Recommended Draft General Plan 2045. The recommended amendments include substantive and non-substantive edits.

The non-substantive edits include:

1. Updating the glossary to remove terms not used in Final Recommended Draft General Plan 2045
 - a. Biomass
 - b. Blighted Areas
 - c. Daily Census
 - d. Digital Divide
 - e. Digital Equity
 - f. Digital Inclusion
 - g. High Hazard Areas
 - h. Inclusionary Zoning
 - i. Metes and Bounds
2. Updating the following definitions within the glossary
 - a. Accessory Dwelling Unit- means a structure or portion thereof designed and used for single-family residential purposes and which can be detached from or attached to an existing residence, to be used for single-family occupancy and containing one kitchen.
 - b. Agricultural-Based Commercial Operations- are allowed on lands within the State Land Use Agricultural District and includes a roadside stand, retail activities, retail food establishment, farmers' market, and food hub (in accordance with HRS 205-2(d)(15)).

- c. Natural Hazards- are dangerous natural events that can threaten life and property. Examples include wildfires, earthquakes, volcanic eruptions, floods, landslides, and tsunamis.
 - d. Tax Increment Financing- a public funding method that uses future property tax increases to pay for community improvements.
- 3. Updating the glossary to add the following definitions
 - a. Transient Accommodation- means the furnishing of a room, apartment, suite, single family dwelling, or the like to a transient for a designated period of time that provides living, sleeping, or housekeeping accommodations.
 - b. Watershed- is an area of land that collects rainwater and directs it to a common outlet, such as a stream, lake, or ocean.
- 4. Adding Goal labels throughout Final Recommended Draft General Plan 2045.
- 5. Replacing “CO” with “CG” in Table 30: Public Access Spacing Standards on page 112.

The substantive edits include:

- 1. Changing the name of the Urban Character Guidelines and Rural Character Guidelines to Standard Guidelines. These are found in the Introduction of the plan and found in the Character Design tables found on pages 91-94 and 99.
- 2. Removing Form-Based Code from glossary and Action 13.a
- 3. Replacing “resort nodes” with “resort areas” in policies 13.50 and 13.51 on page 89.
- 4. Changing the name of the Housing Character Guidelines to Affordable Housing Guidelines Standard on page 185.
- 5. Removing action 15.e regarding annual reporting for additional farm dwellings.
- 6. Adding in scenic corridor actions to the Transportation Access & Mobility Section.
 - a. “Utilize the Scenic Corridor Program for Alii Dr between Keauhou and Captain Cook, with limited access and without commercial development.”
 - b. “Utilize the Scenic Corridor Program for Akoni Pule Hwy between Kawaihae and Puakea, with limited access and without commercial development.”
- 7. Adding action to Establish a public-private partnership, including financing strategies, for maintaining public access trails.

Also included in my recommendations are edits to the Final Recommended Draft General Plan 2045 Land Use Map. These recommendations also include a list of corrections based on mapping errors that were reviewed and have already been included in the live mapping application.

Please consider these recommendations as you deliberate and make your recommendation to the Hawai‘i County Council for adoption by ordinance of the Final Recommended Draft General Plan 2045.

This package transmits the following electronically unless otherwise noted below:

- 1. Word document including in-line recommended edits shown as track changes to the original Final Recommended Draft General Plan 2045 document.
- 2. Slide presentation of Director recommended land use map edits (hard copy included).

2.2 2.2 Biocultural Stewardship Goal, Objectives, Policies, and Actions

Page 48.

New actions:

Utilize the Scenic Corridor Program for Alii Drive (Mamalahoa Bypass Highway) between Keauhou and Captain Cook, with limited access and without commercial development.

Utilize the Scenic Corridor Program for Akoni Pule Hwy between Kawaihae and Puakea, with limited access and without commercial development.

Director Darrow Recommended Amendments to Final Recommended Draft General Plan 2045 (02-18-2025)

4.1 LAND USE - 4.1.3 Overview of Land Use Designations and Maps

Page 84. Table 19: General Plan Land Use Designations and Maps

“High Density Urban (HDU)”

General commercial, ~~[light]~~ industrial-commercial mixed, multiple-family residential, and related services including Transit Oriented Developments (TOD)~~[-and light industrial]~~. Confined to Urban Growth Areas (UGA). ~~[Dwelling density up to 87 units per acre.]~~ Compatible Zoning may include CG, MCX, PD, RM, CDH.

“Medium Density Urban (MDU)”

Village and neighborhood commercial, light service industrial, and single-family and multiple-family residential and related functions including TODs or Traditional Neighborhood Development (TND). Confined to UGAs. ~~[Dwelling density up to 35 units per acre.]~~ Compatible Zoning may include CV, CN, PD, RM, RD, RS

“Low Density Urban (LDU)”

Residential, with ancillary community and public uses, and ~~[neighborhood and]~~ convenience-type commercial uses, ~~[and light industrial-commercial mixed use,]~~ including TND. ~~[Dwelling density up to 12 units per acre.]~~ Compatible Zoning may include RS, RCX, RA

“Urban Expansion (UE)”

Allows for a mix of high-density, medium-density, low-density, industrial-commercial mix, and/or natural designations in areas where growth may be desirable, but where specific settlement and infrastructure have not yet been determined. Compatible Zoning may include RS, RD, RM, RCX, CN, CG, CV, CN, MCX, PD, CDH, OPEN.

“Light/Service Industrial (LI)”

Uses include but are not limited to business parks, research and development centers, product assembly, distribution centers, laboratories, cottage industries, and light service industrial uses. Compatible Zoning may include ML, MCX.

“Heavy Industrial (HI)”

Uses include but are not limited to landfills, quarries, chemical plants, heavy equipment base yards, towing yards, and other uses with the potential to create public nuisance conditions (e.g., noise, environmental impacts). Compatible Zoning may include MG, ML, MCX.

Director Darrow Recommended Amendments to Final Recommended Draft General Plan 2045 (02-18-2025)

“University (UNI)”

Public university, including ancillary public uses, residential, and support commercial uses. Compatible Zoning may include UNV.

“Resort (RES)”

Uses include a mix of visitor-related uses such as hotels, condominium hotels (condominiums developed and/or operated as hotels), single-family and multiple-family residential units, golf courses and other typical resort recreational facilities, resort commercial complexes, and other support services. Compatible Zoning may include V.

“Rural (RU)”

Situated outside of UGAs. Except where noted, these areas should retain their rural character with low-density residential development, supporting small-scale commercial development, and agricultural land uses. Rural areas should not be targeted with the development of major public infrastructure or the extension of public sewer service except where a documented health, safety, and/or welfare condition warrants such an expansion. ~~[Dwelling density up to 4 units per acre.]~~ Compatible Zoning may include RA, FA, A, OPEN.

“Productive Agriculture (PA)”

Lands with better potential for sustained high agricultural yields because of soil type, climate, topography, or other factors. (5-acre minimum lot size) Productive agricultural lands were determined by including the following lands:

- Lands outside of UGAs identified as “Important Agricultural Lands” on the 2005 General Plan Land Use Pattern Allocation Guide maps.
- Lands outside of UGAs identified in the Agricultural Lands of Importance to the State of Hawai‘i (ALISH) classification system as “Prime” or “Unique”.
- Lands outside of UGAs classified by the Land Study Bureau’s Soil Survey Report as Class B “Good” soils. (There are no Class A lands on the Island of Hawai‘i) Lands classified as at least “fair” for two or more crops, on an irrigated basis, by the USDA Natural Resource Conservation Service’s study of suitability for various crops.
- In North and South Kona, the “coffee belt”, is a continuous band defined by elevation, according to input from area farmers and the 2020 Update to the Hawai‘i Statewide Agricultural Land Use Baseline Report.
- State agricultural parks.

~~[Dwelling density up to 1 unit per 5 acres, although additional may be allow with permitted additional farm dwellings.]~~ Compatible Zoning may include FA, A.

Director Darrow Recommended Amendments to Final Recommended Draft General Plan 2045 (02-18-2025)

“Extensive Agriculture (EA)”

Lands that are not capable of producing sustained, high agricultural yields without the intensive application of modern farming methods and technologies due to certain physical constraints such as soil composition, slope, tillable by machine, and climate. These lands are better suited for other less intensive agricultural uses such as grazing and pasture and can support additional residential densities when situated near UGAs.

~~[Dwelling density up to 1 unit per acre, although additional may be allow with permitted additional farm dwellings.]~~ Compatible Zoning may include RA, FA, A.

“Natural (NAT)”

Lands to be kept in a largely natural state with minimal facilities consistent with open space uses along with agricultural land uses. Includes areas vulnerable to natural hazards, steep slopes, lava fields, and areas set aside for cultural and/or natural resource preservation purposes that are not necessarily under active management. ~~[Dwelling density on agriculture zoning up to 1 unit per acre.]~~ Compatible Zoning may include RA, FA, A, OPEN.

“Recreation (REC)”

Parks, open space, and other recreational areas, such as golf courses, and shoreline setback areas not already in SLU Conservation. Compatible Zoning may include OPEN and adjoining Zonings.

“Conservation (CON)”

Forest and water reserves, natural and scientific preserves, areas in active management for conservation purposes, areas to be kept in a largely natural state with minimal facilities consistent with open space uses, such as picnic pavilions and comfort stations, and lands within the SLU Conservation District. Compatible Zoning may include OPEN.

**Director Darrow Recommended Amendments to Final Recommended Draft General Plan
2045 (02-18-2025)**

4.1 LAND USE - 4.1.4 Urban Growth Areas

Page 89.

Policies

13.50 Encourage the addition of workforce housing opportunities within existing and proposed resort ~~nodes~~ areas.

13.51 Incorporate open and natural spaces within existing and future resort ~~nodes~~ areas.

**Director Darrow Recommended Amendments to Final Recommended Draft General Plan
2045 (02-18-2025)**

4.1 LAND USE - 4.1.4 Urban Growth Areas

Page 90.

Actions

13.a Incorporate innovations such as [~~form-based code~~] “mixed-use zones” into the Zoning Code.

4.1 LAND USE - 4.1.4 Urban Growth Areas

Page 91. Table 20: Transit-Oriented Development (TOD) Character Guidelines

Urban Character Standard Guidelines

Table 20: Transit-Oriented Development (TOD) Character Standard Guidelines

Service Area Population	20,000 - 50,000 residents (approx. radius of ¼ to ½ mile)
Approximate Commercial Land Area	15 acres
Example Locations	Downtown Hilo, Kailua Village, Waimea, Waikoloa
GP Land Use	Medium or High-Density Urban
Optimal Residential Density	43 - 60 DU/Acre
Number of Commercial Establishments	40+
Typical Uses	Mixed uses and higher density residential, multi-family residential, retail, commercial, light industrial uses, regional shopping centers with full-size department stores and a full range of merchandise and services; theater; outdoor events area.
Compatible Zoning	RD, RM, V, CG, CV, MCX, ME, PD, CDH
Access	Access to one or more paved roads; commercial or public uses without direct driveway access to highway; complete streets, multimodal transport, active living corridors; transit hub; walkable
Range of Possible Services	District park, regional park; schools (all grades); community hall elderly or other special needs housing; medical facility with emergency room; police and fire station
Character	• Vernacular architecture that respects the historic context and scale of the community, usually subject to design criteria • Urban Grid Street Network • Limited driveway access • On-street parking • Public off-street parking • Landscaping (including street trees) commensurate with environment/water availability. • Sidewalks and/or walking or bike paths.

Director Darrow Recommended Amendments to Final Recommended Draft General Plan 2045 (02-18-2025)

4.1 LAND USE - 4.1.4 Urban Growth Areas

Page 92. Table 21: Traditional Neighborhood Development (TND) Character Guidelines

Table 21: Traditional Neighborhood Development (TND) ~~Character~~ Standard Guidelines

Service Area Population	10,000 – 20,000 residents
Example Locations	Volcano Village, Laupāhoehoe, Hāwī, Captain Cook, Pahala
Approximate Commercial Land Area	10 – 15 acres
GP Land Use	Medium Density Urban
Optimal Residential Density	13-35 DU/Acre
Number of Commercial Establishments	20-40
Typical Uses	Neighborhood-oriented retail uses and mixed uses; variety or junior department stores; convenience goods, “soft line” items (e.g., clothing), “hard line” items (e.g., hardware and small appliances); outdoor events area; bed-and-breakfast homes and small inns.
Compatible Zoning Access	RS, RD, RM, CN, V, CG, CV, PD, UNV Access to one or more paved roads; commercial or public uses without direct driveway access to a highway where feasible; walking and bicycling paths; transit stop
Range of Possible Services	District park, community park, elementary or middle school, child and adult care facilities, community center, elderly or other special needs housing, medical clinic
Character	• Informal, vernacular architecture that utilizes natural exterior material and earth-toned colors • Limited driveway access • On-street parking • Public off-street parking • Landscaping (including street trees) commensurate with environment/water availability • Sidewalks and/or walking or bike paths

4.1 LAND USE - 4.1.4 Urban Growth Areas

Page 93. Table 22: Urban Neighborhood Center Character Guidelines

Table 22: Urban Neighborhood Center ~~Character~~ Standard Guidelines

Service Area Population	3,000 – 10,000 residents
Approximate Commercial Land Area	Up to 10 acres
Example Locations	Kaumana, Wainaku, Keauhou, Hawaiian Ocean View Estates, Hawaiian Paradise Park
GP Land Use	Low <u>or</u> Medium Density Urban
Optimal Residential Density	3 – 12 DU/Acre
Number of Commercial Establishments	5 – 20
Typical Uses	Neighborhood and convenience-type retail and personal services
Possible Compatible Zoning	RS, RD, RM, RCX, V , CN, CV, <u>RA</u>
Access	Access to one or more paved roads; commercial or public uses without direct driveway access to a highway where feasible; connections to walking and bicycling paths; transit (or paratransit) stops
Range of Possible Services	Community park, neighborhood park, elementary school, multi-purpose meeting room or (minimum) place to congregate or post community notices, outdoor events area (e.g., barbeques and farmer’s markets)
Character	• Informal, vernacular architecture that is small in scale and reflects a residence ambiance, utilizes natural exterior material and earth-toned colors • Limited driveway access • On-street parking • Landscaping (including street trees) commensurate with environment/water availability • Sidewalks and/or walking or bike paths

Director Darrow Recommended Amendments to Final Recommended Draft General Plan 2045 (02-18-2025)

4.1 LAND USE - 4.1.5 Rural

Page 99. Table 26: Rural Neighborhood Character Guidelines

Table 26: Rural Neighborhood ~~Character~~ Standard Guidelines

Service Area Population	Up to 3,000 residents
Approximate Land Area	1 – 5 acres
GP Land Use	Low-Density Urban, Rural
Example Locations	Kurtistown, Holualoa, Hokulia, Hawaiian Ocean View Estates, Volcano Village, Hawaiian Paradise Park, Kaumana City
Optimal Residential Density	1–12 DU/Acre
Number of Commercial Establishments	1 – 5
Typical Uses	Primarily low-density residential. Limited neighborhood-serving businesses may be allowed to provide goods and services for daily needs and community gathering spots. Civic uses (e.g., fire stations, schools, churches, etc.) and additional dwelling units may also be allowed provided such uses are oriented toward serving the needs of rural, low-density neighborhoods.
Compatible Zoning	RS, RM, RCX, CV, CN , RA, FA
Access	Access to one or more paved roads; commercial or public uses without direct driveway access to a highway where feasible; connections to walking and bicycling paths; transit (or paratransit) stops.
Range of Possible Services	Typical services may include retail and personal services, neighborhood park, elementary school, multi-purpose meeting room or (minimum) place to congregate or post community notices, and outdoor events area (e.g., barbeques and farmer’s markets).
Character	• Informal, vernacular architecture that is small in scale and reflects a residence ambiance, utilizes natural exterior material and earth-toned colors • Limited driveway access, on-street parking, public off-street parking • Landscaping (including street trees) commensurate with environment/water availability • Sidewalks and/or walking or bike paths

**Director Darrow Recommended Amendments to Final Recommended Draft General Plan
2045 (02-18-2025)**

4.1 LAND USE - 4.1.6 Agriculture

Page 101.

~~[15.e Amend the County Code and associated Planning Department Rules to establish annual reporting for additional farm dwellings.]~~

4.2 TRANSPORTATION ACCESS AND MOBILITY - 4.2.3 Acting Living Corridors and Public Access

Page 111.

New action:

Establish a public-private partnership, including financing strategies, for maintaining public access trails.

Page 112.

Minor correction to GP Land Use Designation

Table 33: Public Access Spacing Standards

RESOURCE TYPE	GP LAND USE DESIGNATION	DESIRED SPACING
Shoreline	For lands in the RS, RD, RM, V, EO CG, CN, and CV districts	800 to 1,000 feet apart
	For lands within a destination resort community or a major, intermediate, or minor resort area as defined in the general plan and determined by the director, regardless of the zone district designation(s)	1,000 to 2,000 feet apart, provided that the planning commission may extend the spacing to a maximum of 2,500 feet where deemed warranted by site conditions
	For lands within the A districts	1,000 to 2,500 feet apart for A-1a, 1,500 to 2,500 feet apart for all other zoned districts
	For lands in the O and U districts	2,000 to 2,500 feet apart
High Cliff		2,000 to 2,500 feet apart unless a resource needs additional access
Mountain	For all zone districts	As determined by the director to provide reasonable means to access public trail sections and public facilities

4.5.2 Housing Goal, Objectives, Policies, and Actions

Page 185.

Table 48: Affordable Housing ~~Character~~ Standard Guidelines

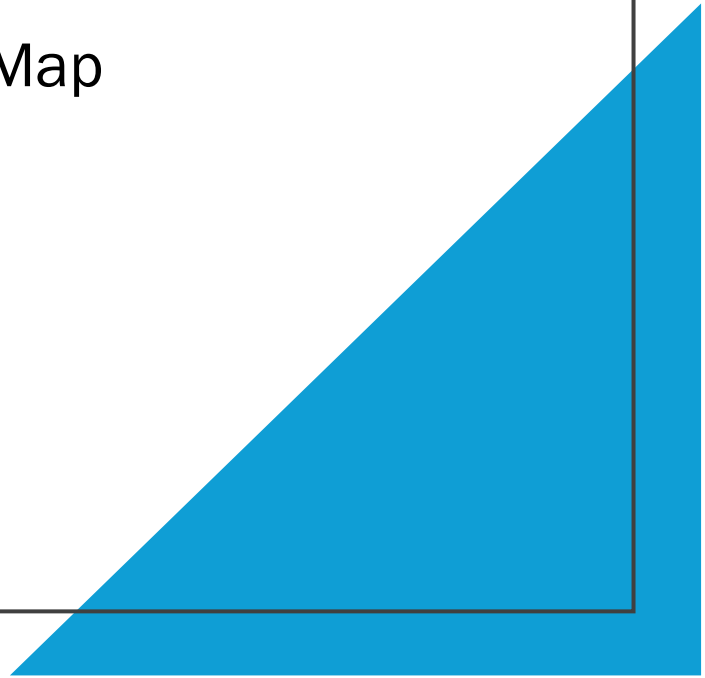
Affordable housing developments should provide a minimum of the following:

Health and Safety	Viable, safe, and sanitary housing communities with quality living environments.
Equity	Opportunities for families of various socio-economic levels.
Household Types	A mix of housing types when possible, such as multifamily, duplex, townhomes, etc.
Additional Infrastructure	Provide adequate broadband.
Recreational Amenities	• Open space and outdoor recreational amenities, such as playgrounds, courts, pavilion, etc. • Indoor community spaces, such as community kitchens, gathering areas, etc.
Location	• Ideally located in proximity to and integrated into existing and proposed urban and rural centers, to ensure easy access to necessary goods and services, employment centers, recreation, and other quality of life amenities.

Planning Director's Recommended Amendments to Final Recommended Draft General Plan Land Use (GPLU) Map

Rationale:

The Planning Director's proposed changes to the GPLU Map were based on State Land Use, County zoning, and the Community Development Plans (CDPs).



Index

1: Puna District

1a: Pāhoa

1b: Near Leilani Estates

1c: Hawaiian Paradise Park

1d: Orchidland Estates

1e: Mountain View

1f: Mauna Loa Estates, Volcano

1g: Volcano Golf Course

1h: Lehuanani St., Glenwood

1i: Kaimū

2: South Hilo District

2a: Waiākea House Lots

2b: Rainbow Drive

3: North Hilo District – *no proposed changes*

4: Hāmākua – *no proposed changes*

Index

5: North Kohala

- 5a: Hāwī-Honomakau
- 5b: Kapa‘au & Halaula
- 5c: Māhukona
- 5d: Kohala Ranch (mauka)
- 5e: Kohala Ranch (makai)

6: South Kohala

- 6a: Waikōloa Resort
- 6b: Waikōloa Village
- 6c: Waikōloa Quarry
- 6d: Puakō

7: North Kona

- 7a: Kainaliu
- 7b: Honalo
- 7c: Holualoa
- 7d: Pualani Estates
- 7e: Kaloko Heights
- 7f: Ali‘i Drive
- 7g: Kailua-Kona
- 7h: Kaiminani
- 7i: Makalei Estates

8: South Kona

- 8a: Kona Paradise
- 8b: Kealakekua
- 8c: Hokuli‘a (mauka)
- 8d: Hokuli‘a (makai)
- 8e: Hokuli‘a Golf Course

9: Ka‘ū

- 9a: Hawaiian Ocean View Estates

Land Use Map Legend

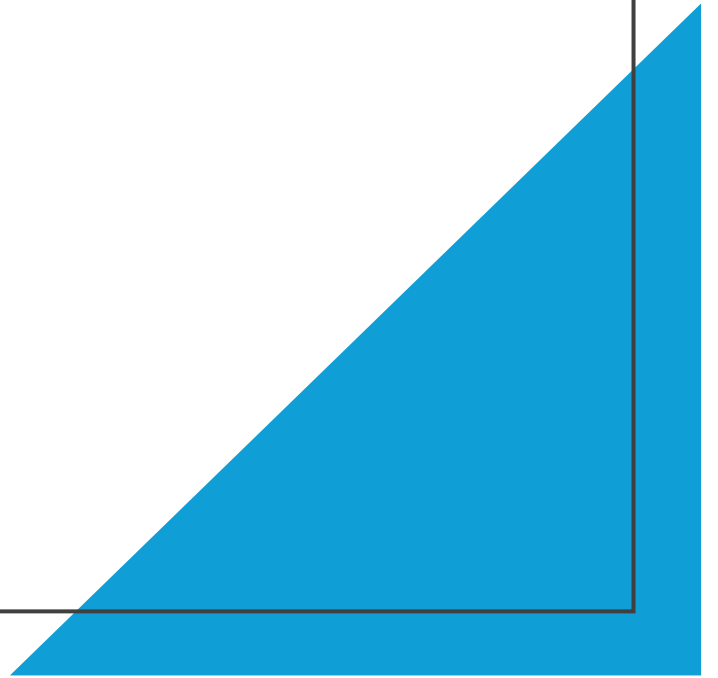
General Plan Land Use Final Recommended Draft

-  High-Density Urban
-  Medium-Density Urban
-  Low-Density Urban
-  Urban Expansion
-  Light Industrial
-  Heavy Industrial
-  University
-  Resort
-  Rural
-  Productive Agriculture
-  Extensive Agriculture
-  Natural
-  Recreation
-  Conservation

Adopted 2005 Land Use Pattern Allocation Guide (LUPAG)

-  High Density Urban
-  Medium Density Urban
-  Low Density Urban
-  Urban Expansion
-  Rural
-  Industrial
-  Resort Node
-  Resort
-  University Use
-  Important Ag Lands
-  Extensive Agriculture
-  Open Area
-  Conservation
-  Orchards
-  (breakwater)
-  (pond)

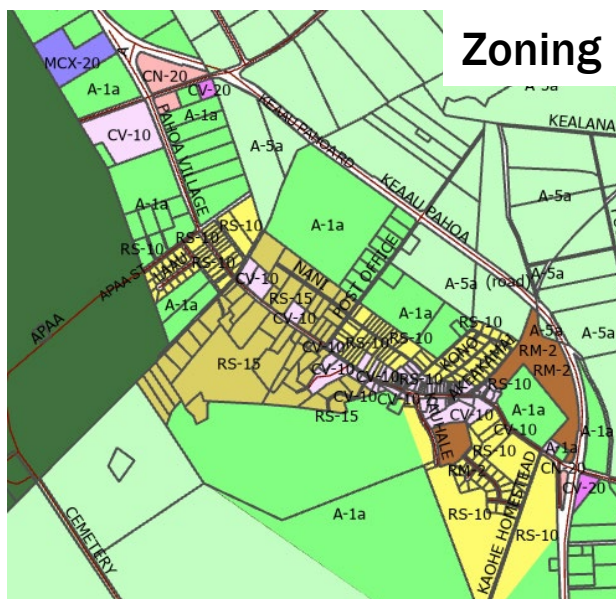
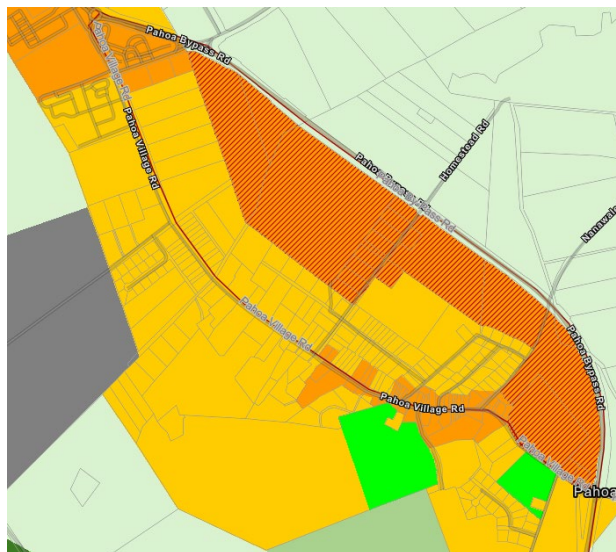
1. PUNA DISTRICT



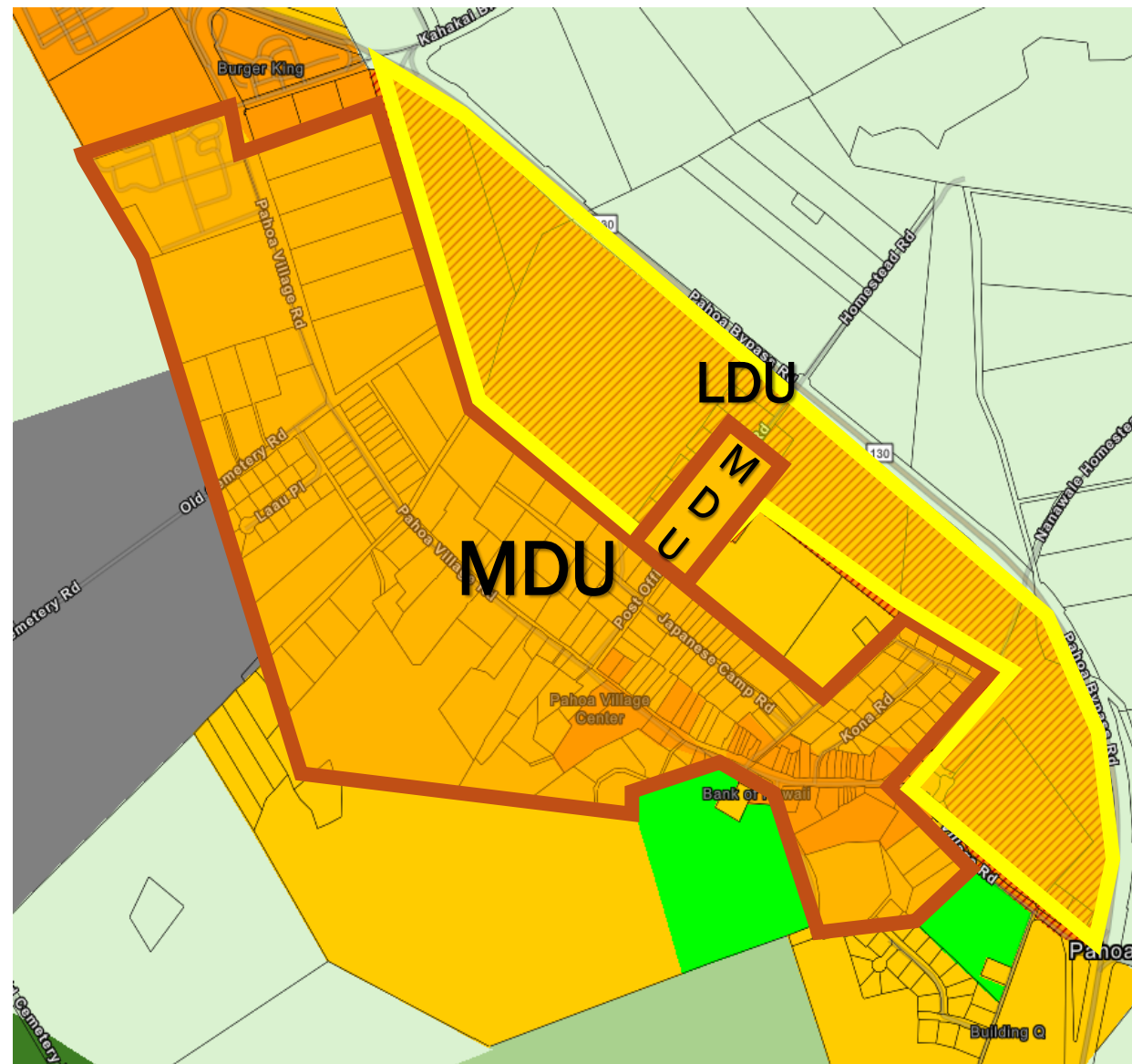
1a: Pāhoā

- Proposed change from **Urban Expansion (UE)** to **Low Density Urban (LDU)**.
- Proposed change from **LDU** to **Medium Density Urban (MDU)** along Village Rd. (like [LUPAG](#))
- Rationale: To align with 2005 GP and Puna CDP, and provide greater density along Village Rd.

Final Recommended Draft GP



Proposed Change



Pāhoa

Current LUPAG
(2005)

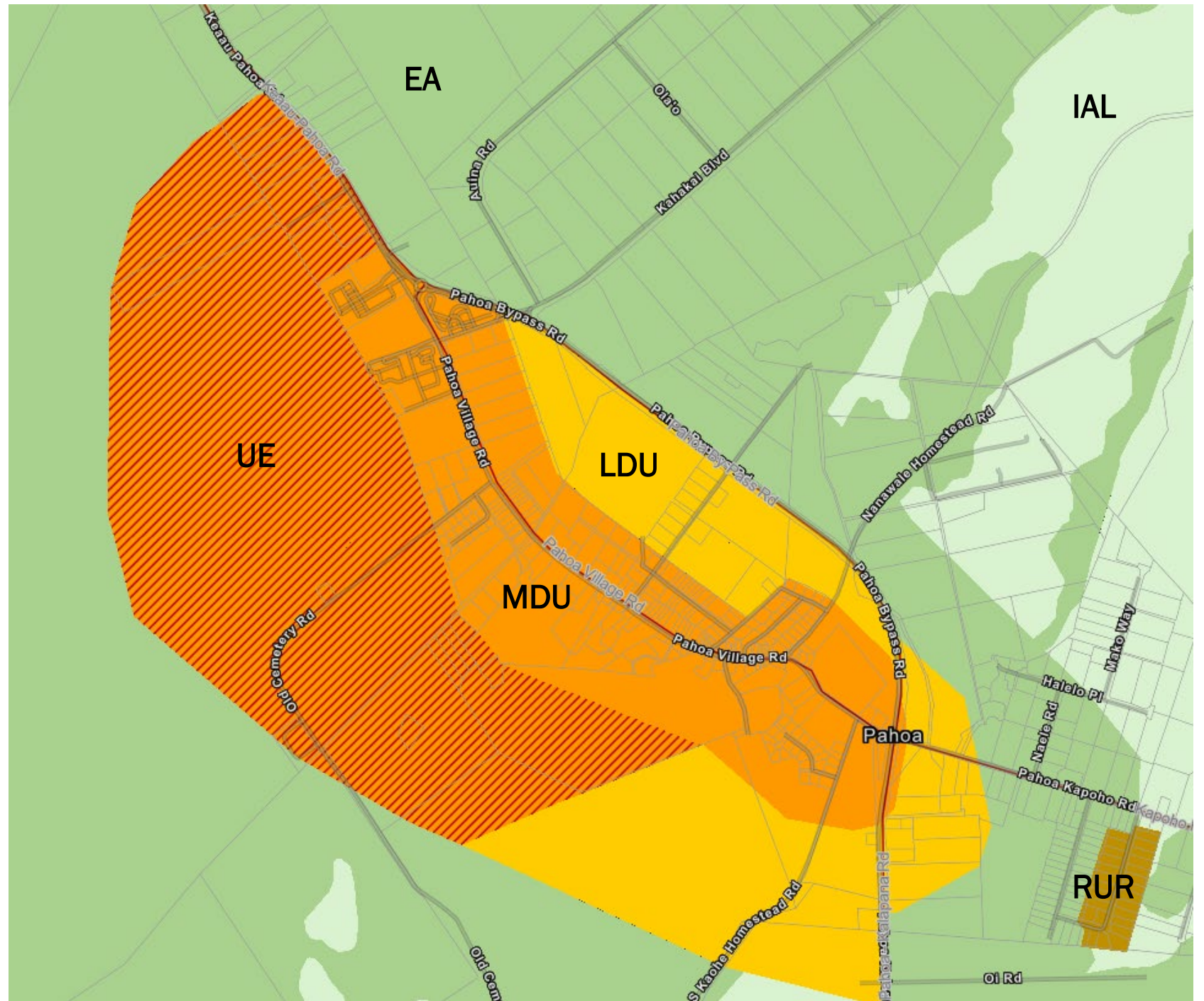
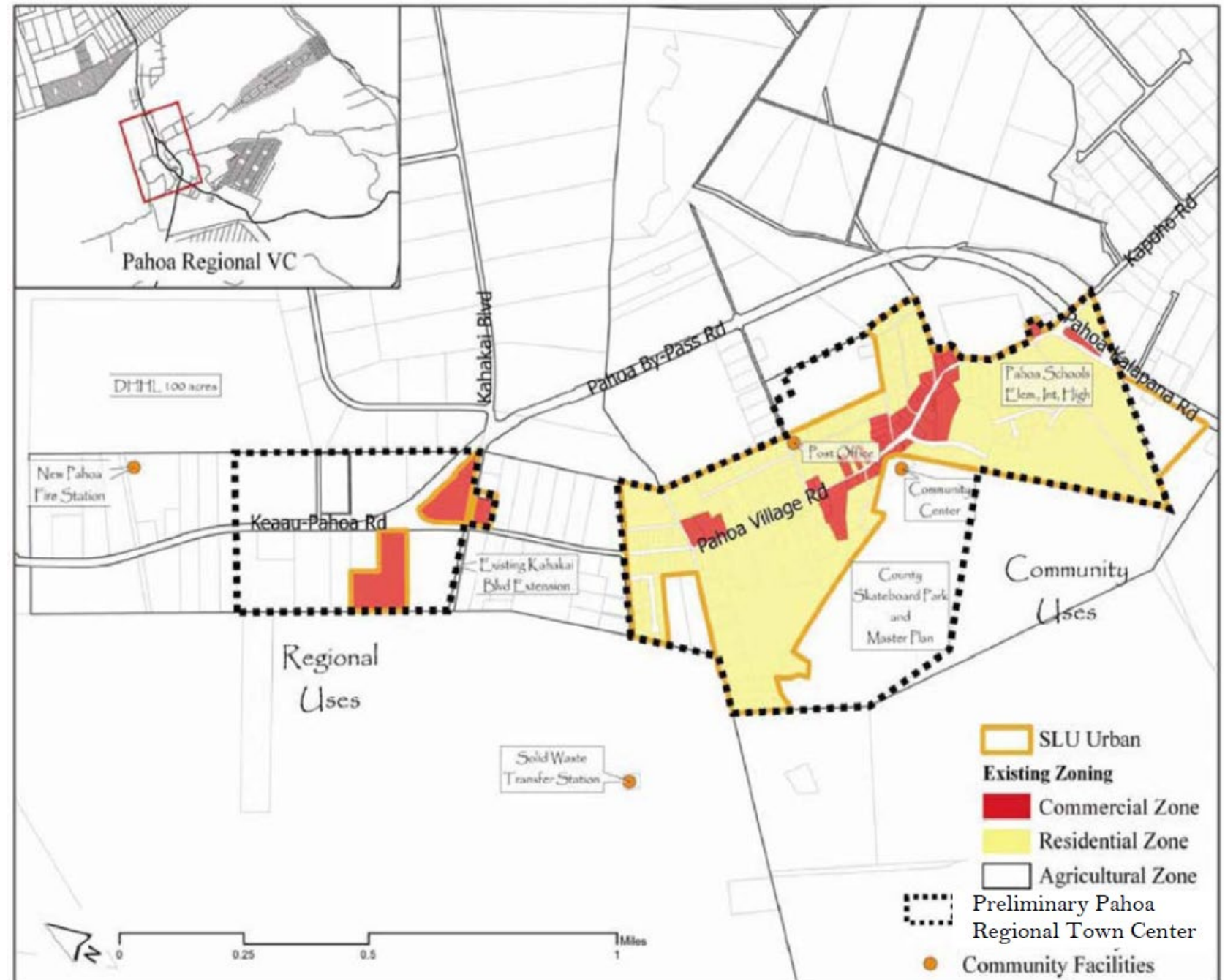


Figure 5-2: Pāhoā Regional Town Center

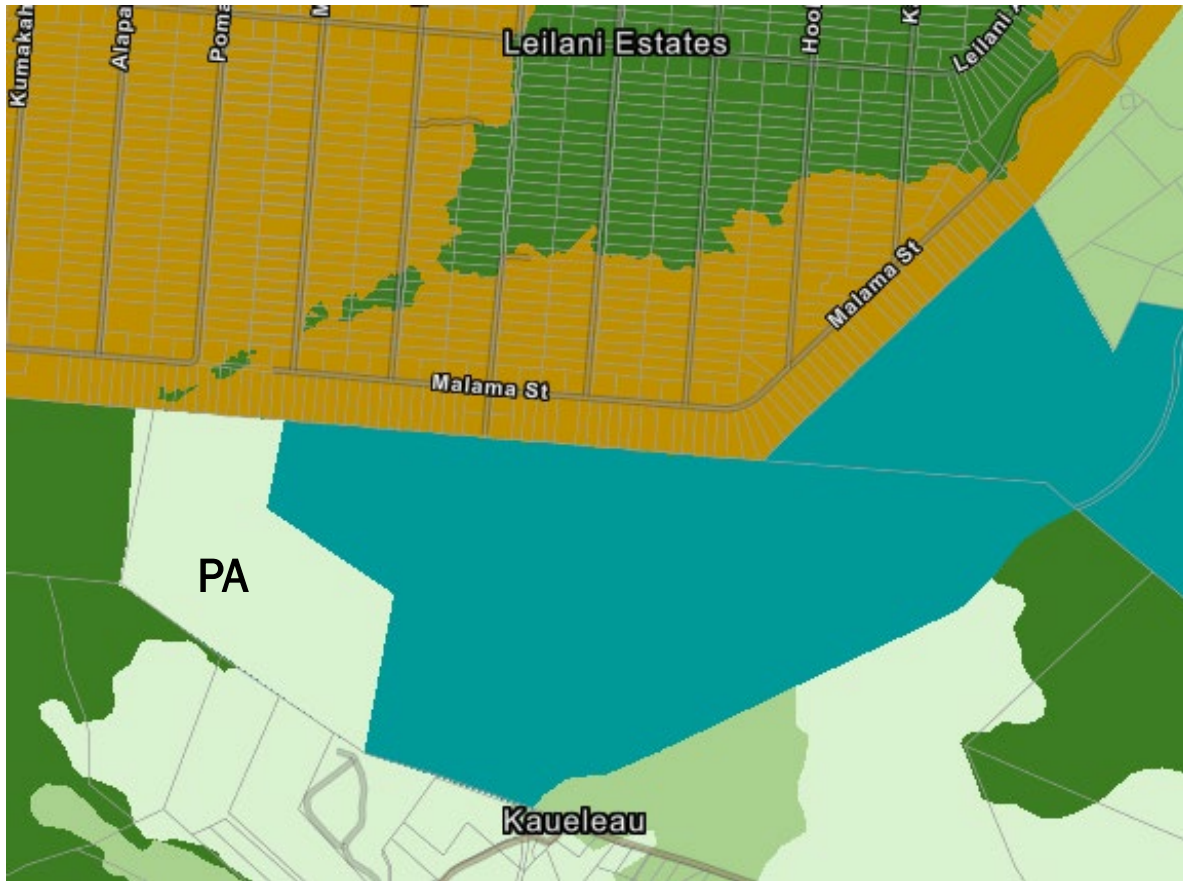
Pāhoā

Puna CDP

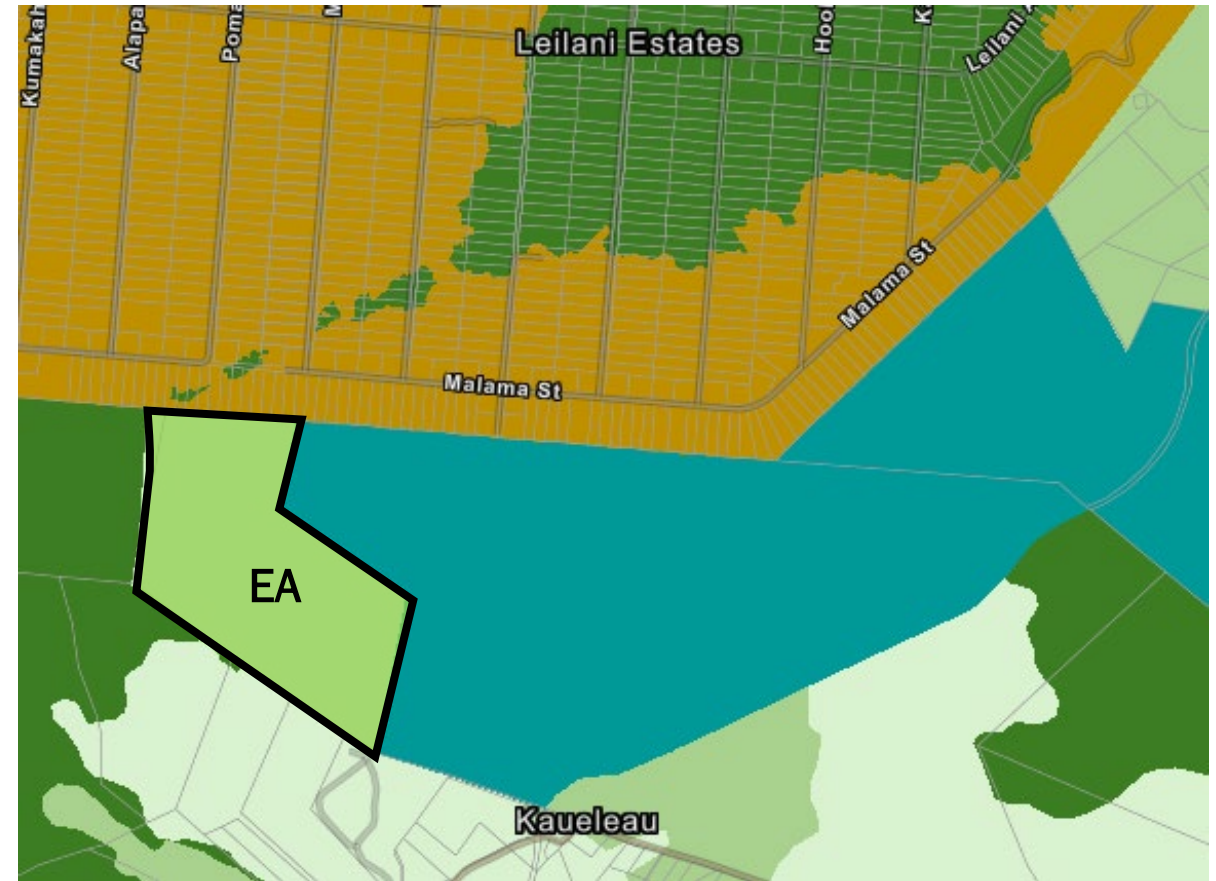


1b: Near Leilani Estates

Final Recommended Draft GP



Proposed Change



Rationale: Proposed change from **Productive Agriculture (PA)** to **Extensive Agriculture (EA)** due to LSB soil classification C & D. There is also an existing permitted quarry with plans to expand.

1c: Hawaiian Paradise Park

Final Recommended Draft GP



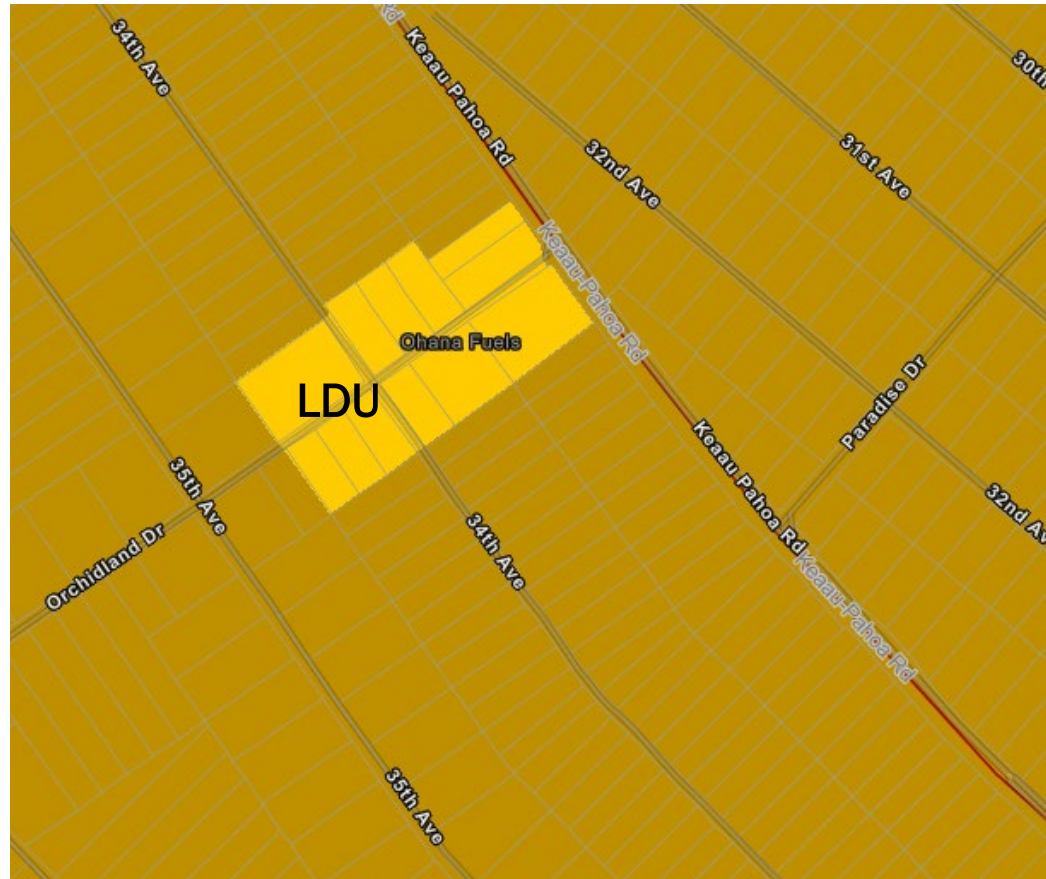
Proposed Change



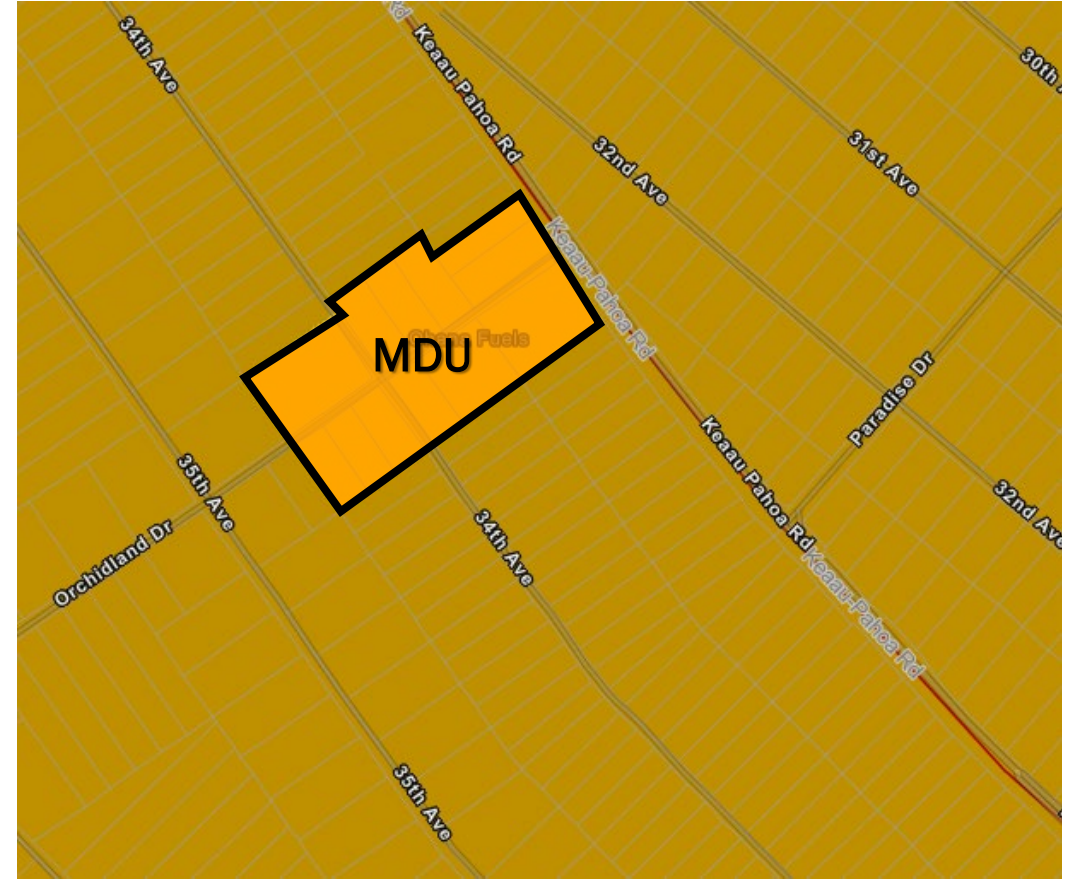
Rationale: Proposed change from **Rural (RU)** to **Heavy Industrial (HI)** due to the existing uses and number of special permits along the strip between the highway and 33rd Avenue. The Puna CDP also reflects the proposed industrial designation.

1d: Orchidland Estates

Final Recommended Draft GP



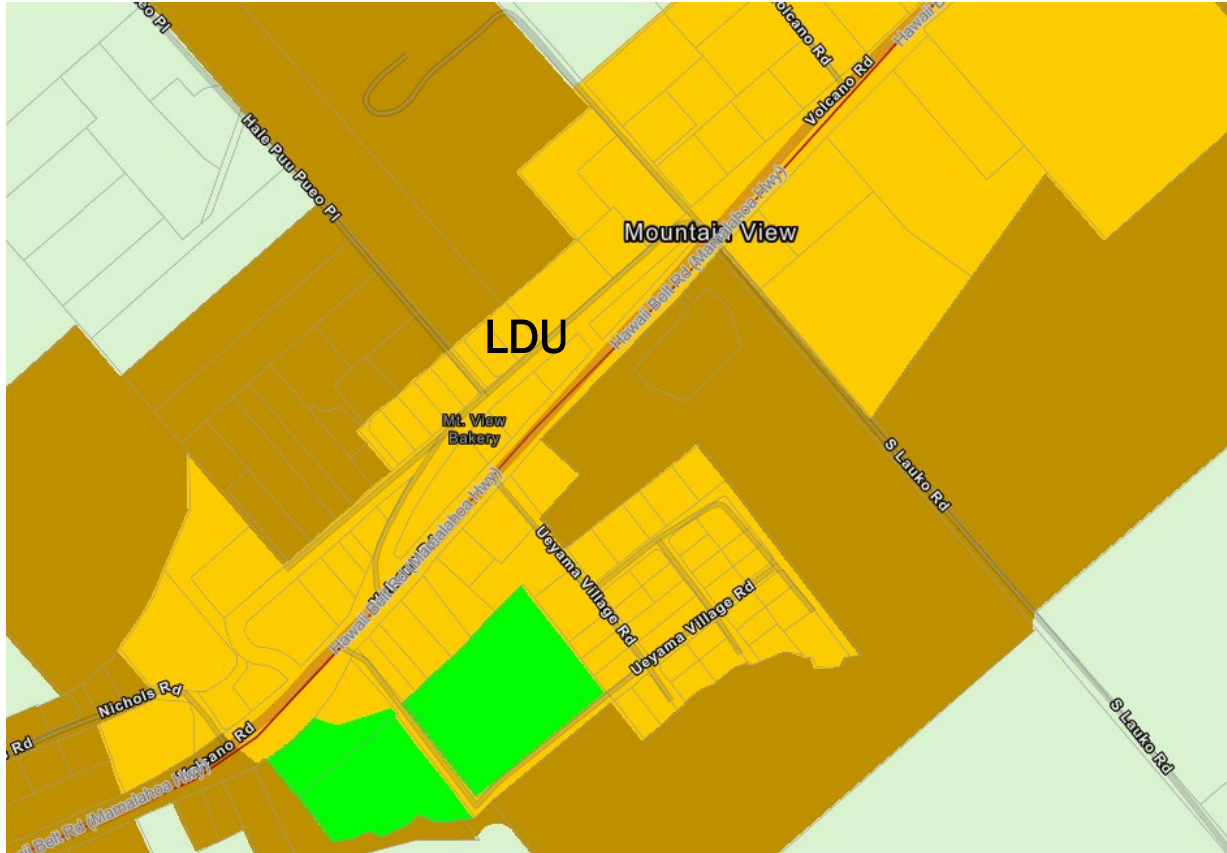
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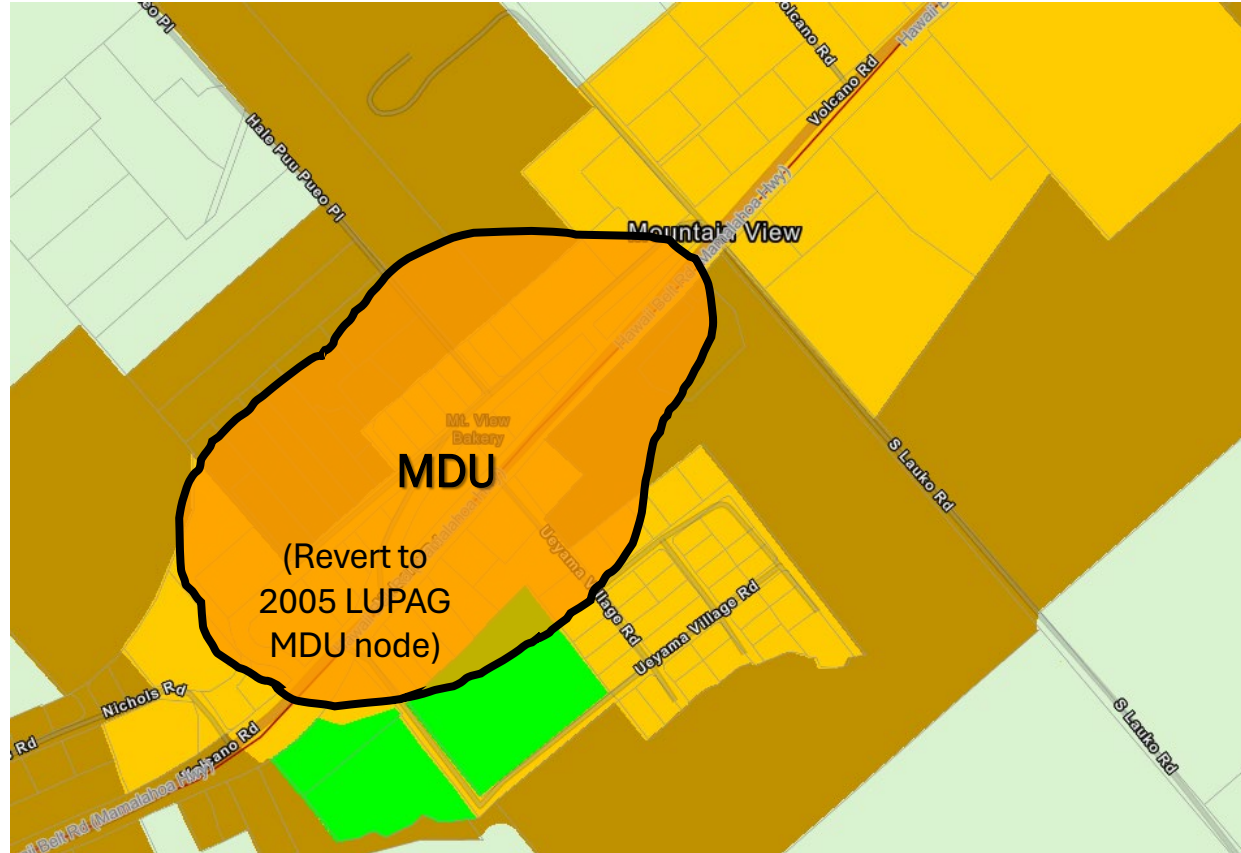
Rationale: Proposed change from **LDU** to **MDU** to be consistent with Puna CDP, which identifies the Orchidland Neighborhood Village Center to be located along Orchidland Drive from Highway 130 to halfway between 34th and 35th Avenues.

1e: Mountain View

Final Recommended Draft GP



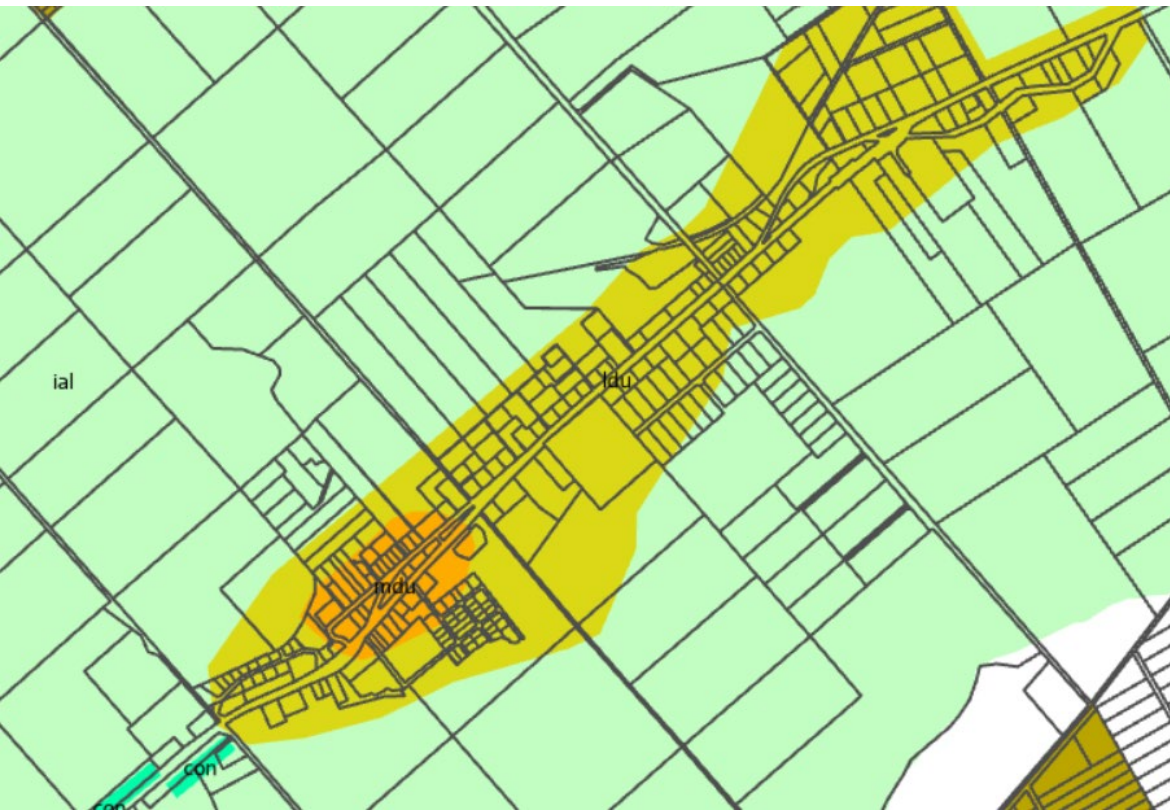
Proposed Change



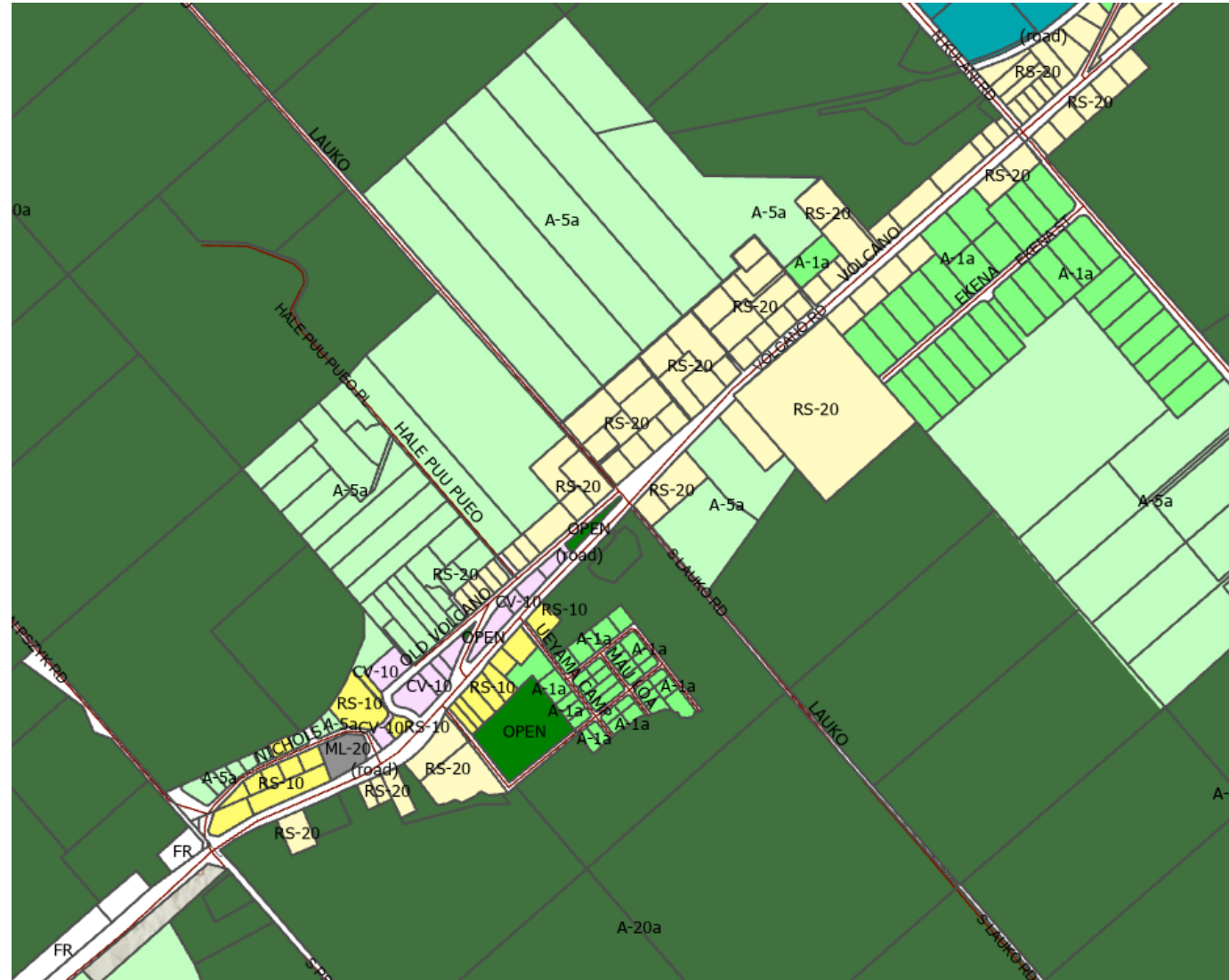
Rationale: Proposed change from **RU/LDU** to **MDU**. The Puna CDP identifies the Mountain View Community Village Center, which is focused on the existing core of a commercial-zoned area of more than 3 acres. The MDU designation is more suitable to support Village Commercial.

Mountain View

Zoning

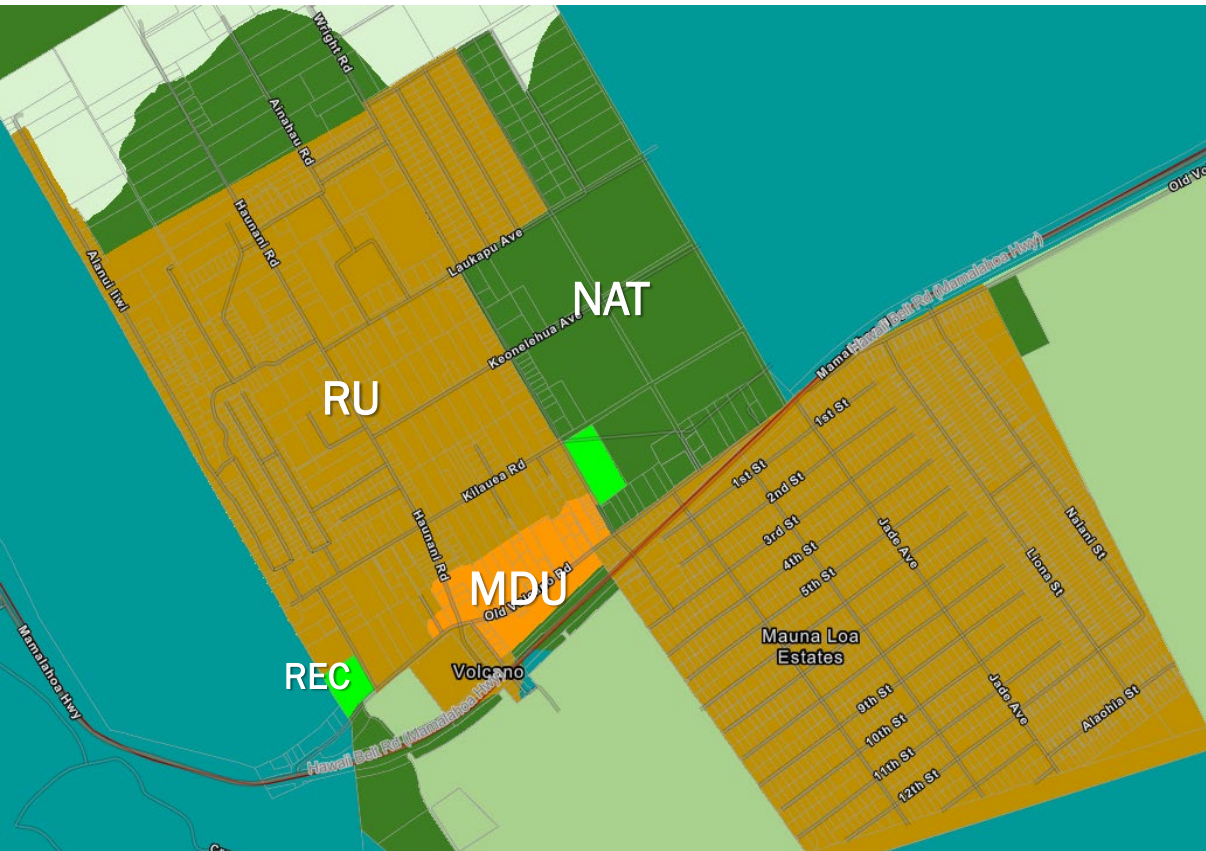


2005 LUPAG

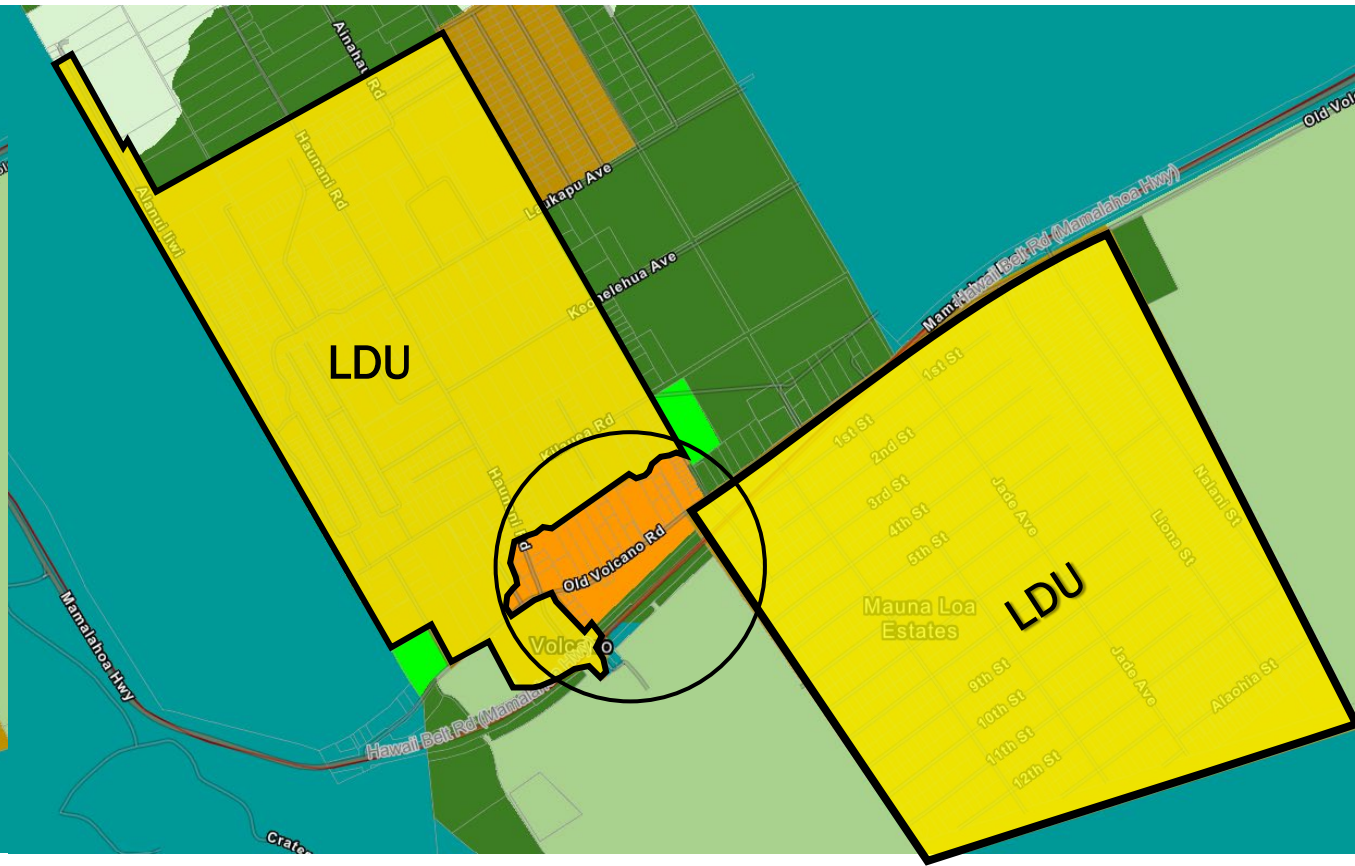


1f: Mauna Loa Estates, Volcano

Final Recommended Draft GP



Proposed Change

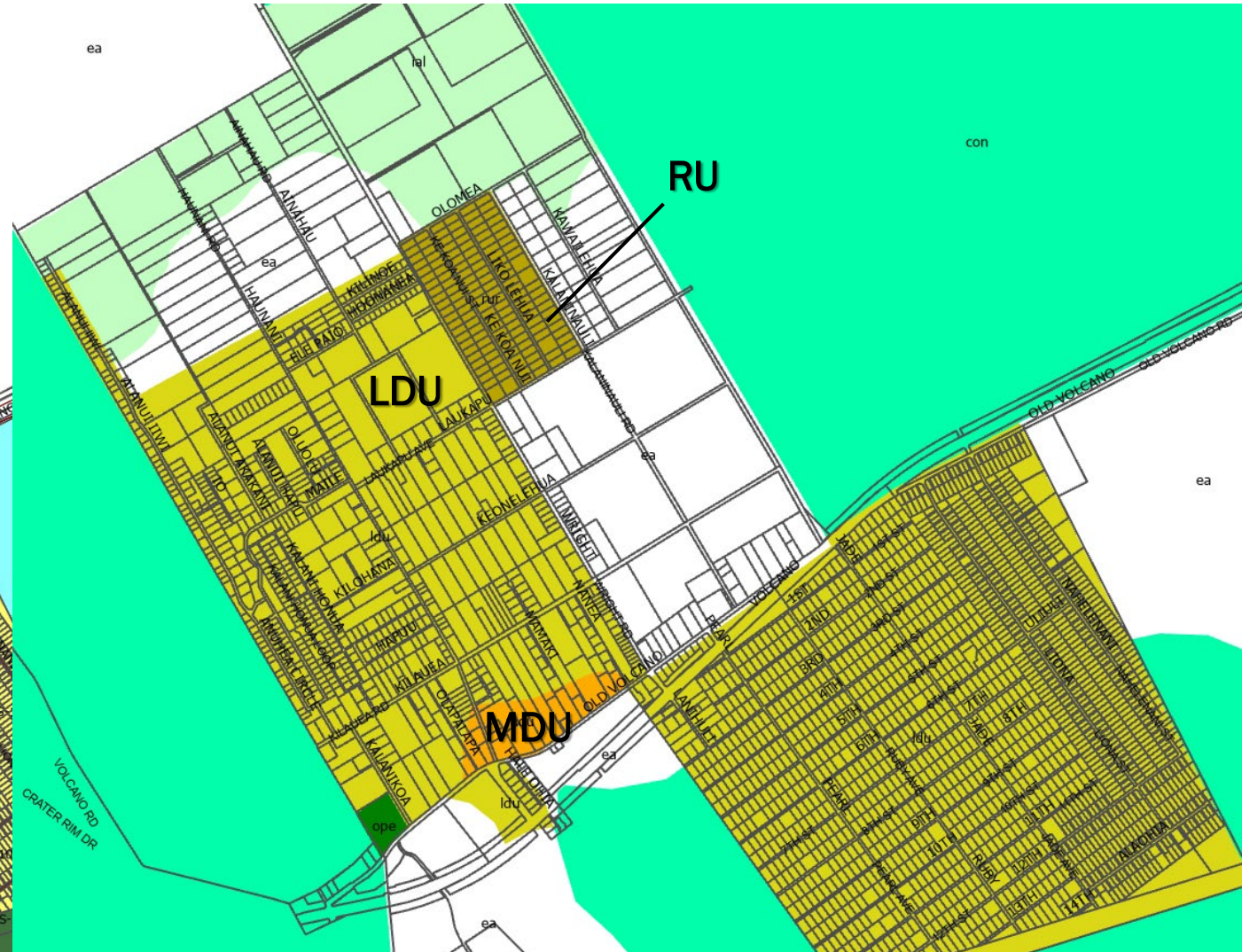


Rationale: Proposed change from RU to LDU to align with the zoning and lot sizes.

Mauna Loa Estates, Volcano

Zoning

2005 LUPAG



1g: Volcano Golf Course

Final Recommended Draft GP

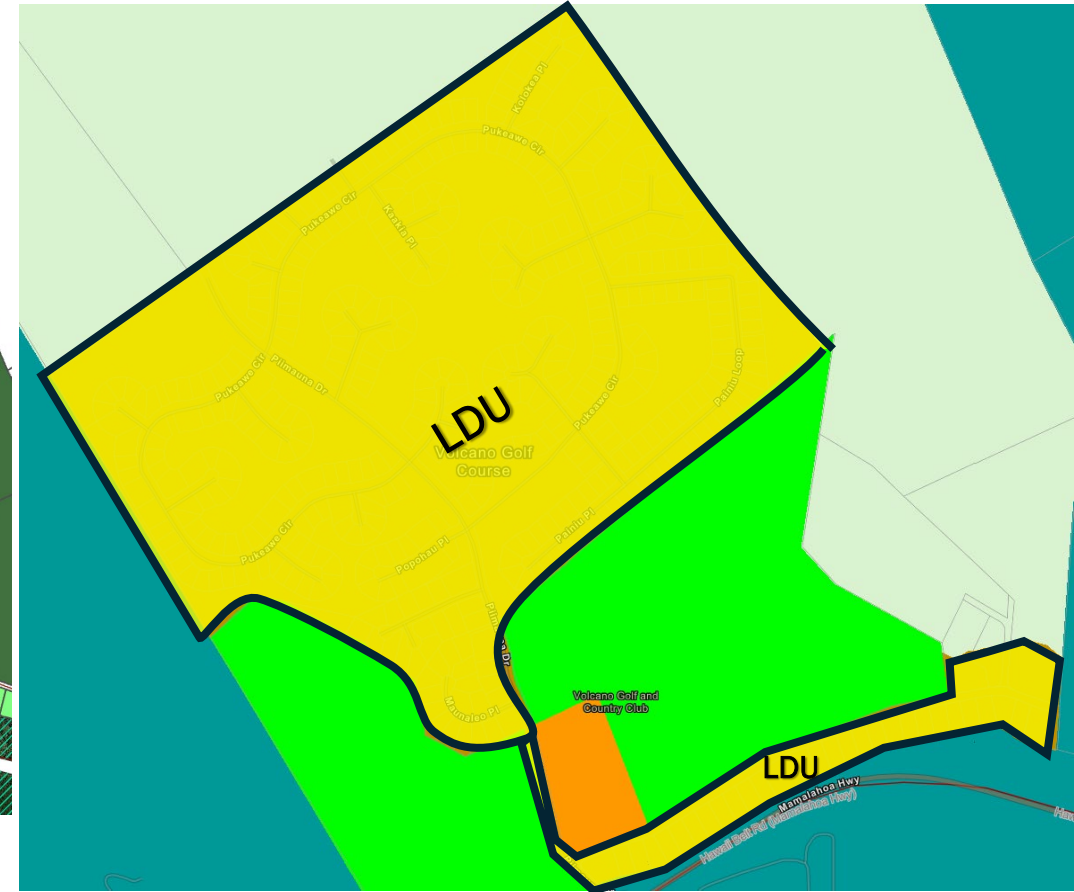


Zoning

RS-15

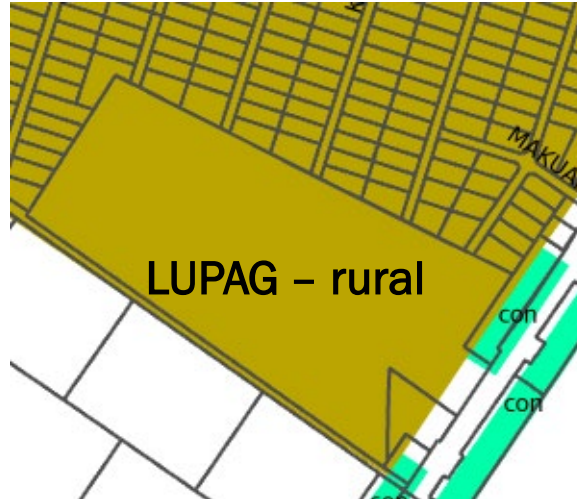
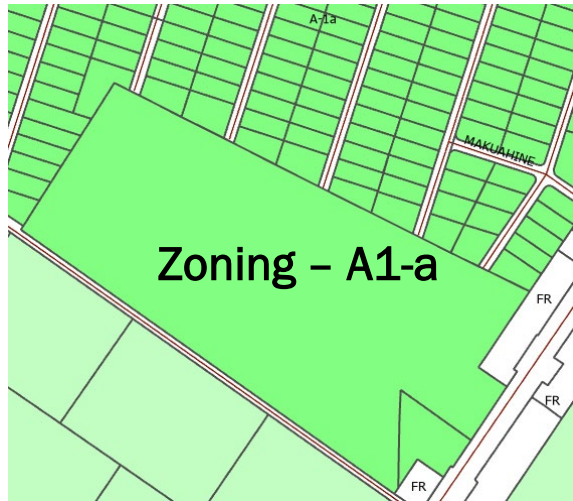
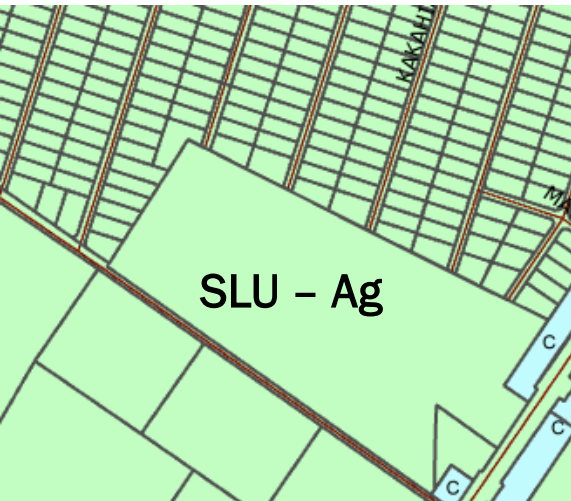


Proposed Change



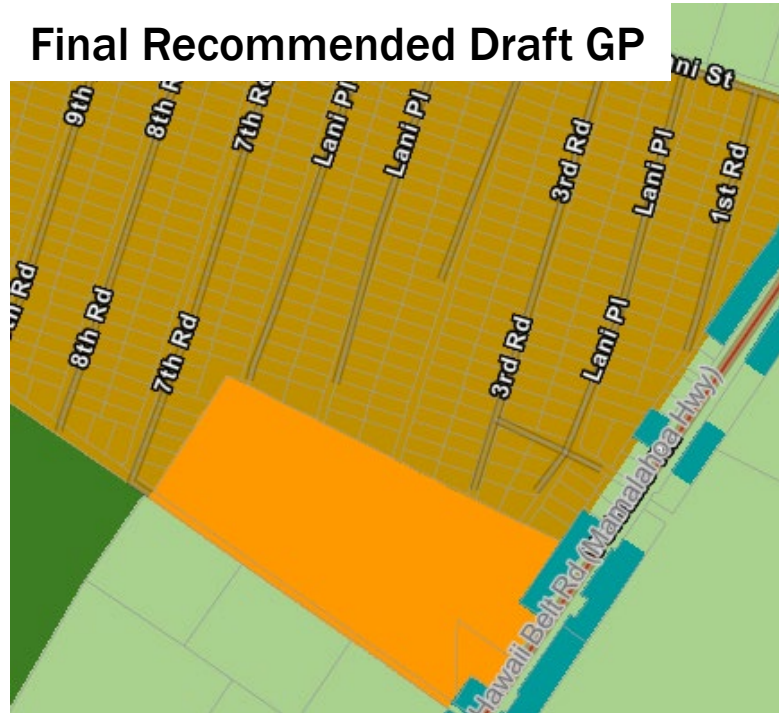
Rationale: Proposed change from **RU** to **LDU** to be consistent with existing zoning.

1h: Lehuani St., Glenwood

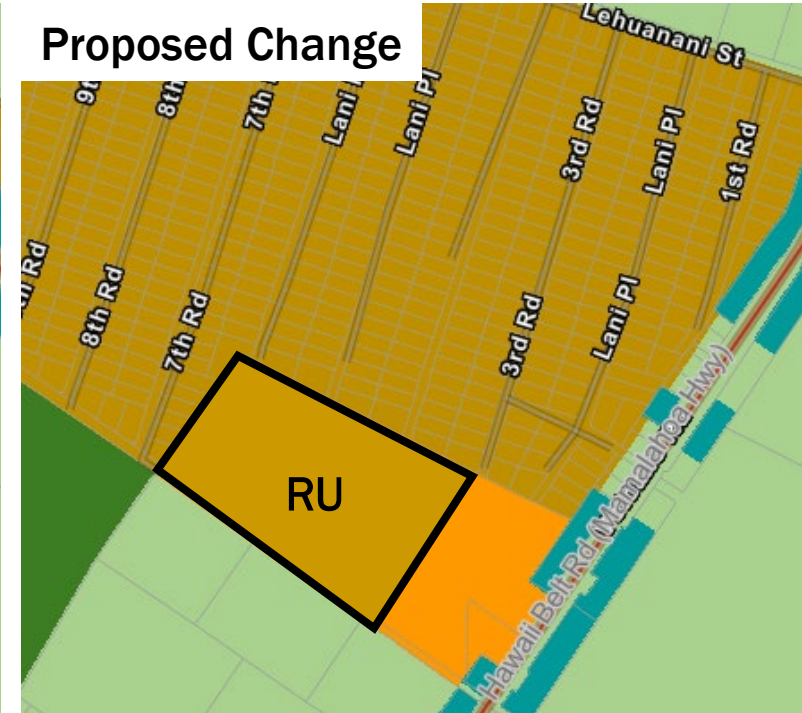


Rationale:
Proposed change from **MDU** to **RU** to
be consistent with the State Land
Use, Zoning, and 2005 LUPAG.

Final Recommended Draft GP

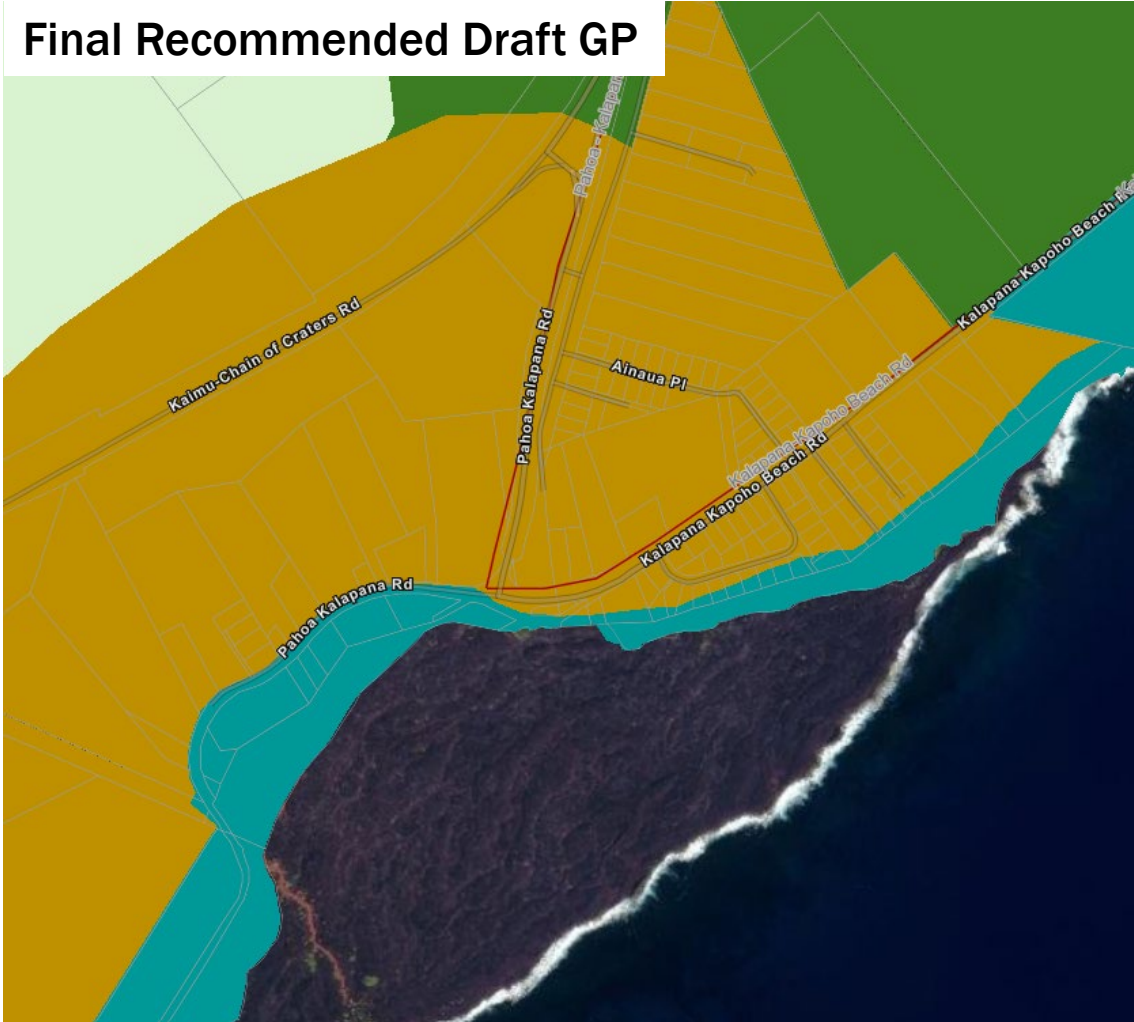


Proposed Change

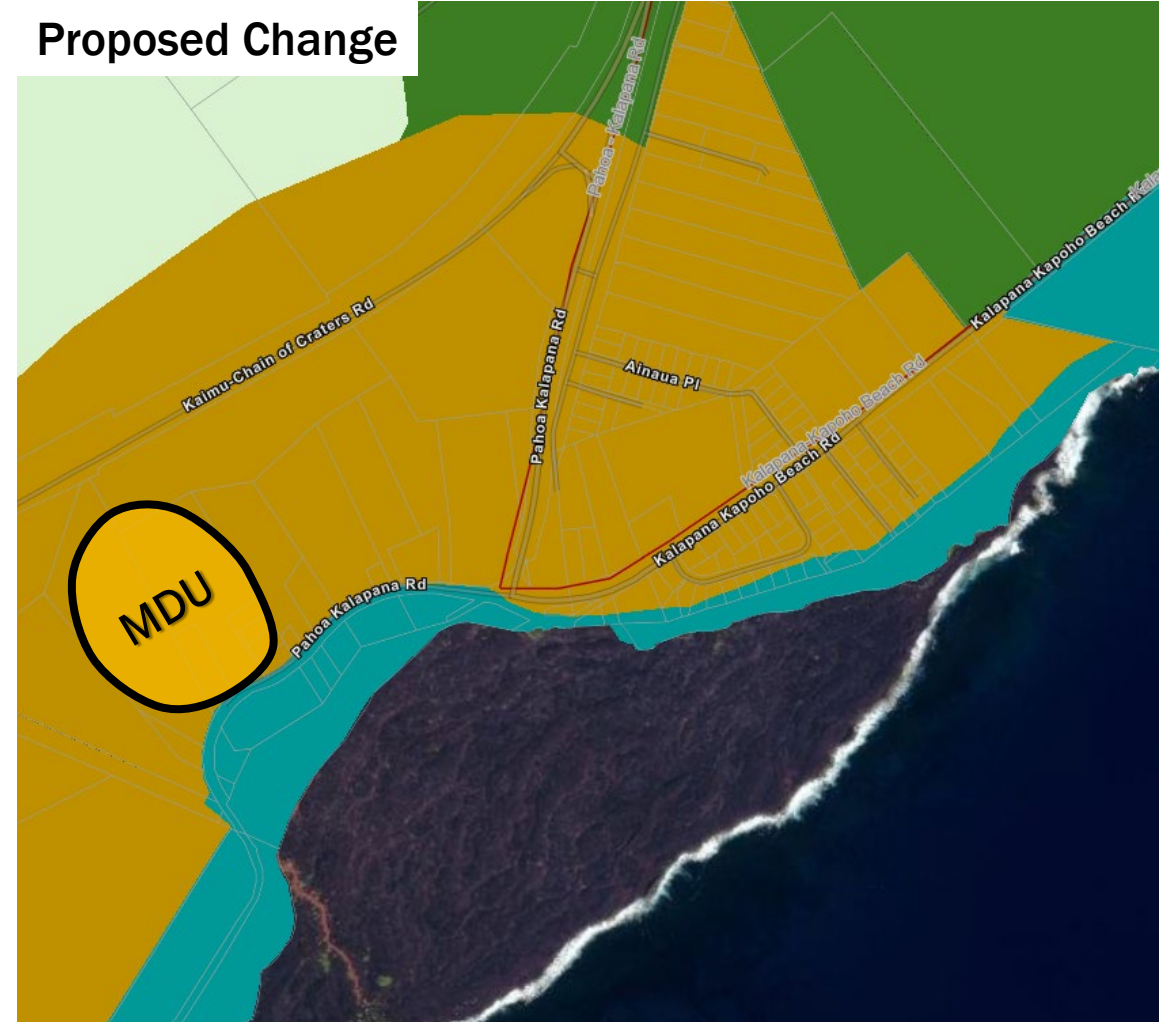


1i: Kaimū

Final Recommended Draft GP



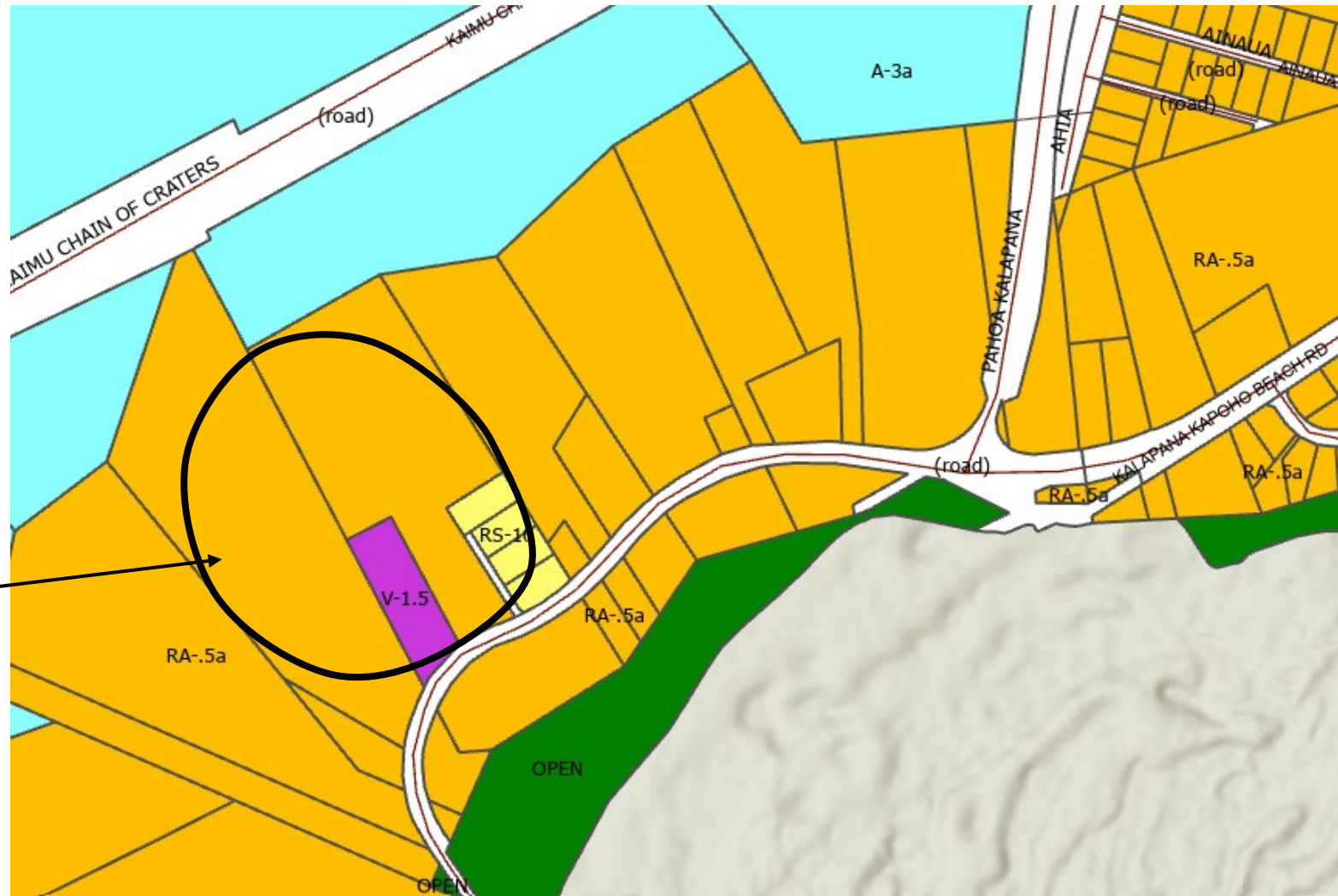
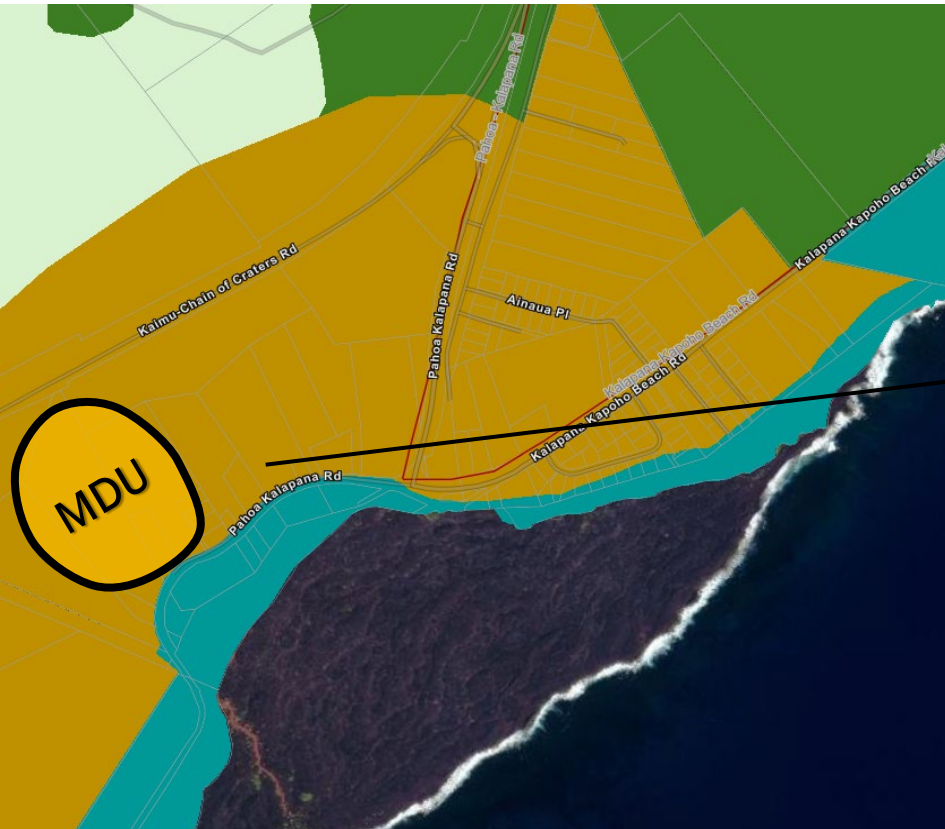
Proposed Change



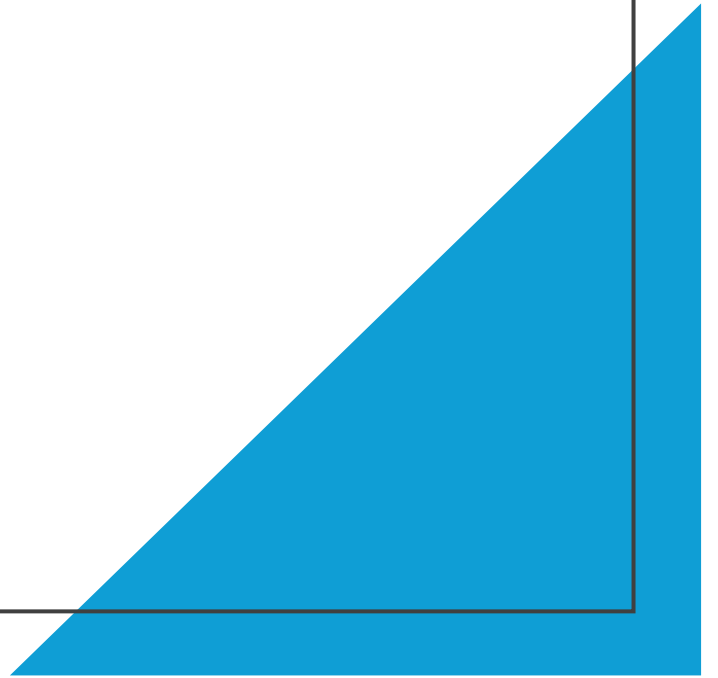
Rationale: Proposed change from **RU** to **MDU** to align with existing Resort and Residential zoning.

Kaimū

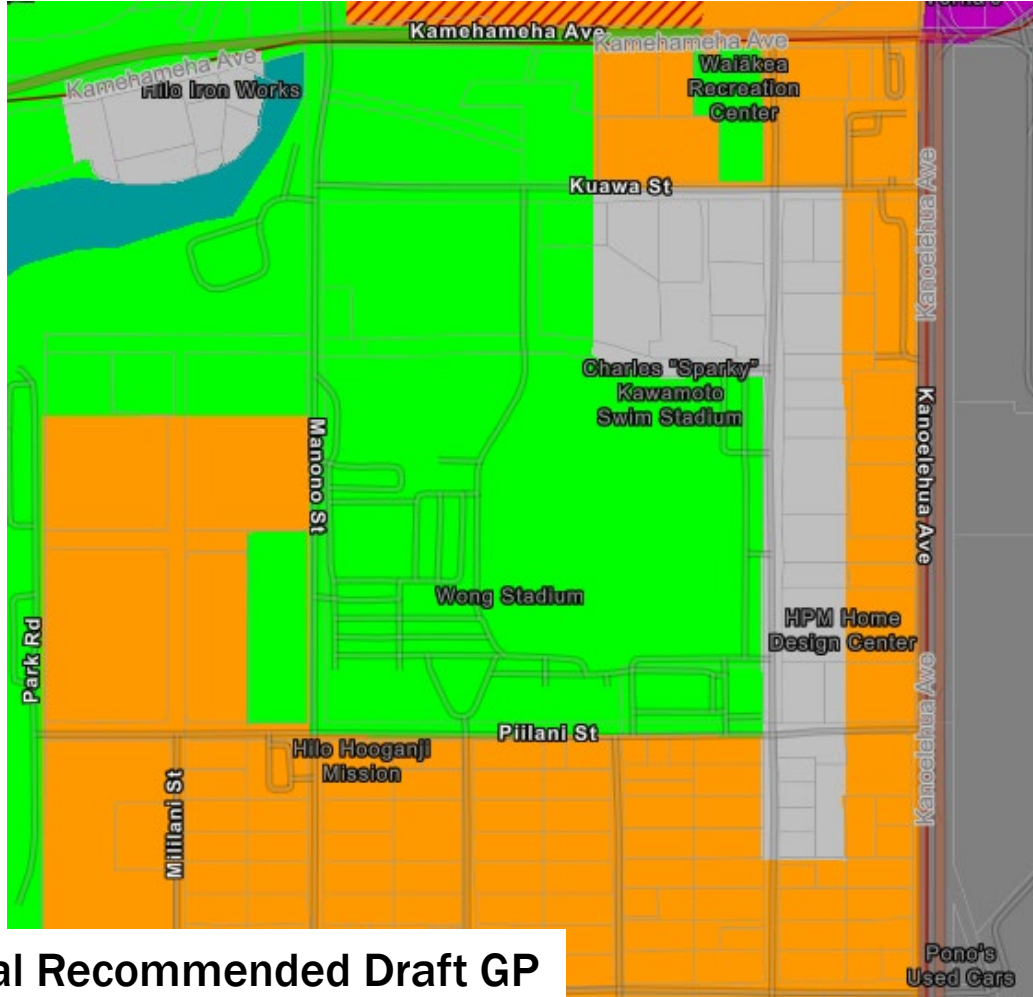
Zoning



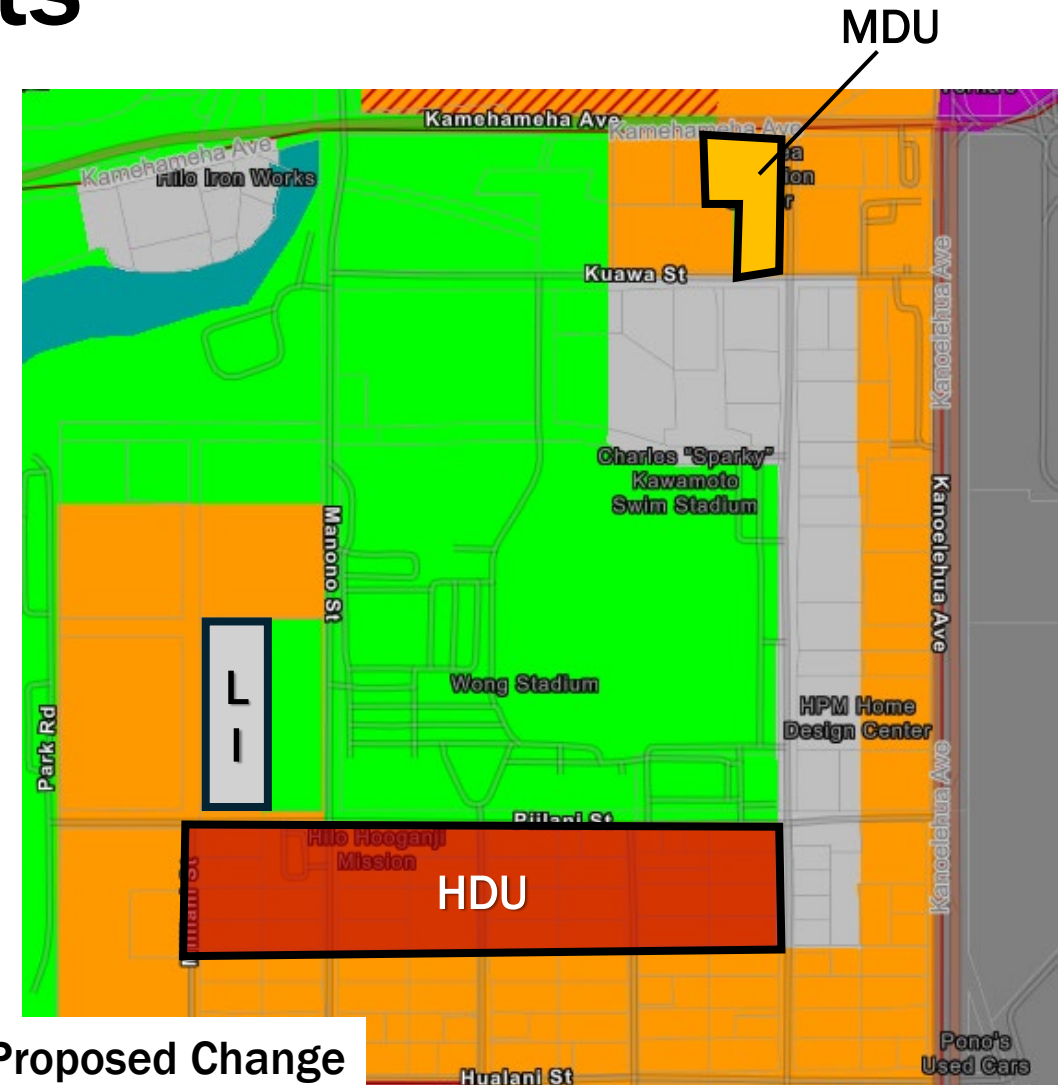
2. SOUTH HILO DISTRICT



2.a: Waiākea House Lots



Final Recommended Draft GP



Proposed Change

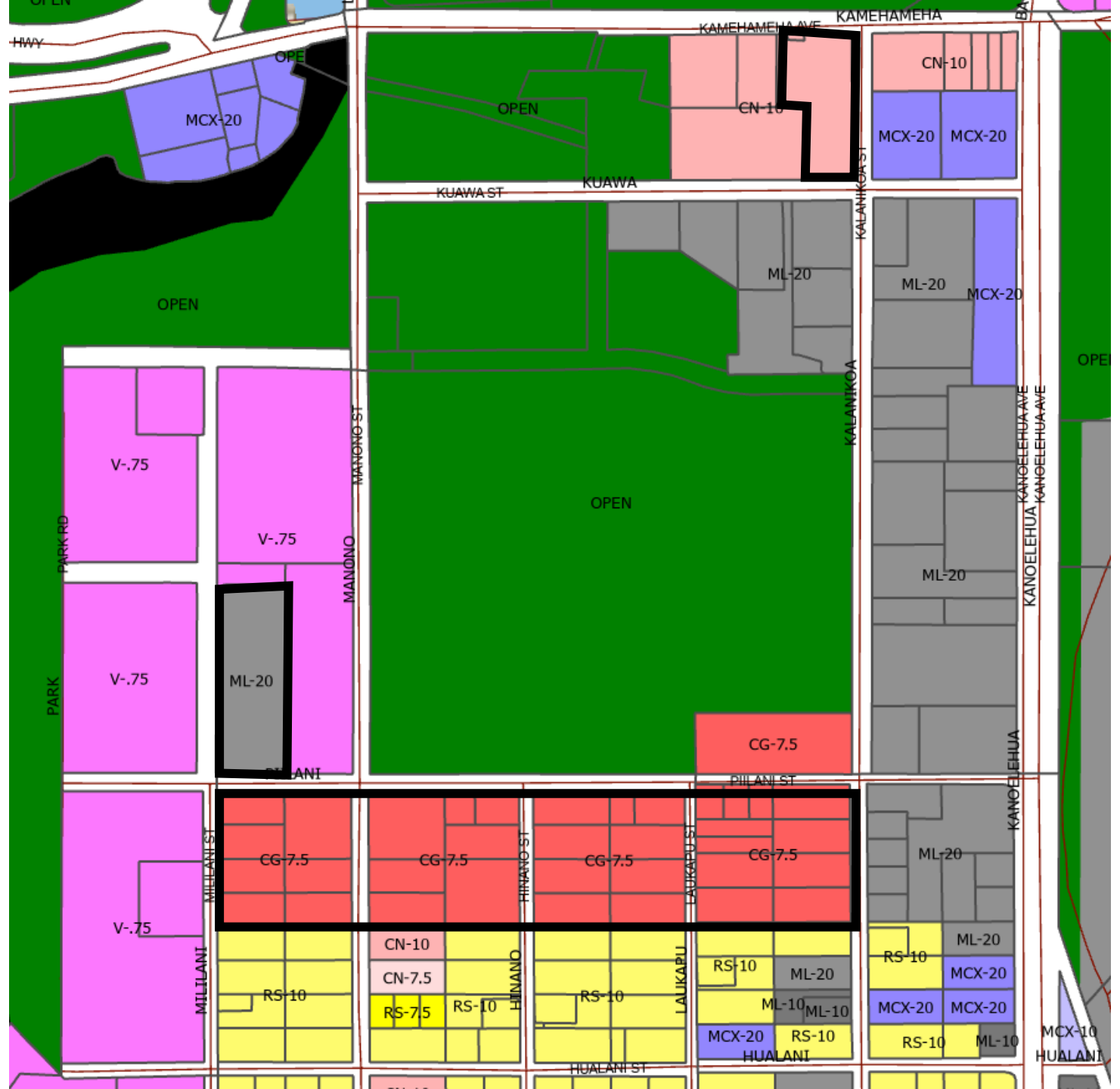
Rationale:

- Proposed change from REC to MDU to be consistent with CN zoning.
- Proposed change from MDU to HDU to be consistent with CG zoning.
- Proposed change from MDU to LI due to GP amendment approved in 1991 from MDU to Ind. Also consistent with ML zoning.

Waiākea House Lots

Zoning

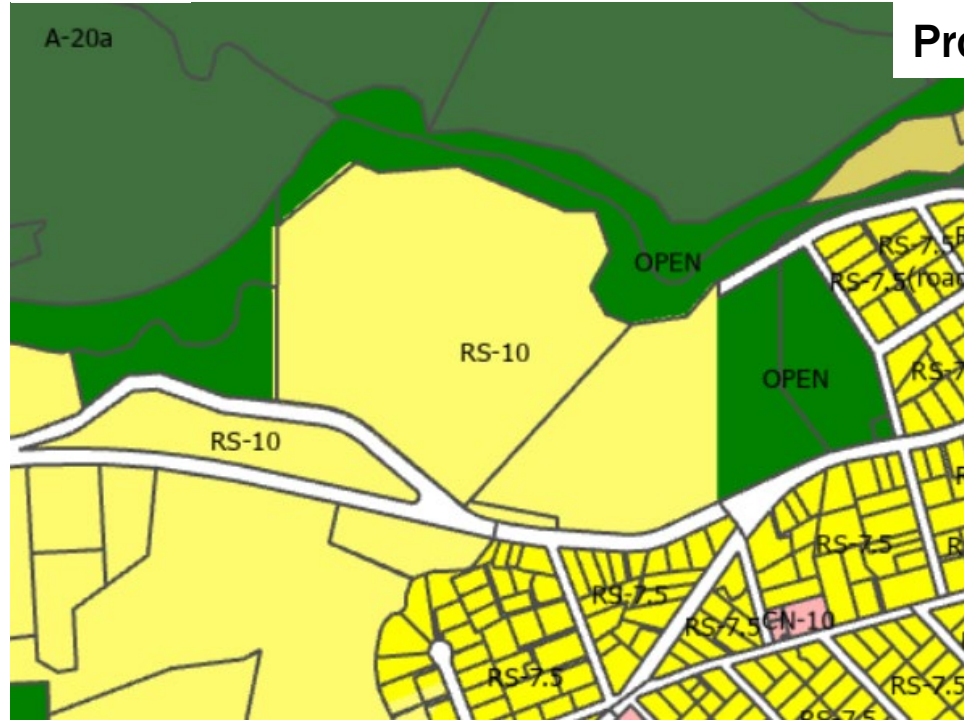
- CN-10
- CG-7.5
- ML-20



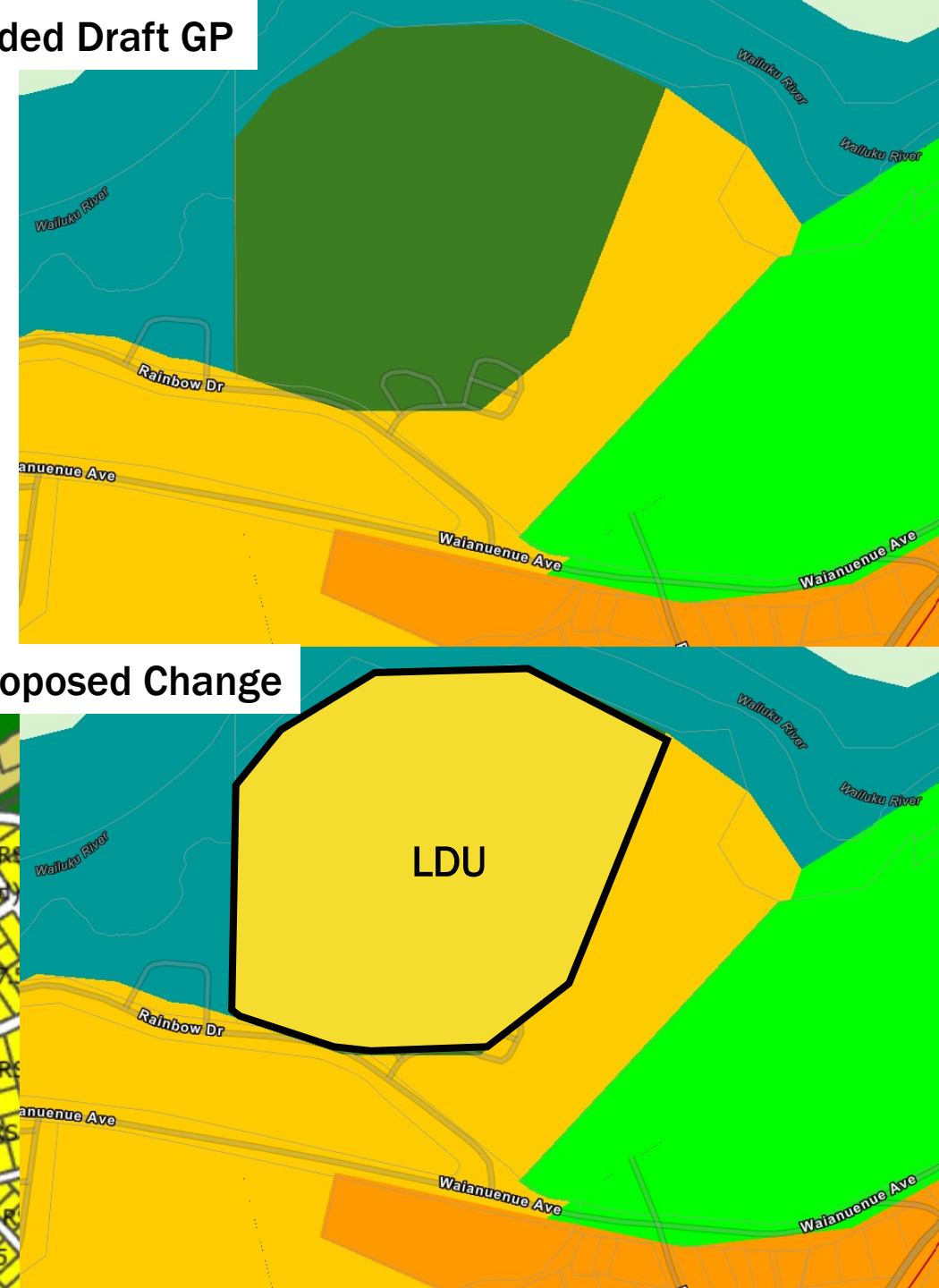
2b: Rainbow Drive

Rationale: Proposed change from NAT to LDU to align with SLU Urban and zoning.

Zoning

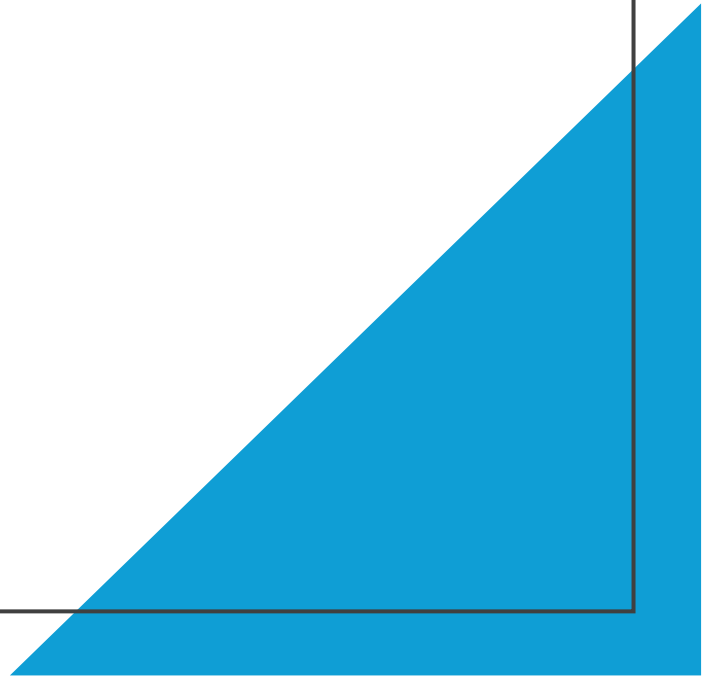


Proposed Change



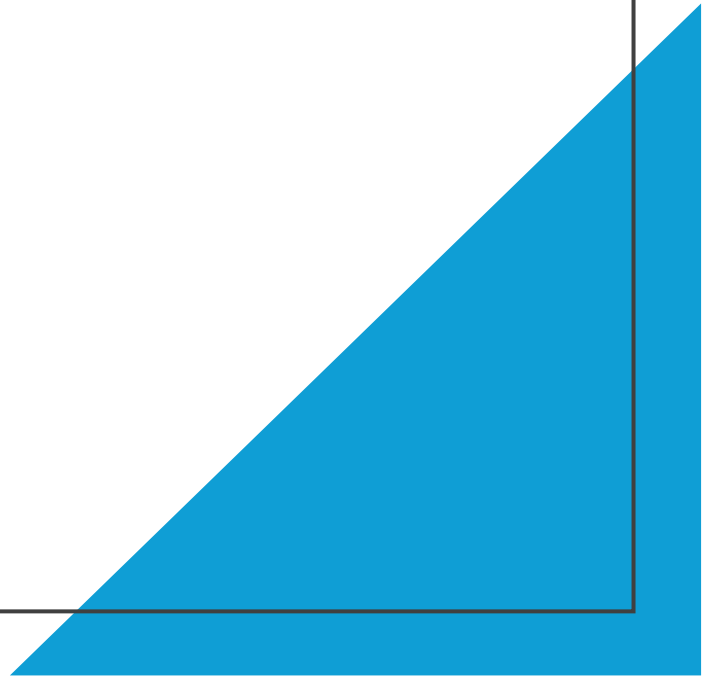
3. NORTH HILO DISTRICT

No proposed changes

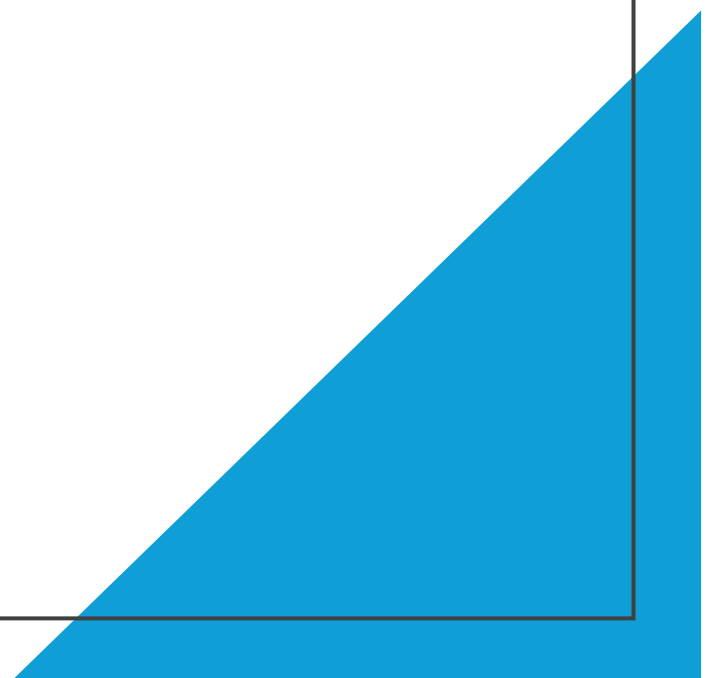


4. HĀMĀKUA DISTRICT

No proposed changes



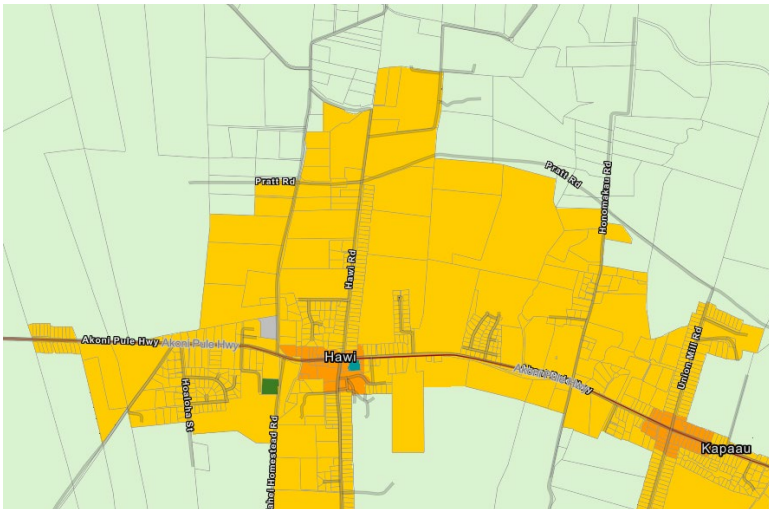
5. NORTH KOHALA DISTRICT



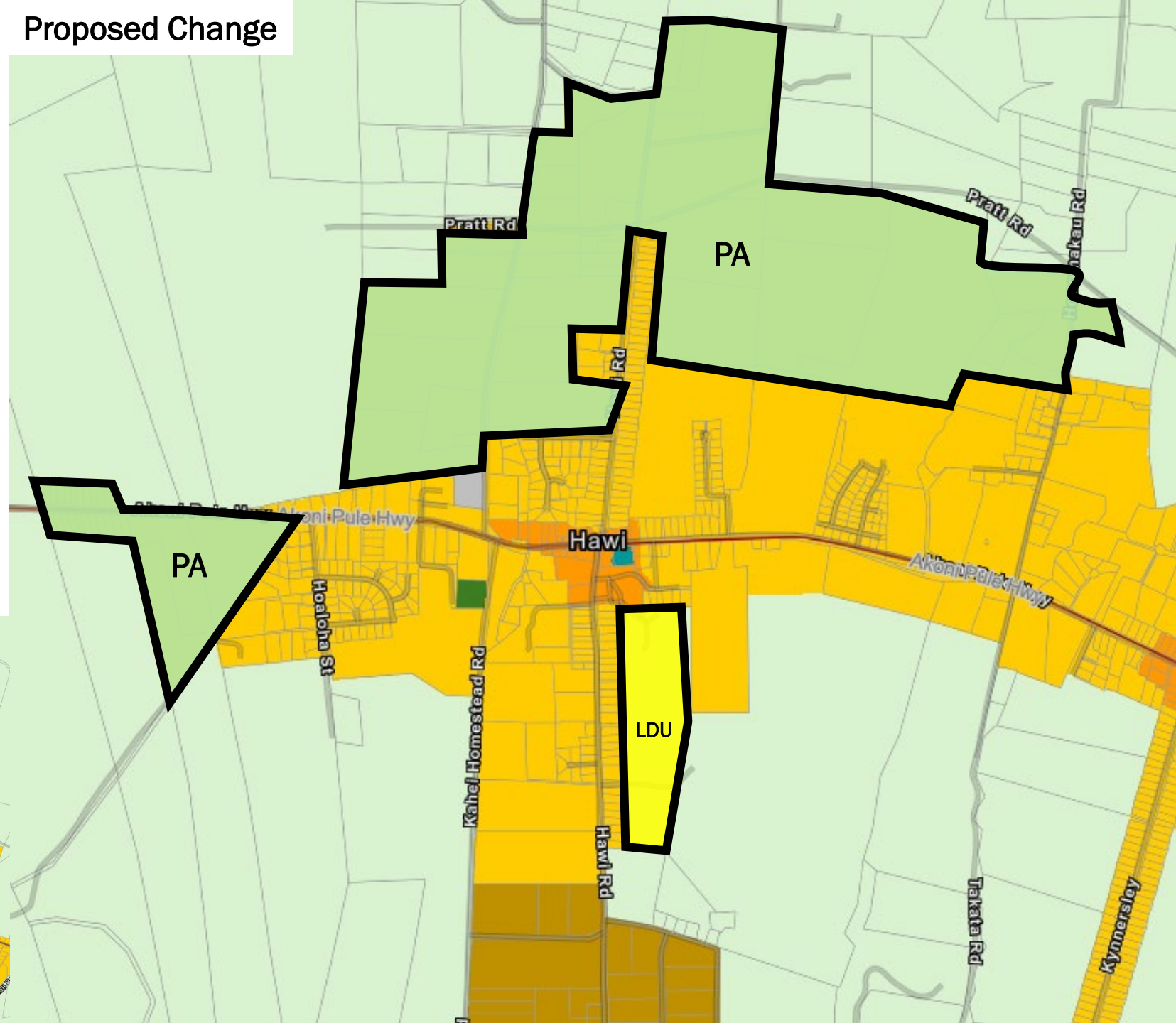
5a: Hāwī- Honomakau

Rationale:

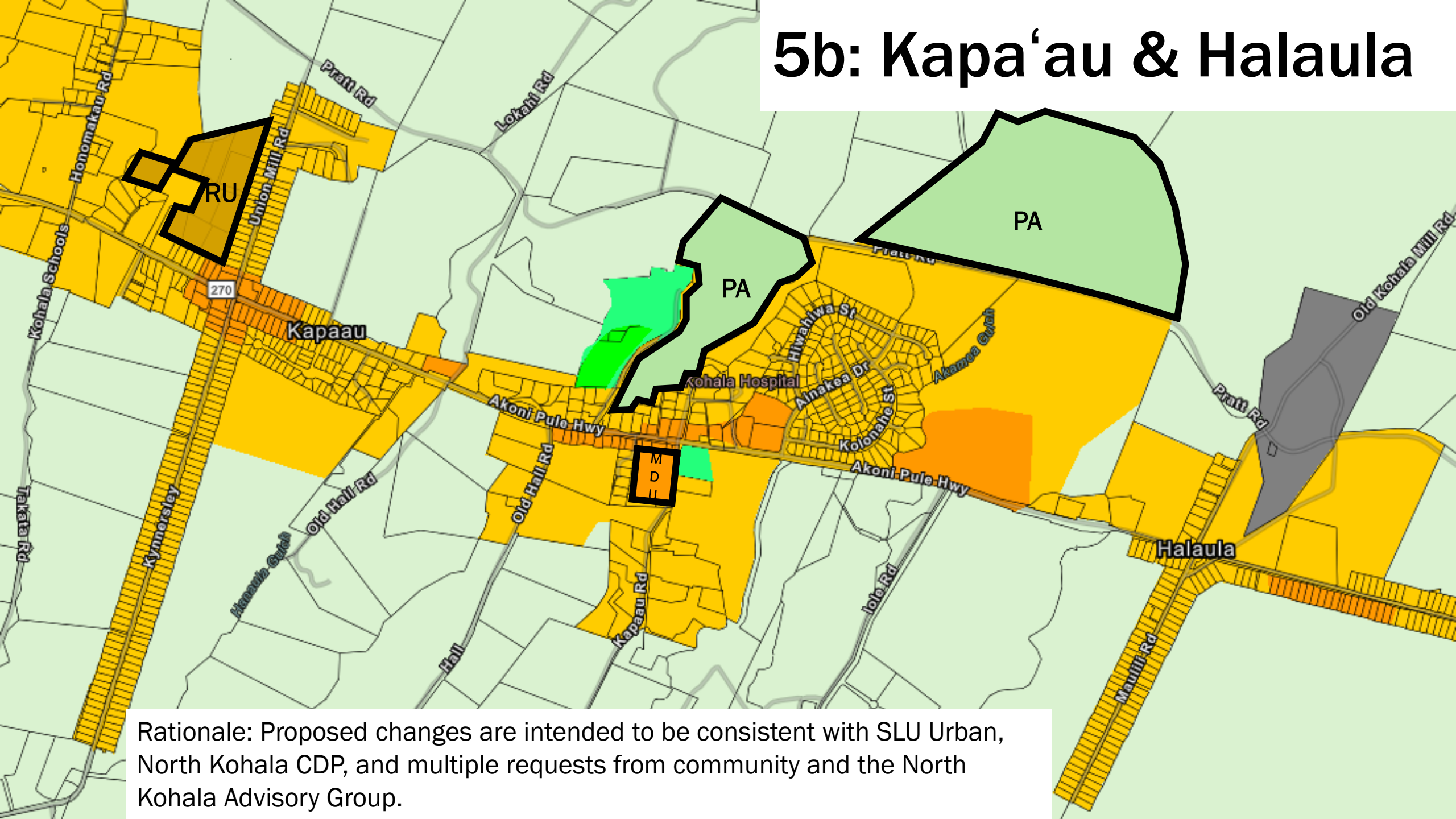
- Proposed change from LDU to PA to be more consistent with SLU Urban, North Kohala CDP, and multiple requests from community and the North Kohala Advisory Group.



Proposed Change



5b: Kapa'au & Halaula



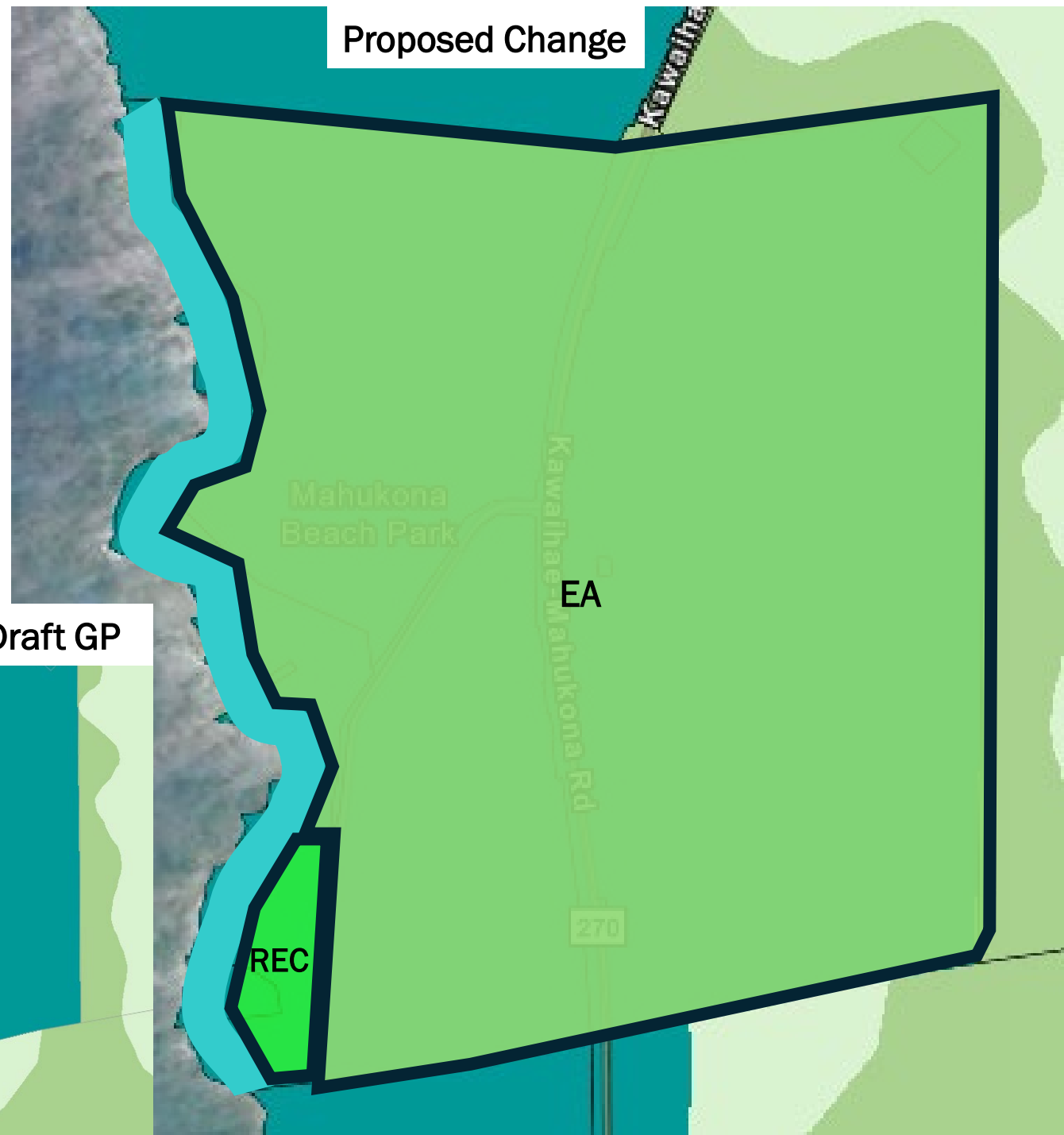
Rationale: Proposed changes are intended to be consistent with SLU Urban, North Kohala CDP, and multiple requests from community and the North Kohala Advisory Group.

5c: Māhukona

Rationale:

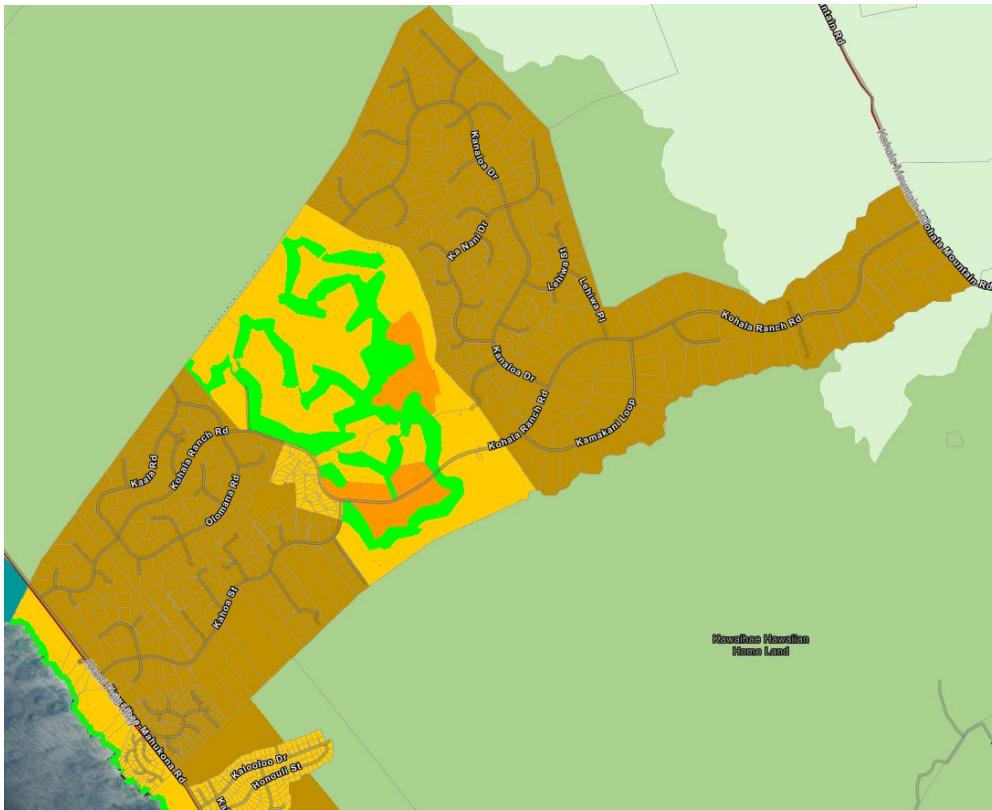
- Proposed change from **CON** to **EA** to consistent with purchase agreement and landowner's plans for agriculture and restoration for community and place-based education.
- Proposed change from **CON** to **REC** due to County park site.

Final Recommended Draft GP

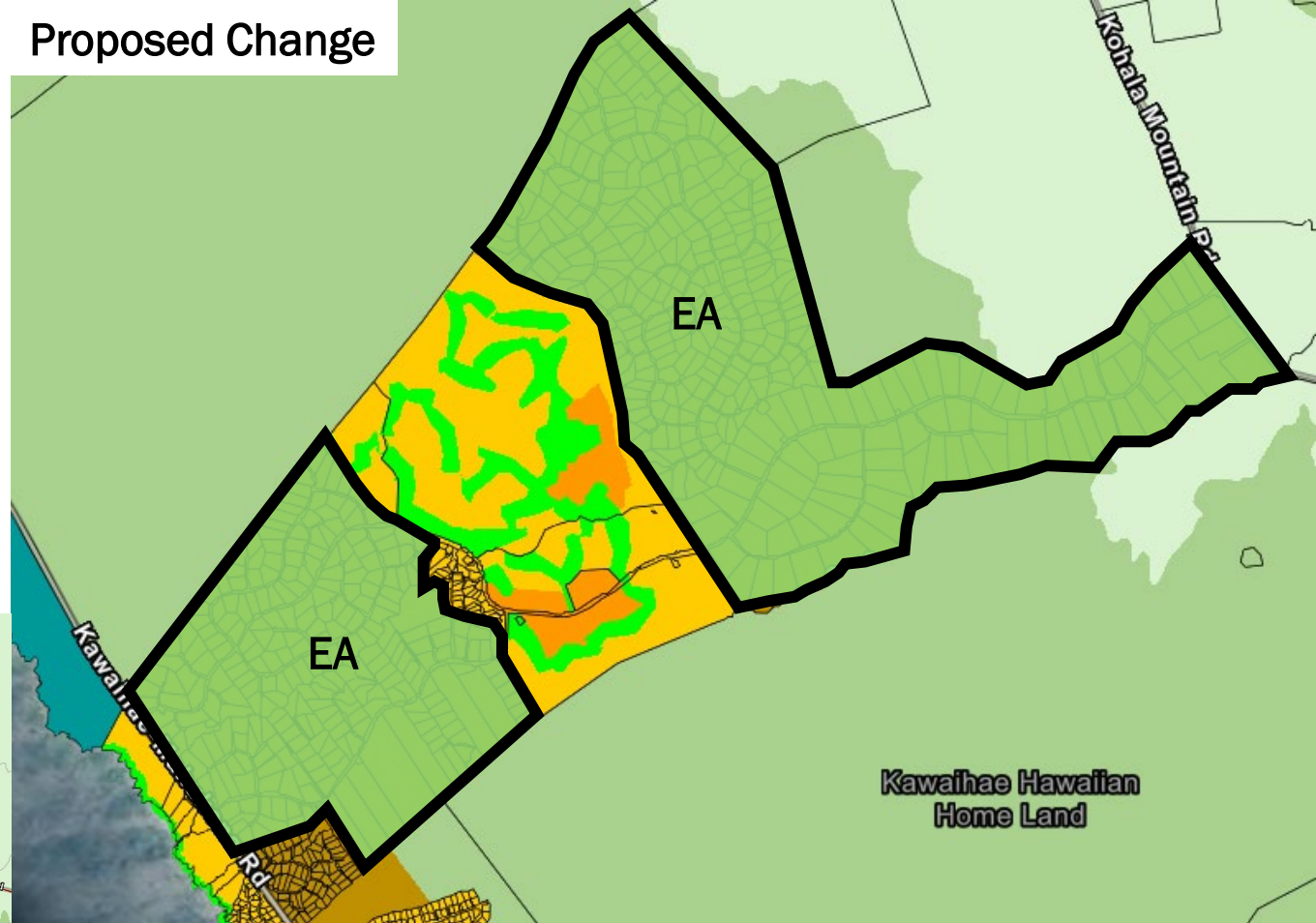


5d: Kohala Ranch (mauka)

Final Recommended Draft GP



Proposed Change

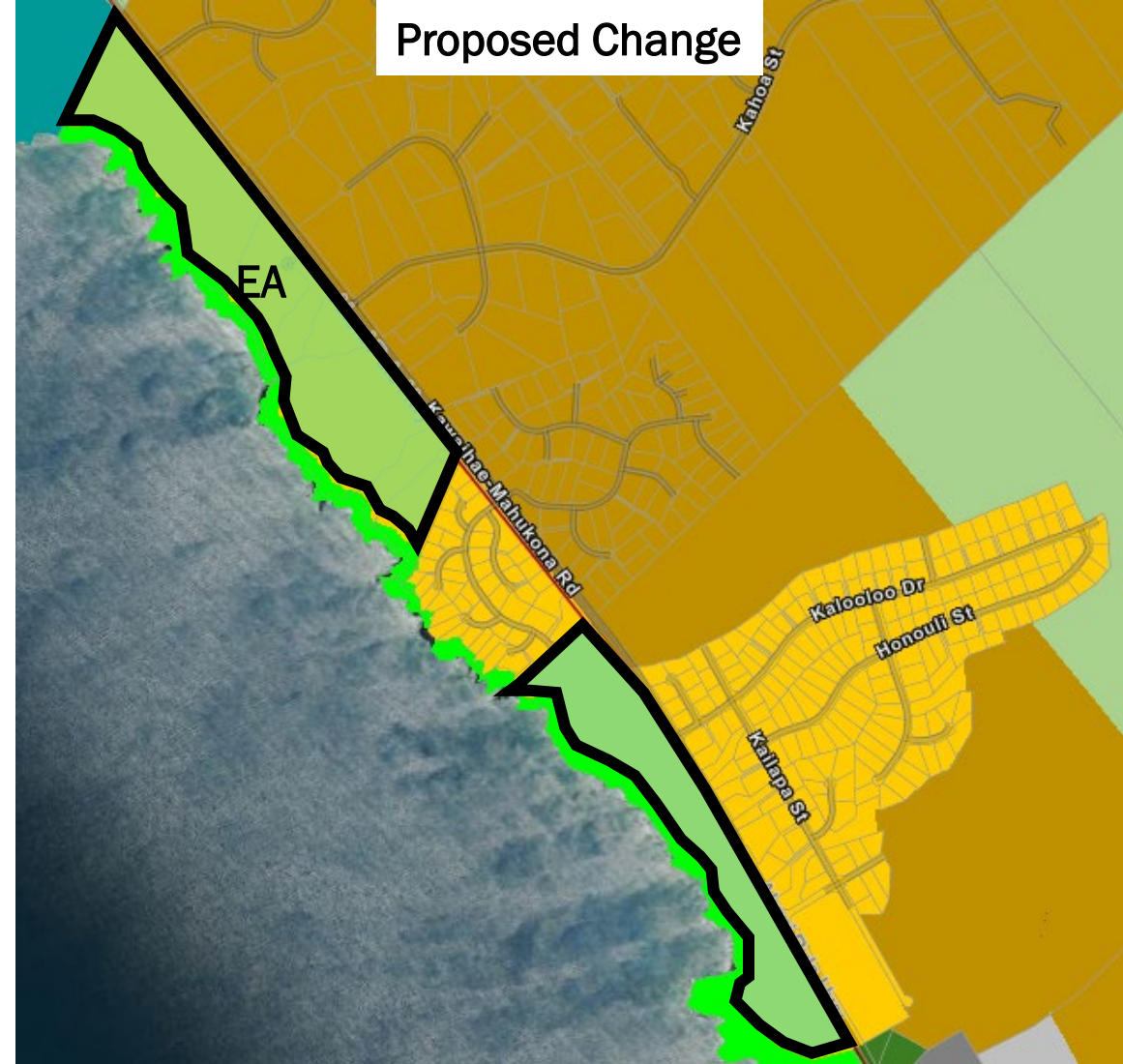
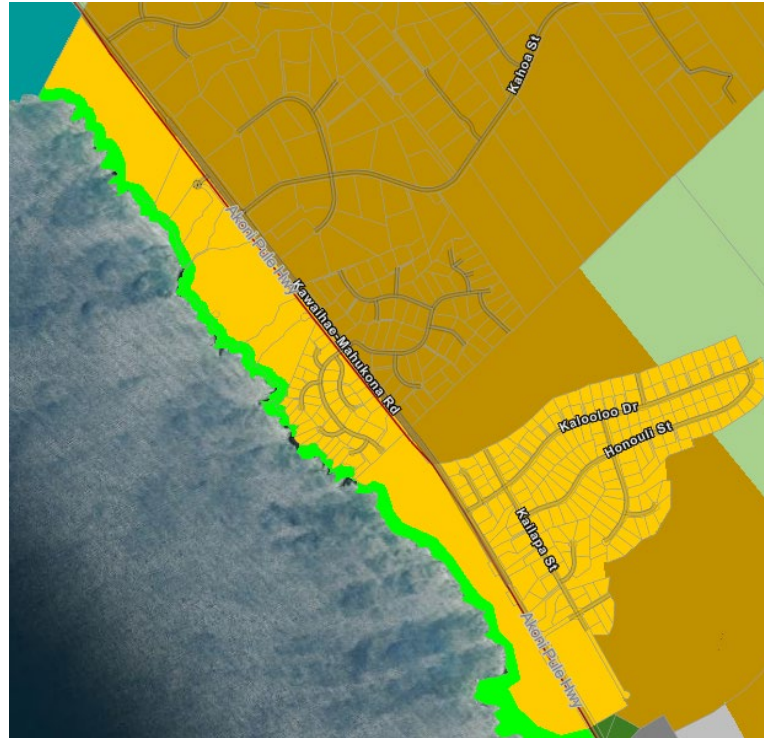


Rationale:

Proposed change from **RU** to **EA** to be consistent with the zoning and use.

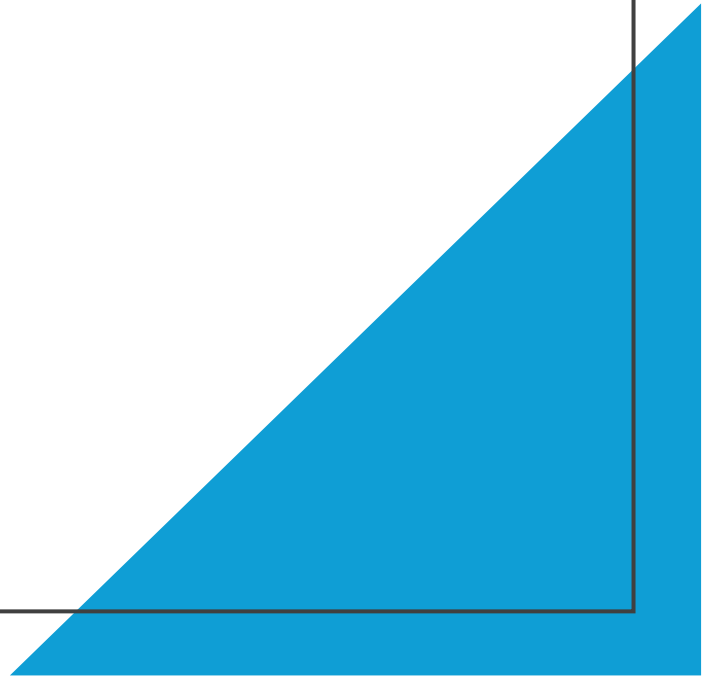
5e: Kohala Ranch (makai)

Final Recommended Draft GP



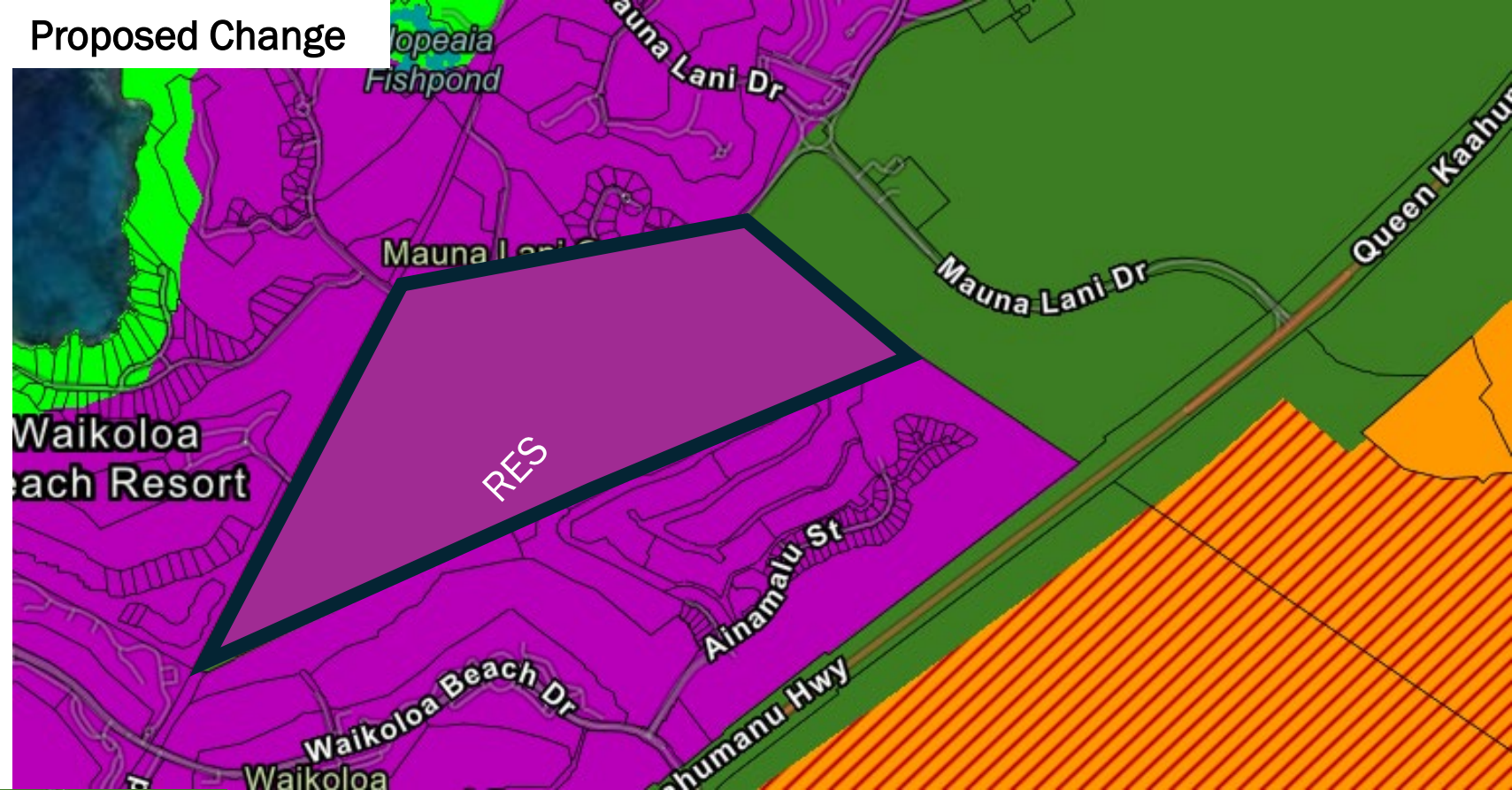
Rationale: Proposed change from **LDU** to **EA** to be consistent with adjacent uses and to decrease potential density along the shoreline.

6. SOUTH KOHALA DISTRICT

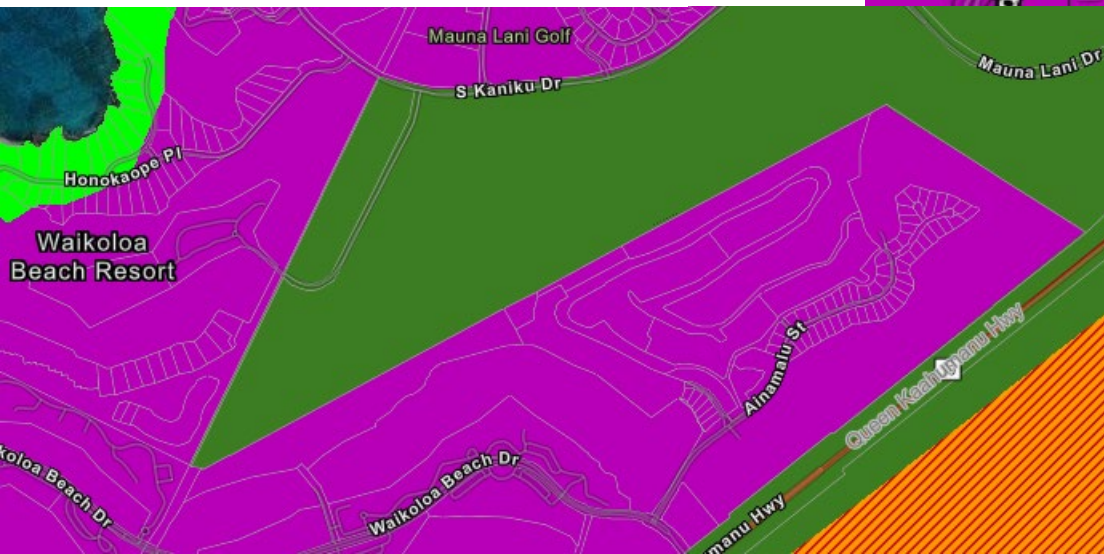


6a: Waikōloa Resort

Proposed Change



Final Recommended Draft GP



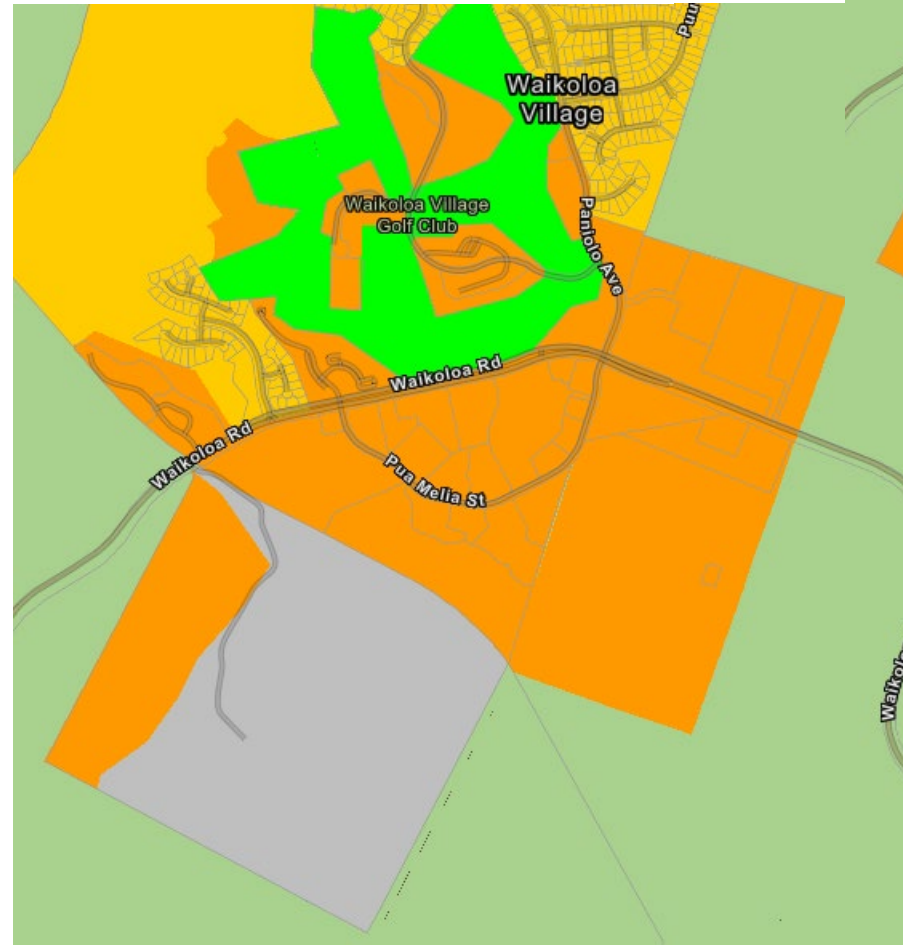
Rationale: Proposed change from **NAT** to **RES** to be consistent with surrounding resort development.

6b: Waikōloa Village

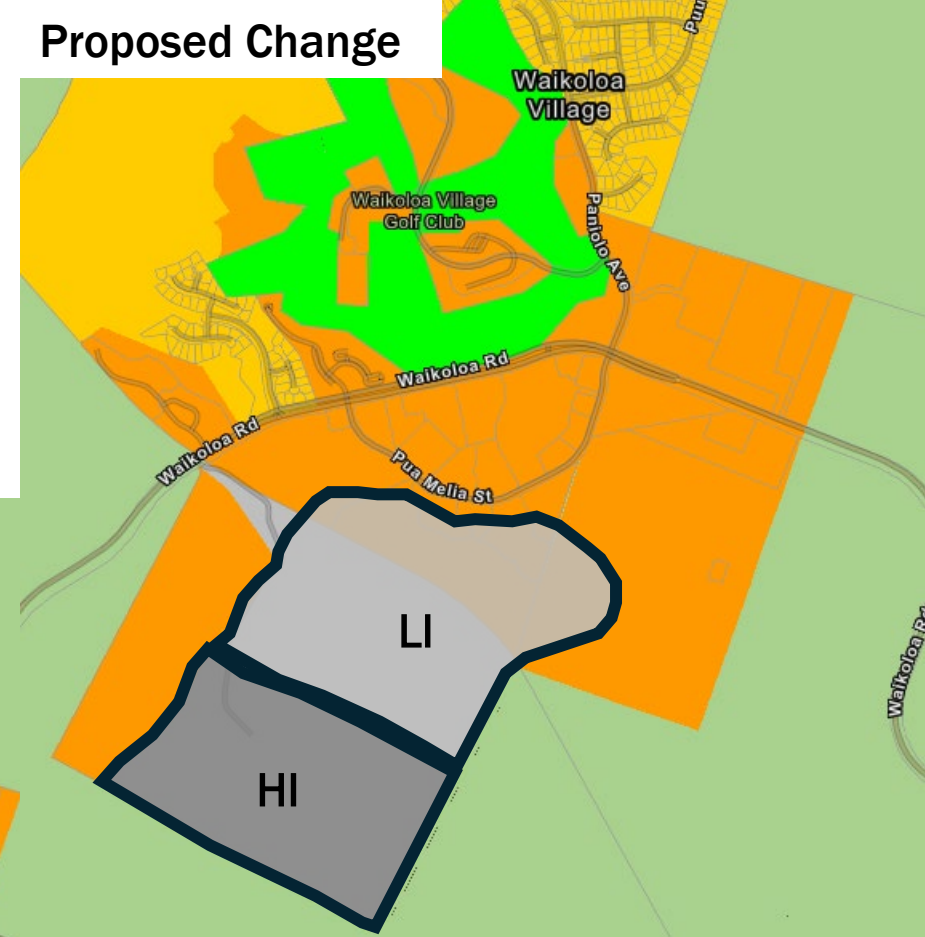
Rationale:

- Proposed change from **LI** to **HI** to be consistent with existing and planned uses.
- Proposed change to expand LI to be consistent with MCX zoning and to provide future opportunity for adjacent LI uses.

Final Recommended Draft GP



Proposed Change



6c: Waikōloa Quarry

Rationale:

Proposed change from **UE** to **HI** to be consistent with approved quarry operation by Special Permit.

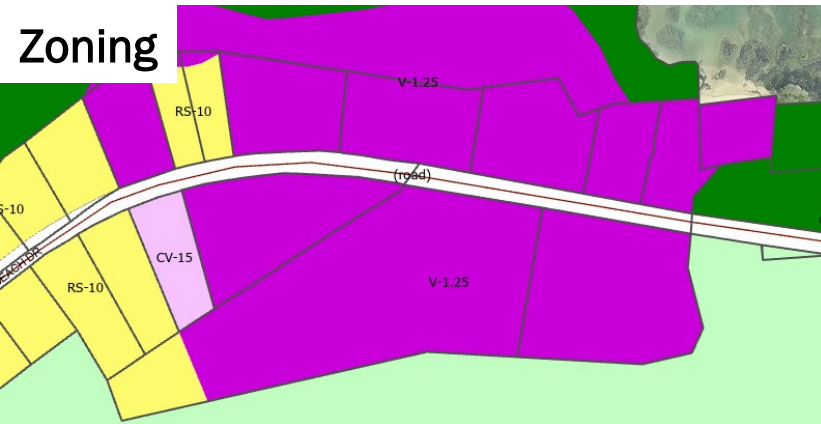


6d: Puakō

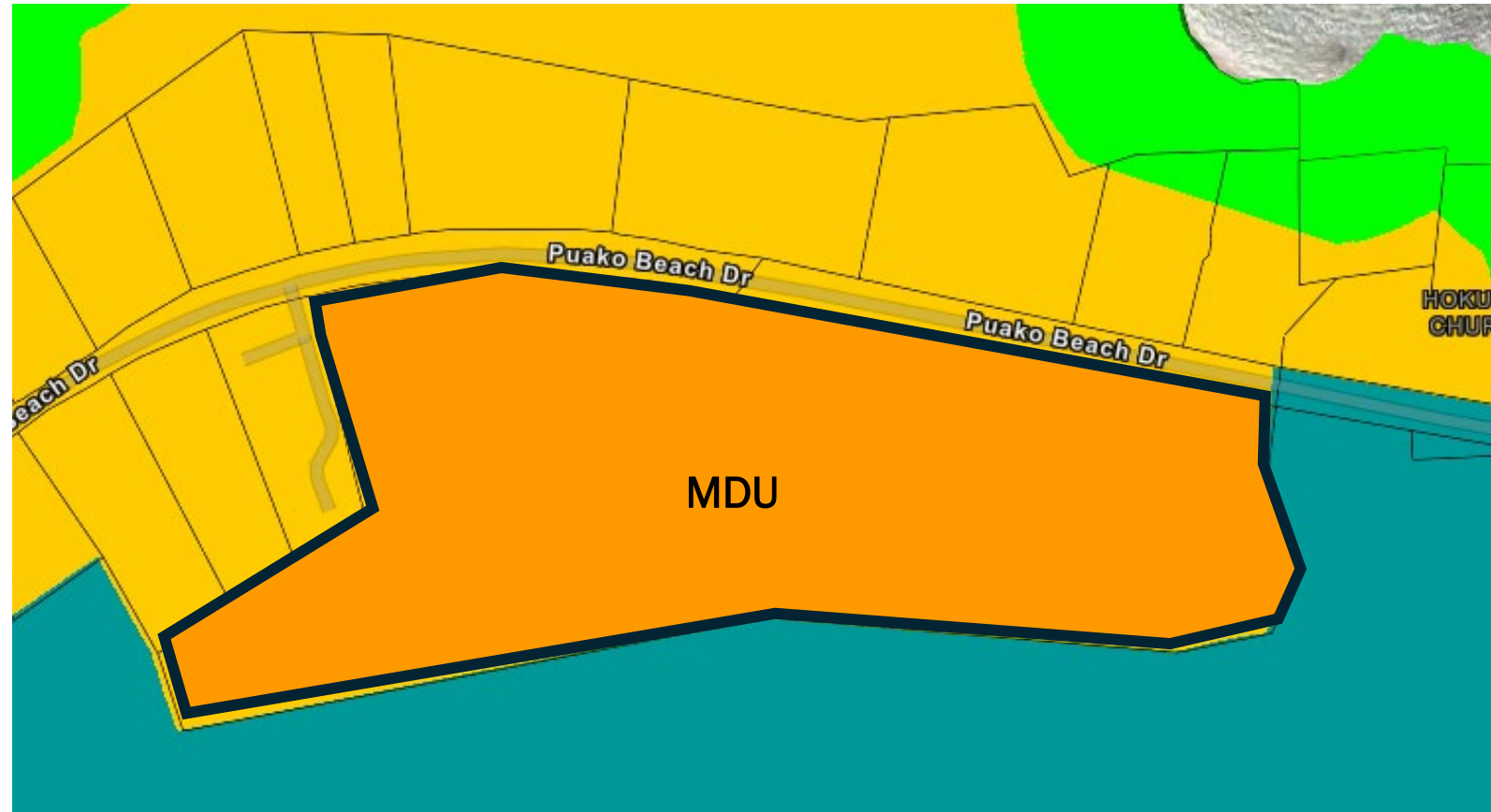
Final Recommended Draft GP



Zoning



Proposed Change



Rationale:

Proposed change from **LDU** to **MDU** to be consistent with Resort zoning and existing development. Current LUPAG (2005) has MDU node in this area.

7. NORTH KONA DISTRICT

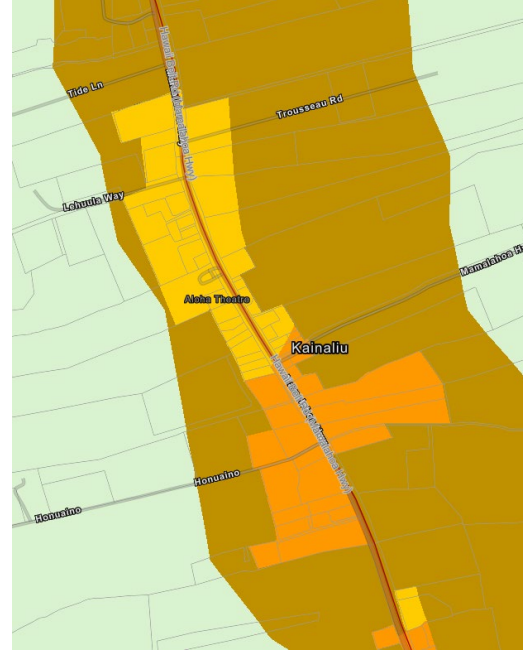


7a: Kainaliu

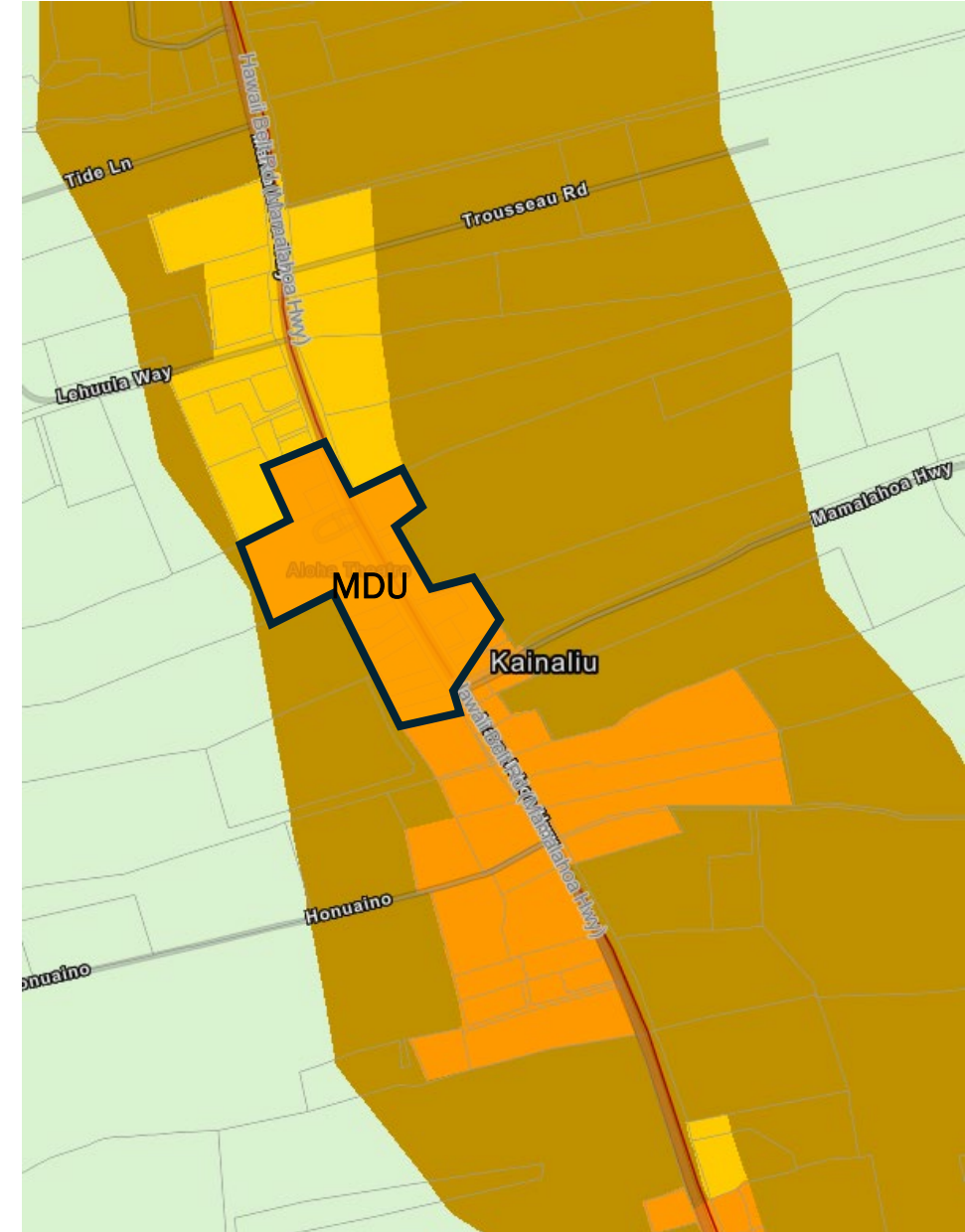
Rationale:

Proposed change from **LDU** to **MDU** to be consistent with existing Village Commercial zoning.

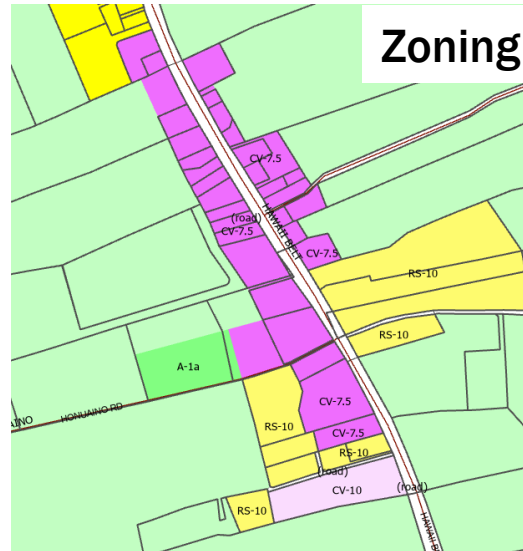
Final Recommended Draft GP



Proposed Change



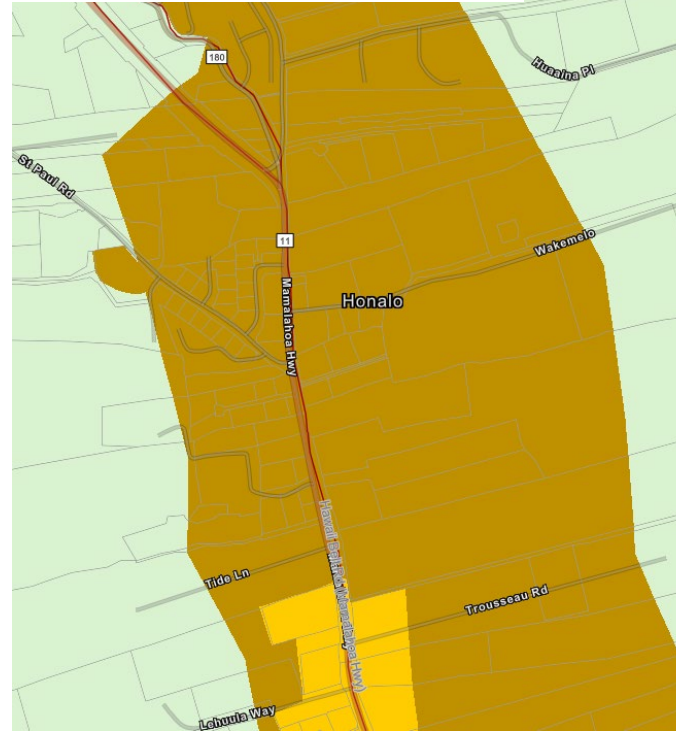
Zoning



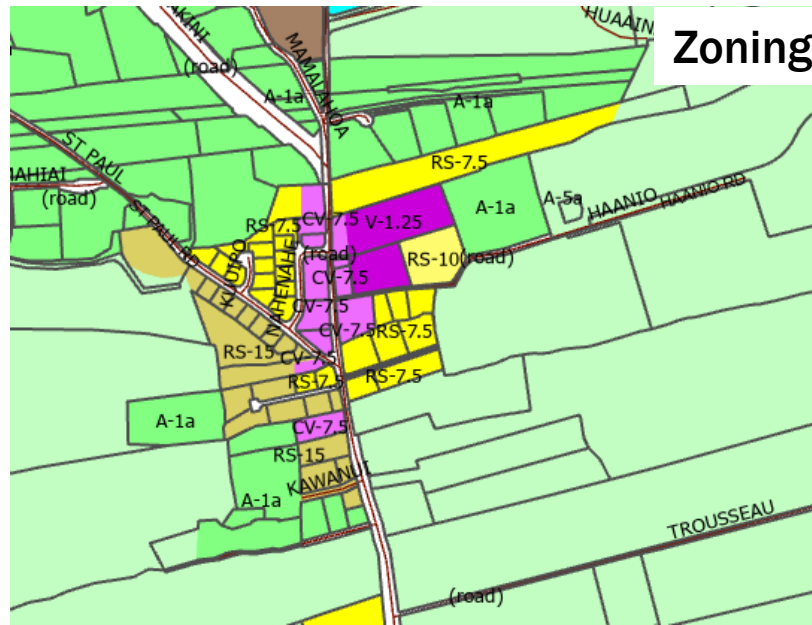
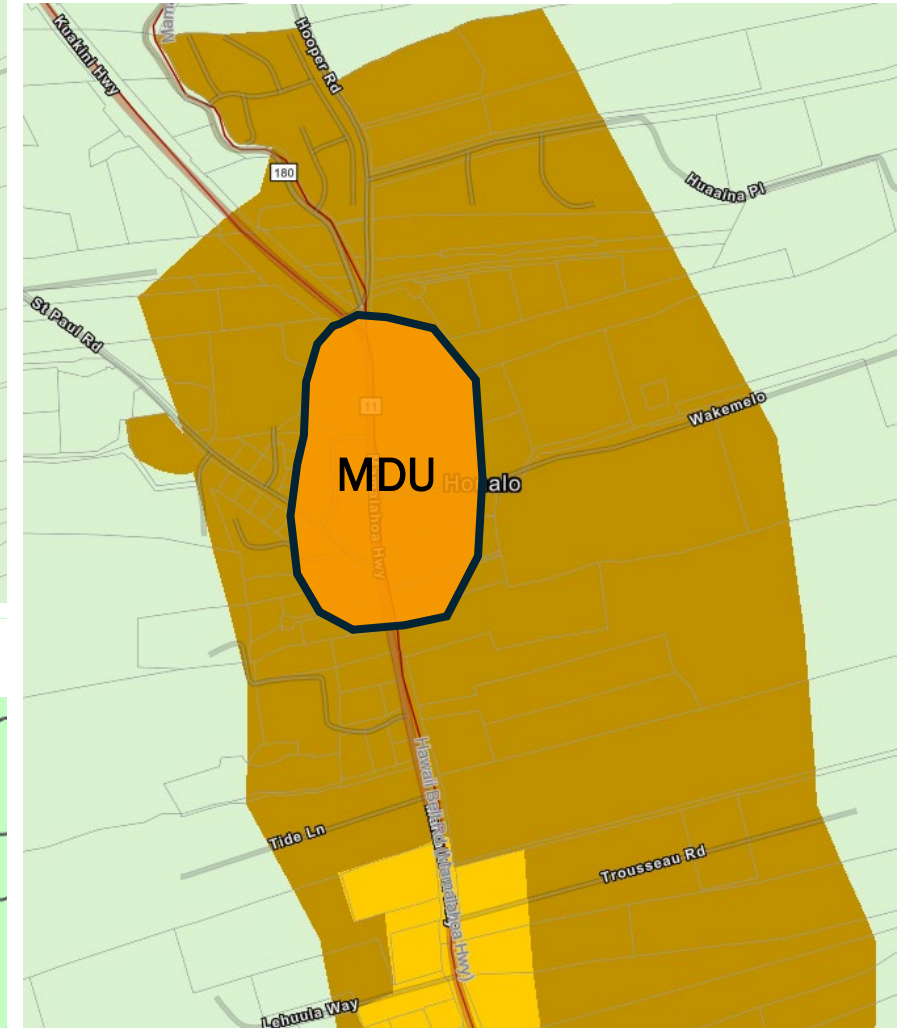
7b: Honalo

Rationale:

Proposed change from **RU** to **MDU** to be consistent with existing Village Commercial zoning.



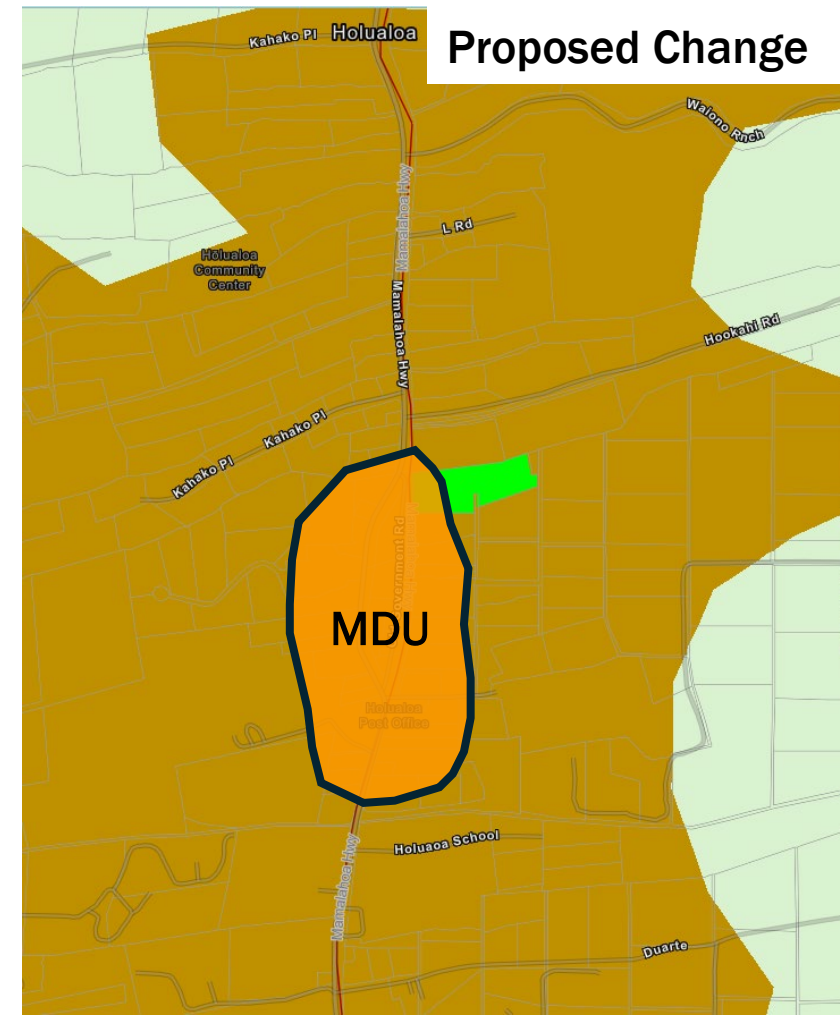
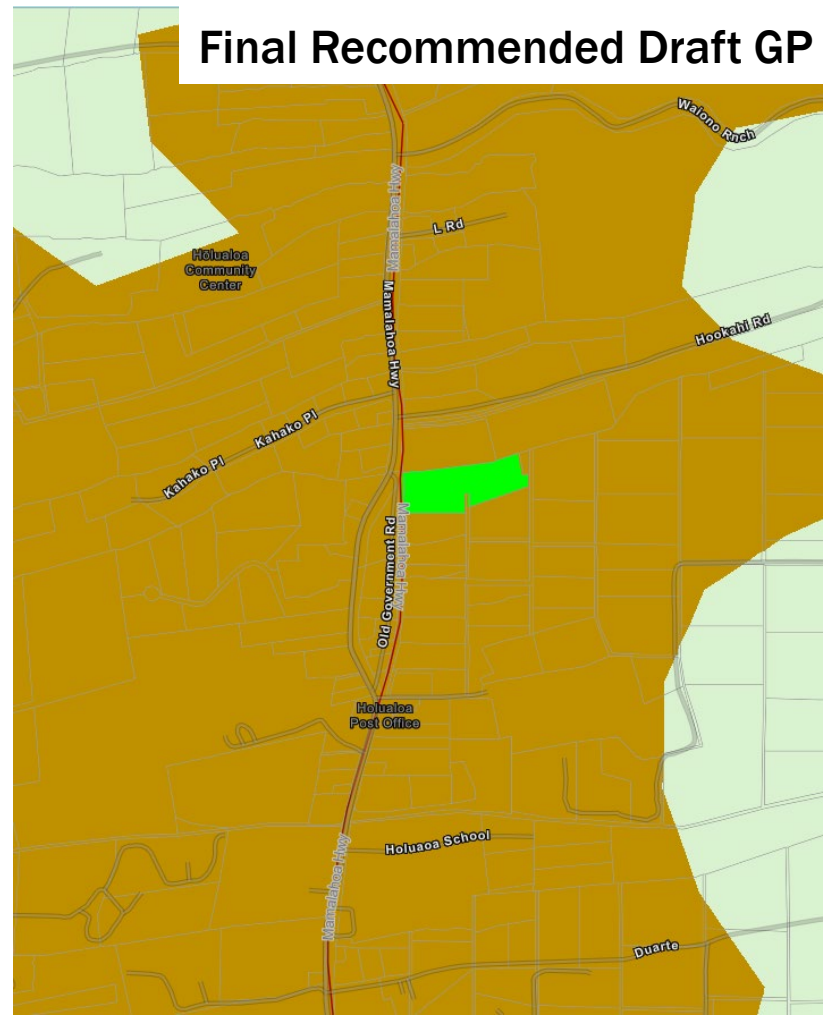
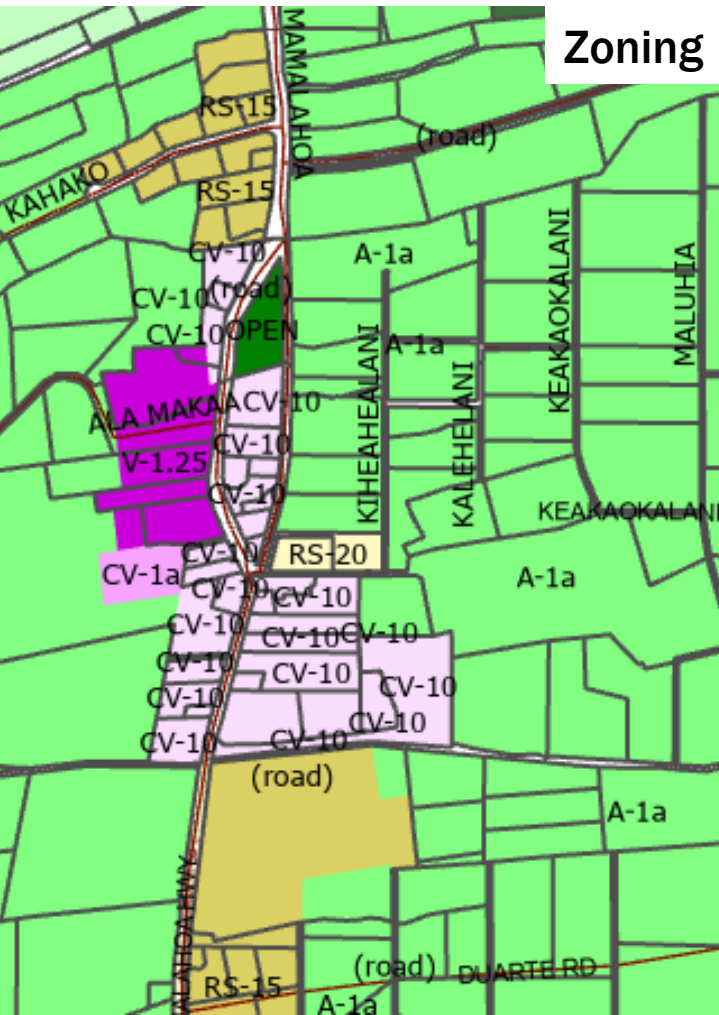
Proposed Change



Zoning

7c: Holualoa

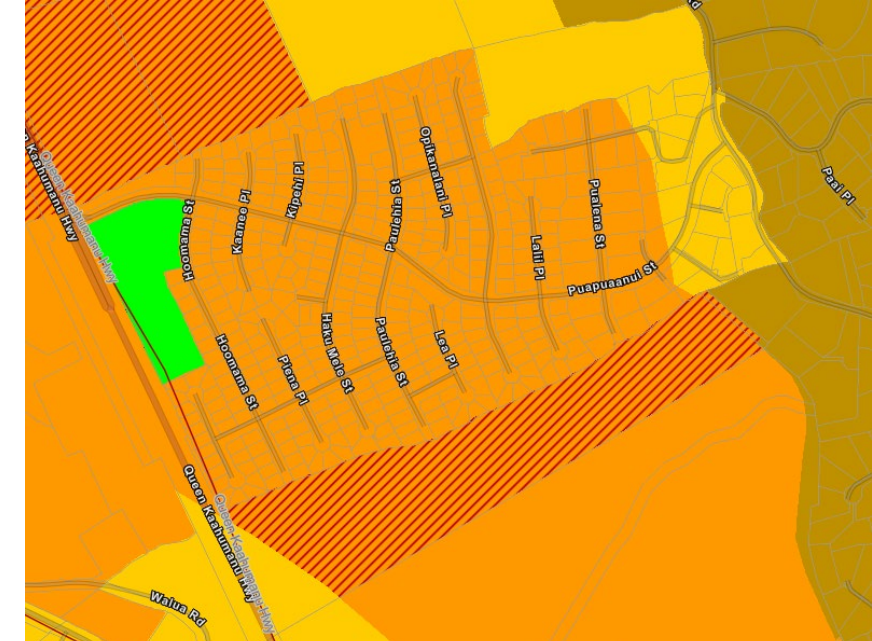
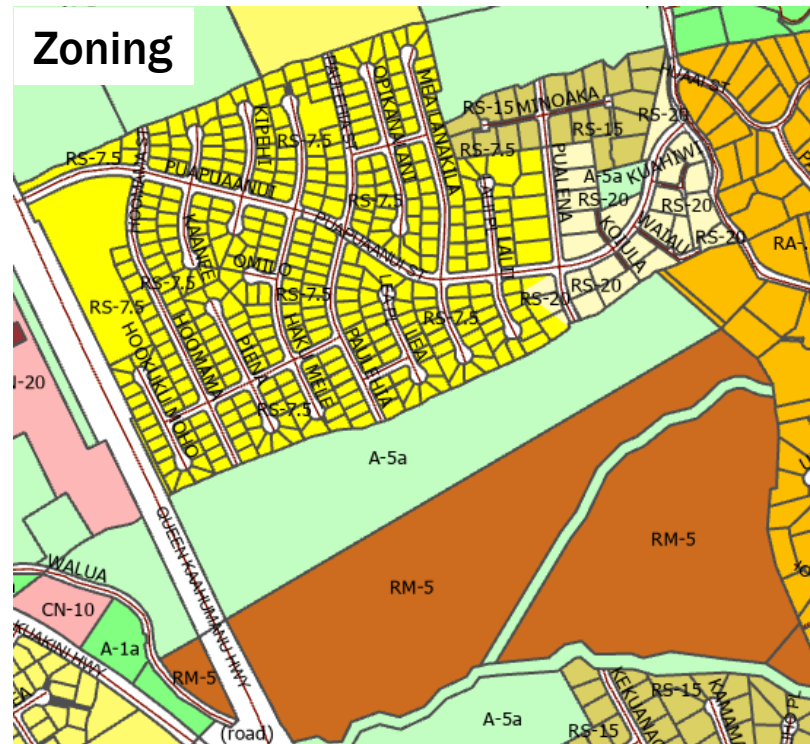
Rationale: Proposed change from **RU** to **MDU** to be consistent with Village Commercial and Resort zoning.



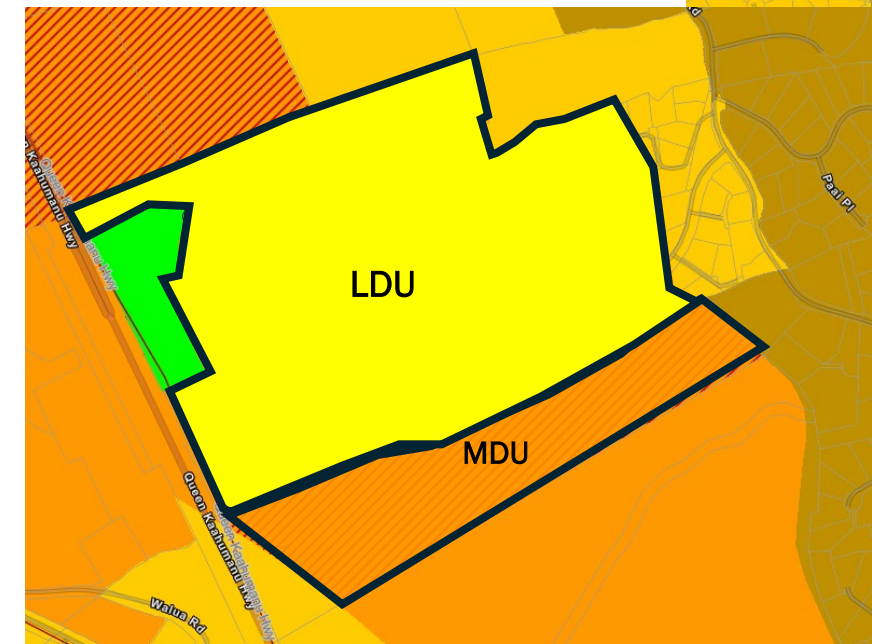
7d: Pualani Estates

Rationale:

- Proposed change from **MDU** to **LDU** to be consistent with zoning.
- Proposed change from **UE** to **MDU** to match the overall change to MDU to the south.

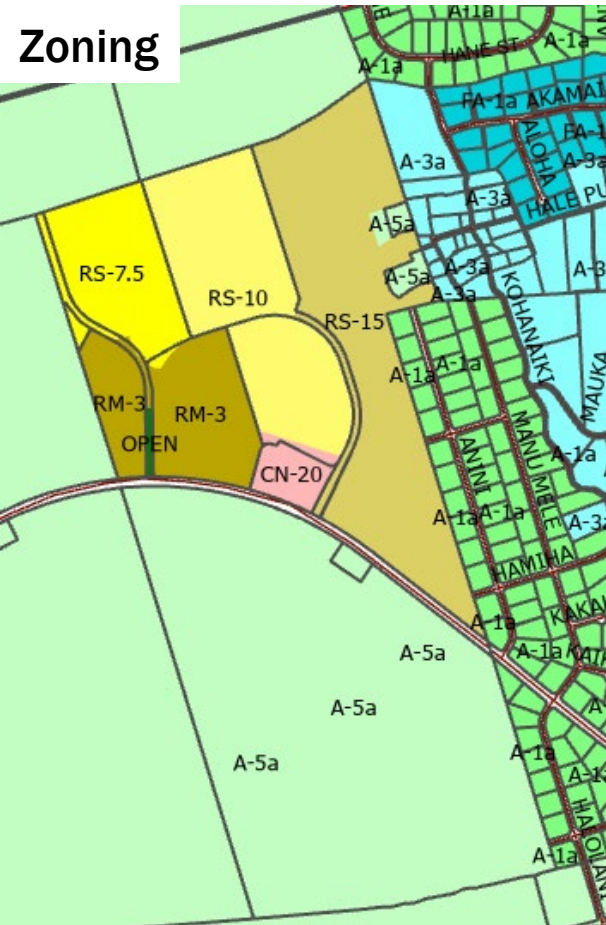


Final Recommended Draft GP

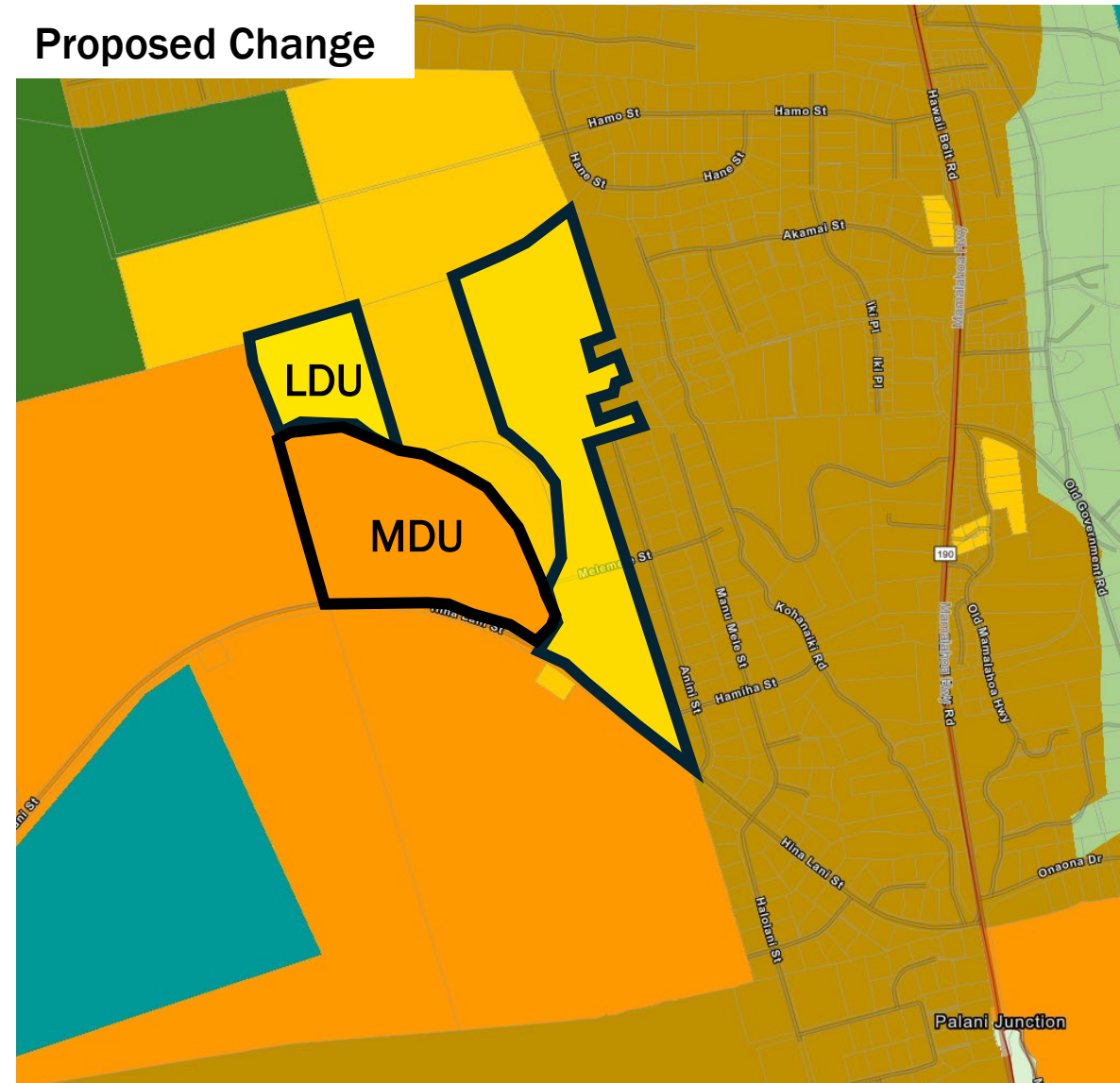
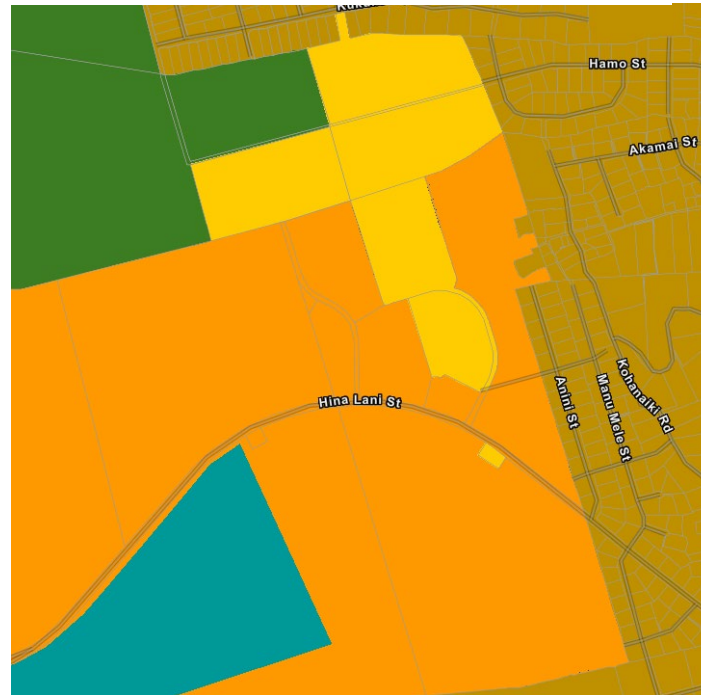


Proposed Change

7e: Kaloko Heights

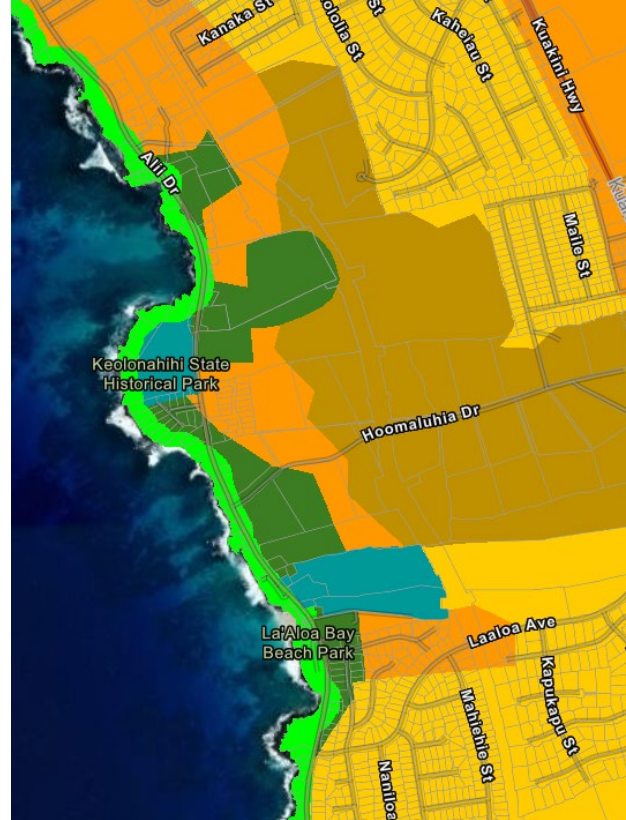


Final Recommended Draft GP



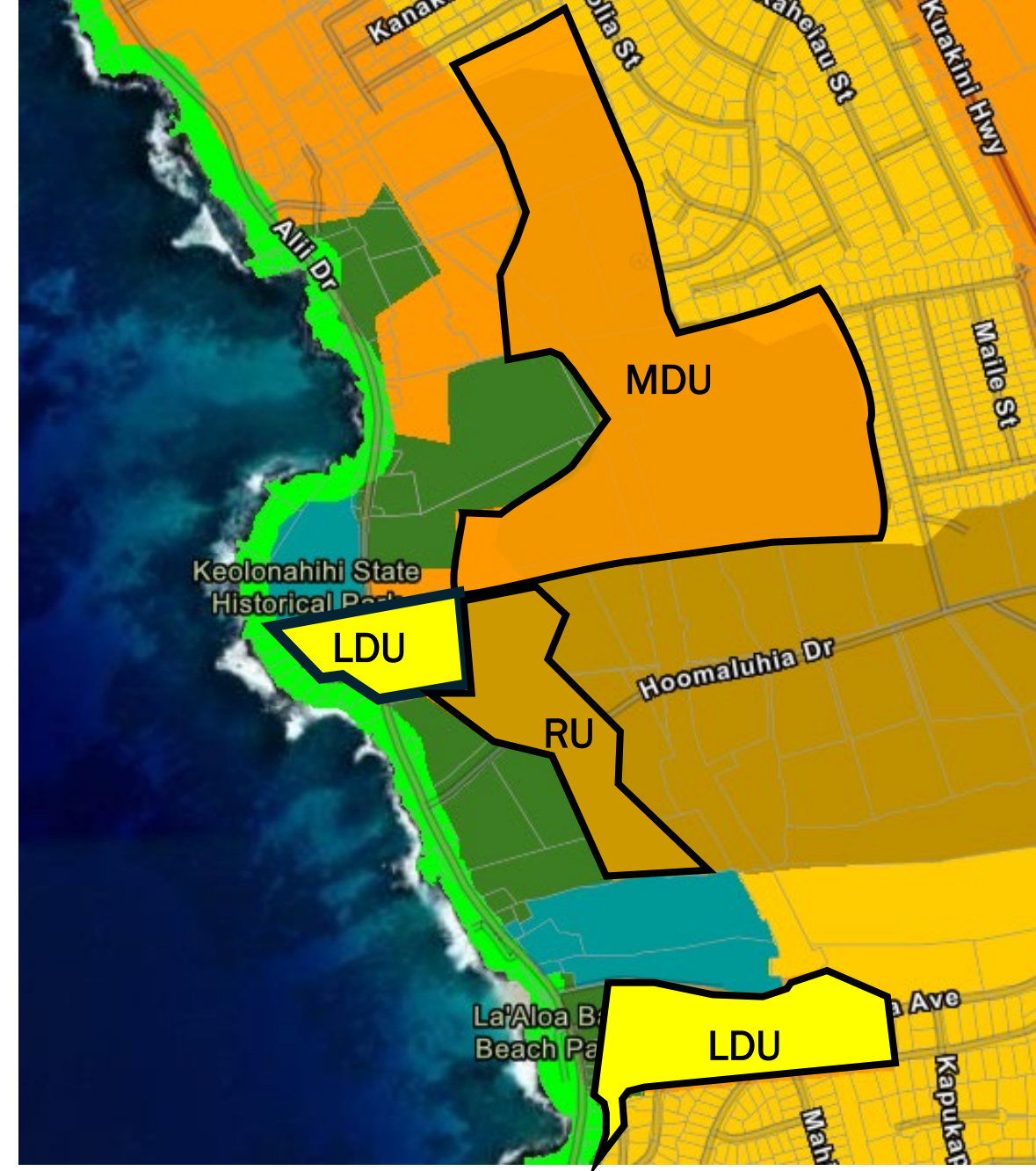
Rationale: Proposed change from **MDU** to **LDU** to be consistent with the zoning.

7f: Ali'i Drive



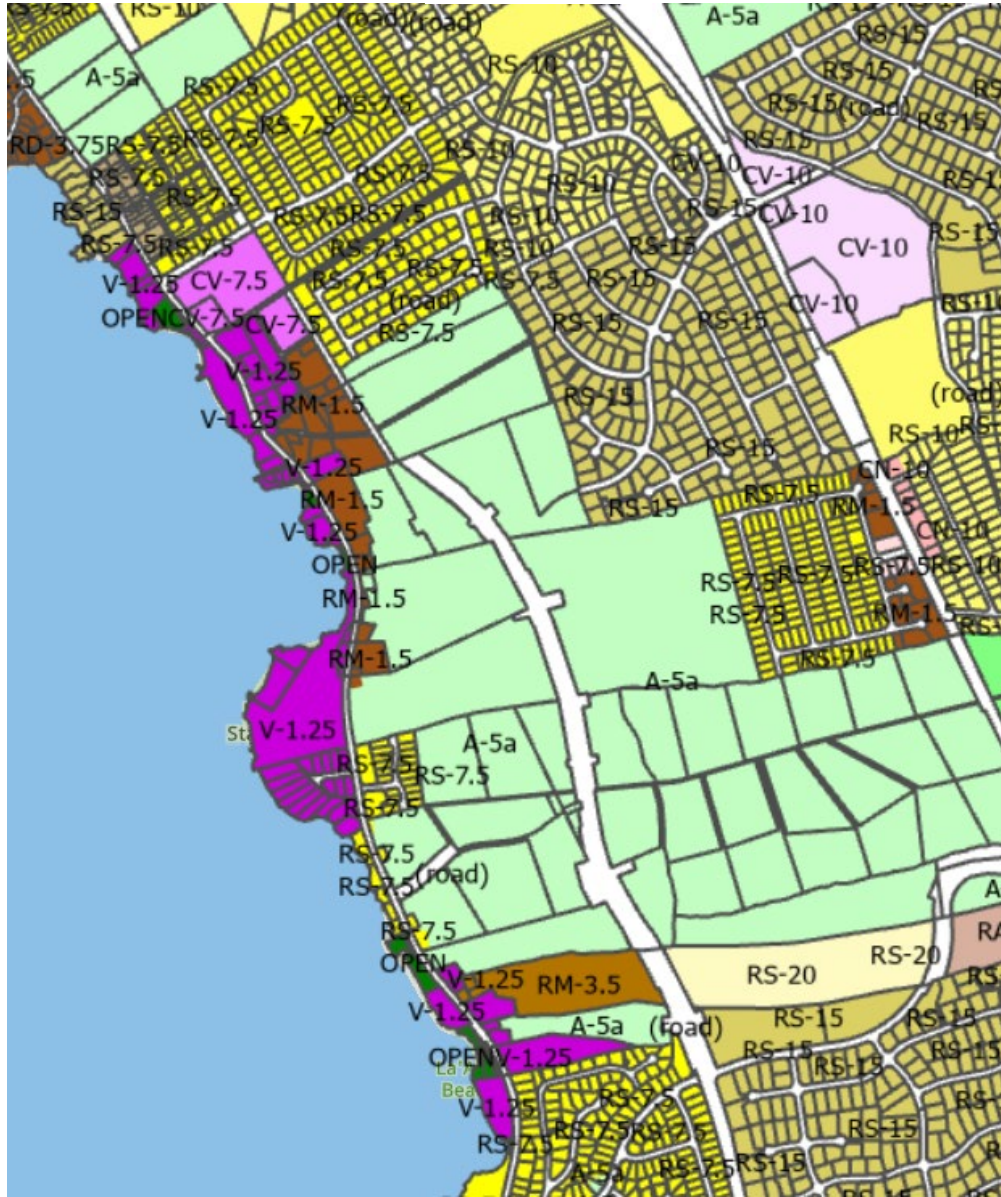
Rationale:

- Proposed change from **RU** to **MDU** to support existing and future developments for the area.
- Proposed change from **NAT/MDU** to **LDU** to be consistent with zoning.

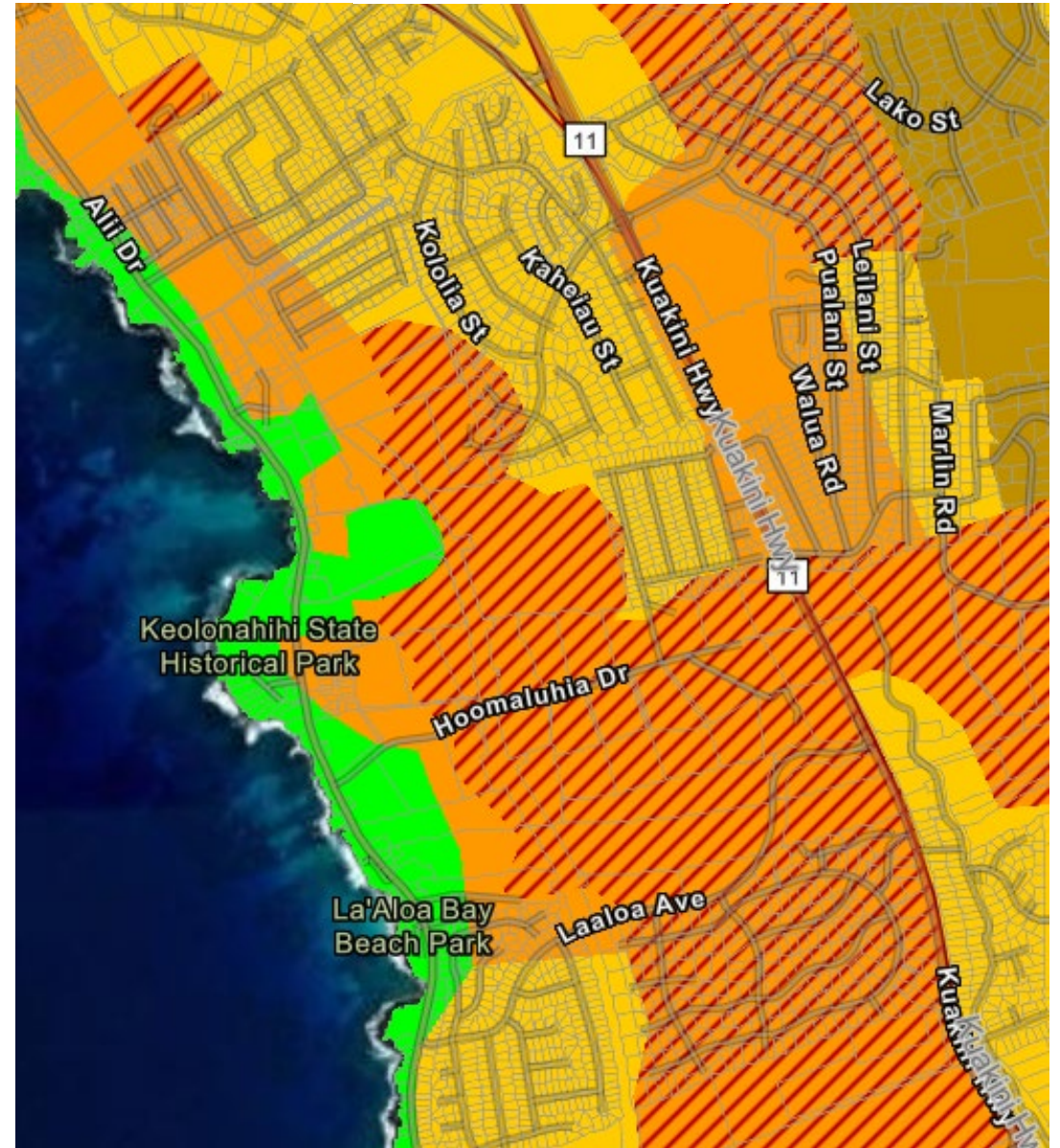


Ali'i Dr

Zoning

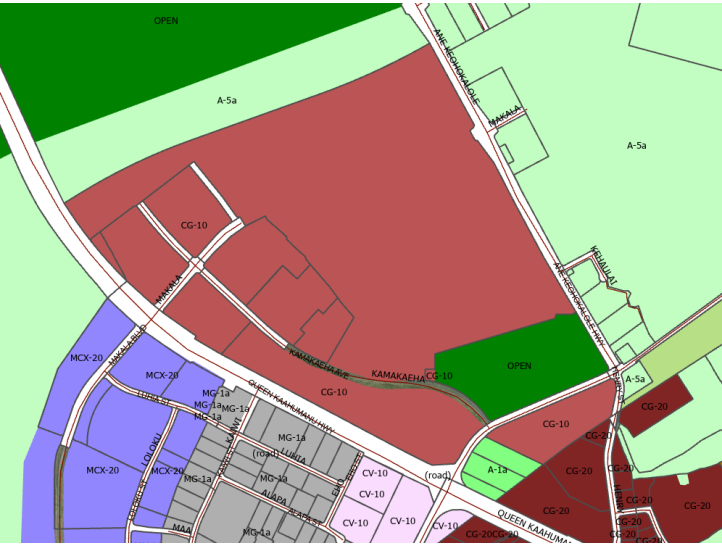


2005 LUPAG

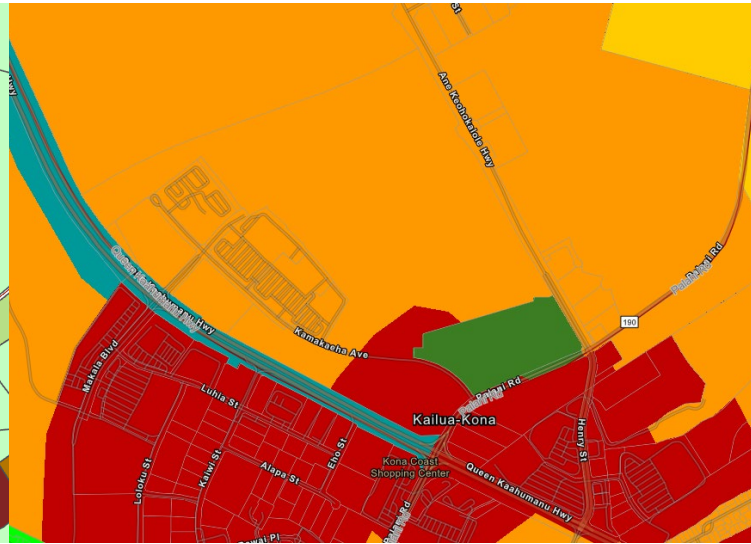


7g: Kailua-Kona

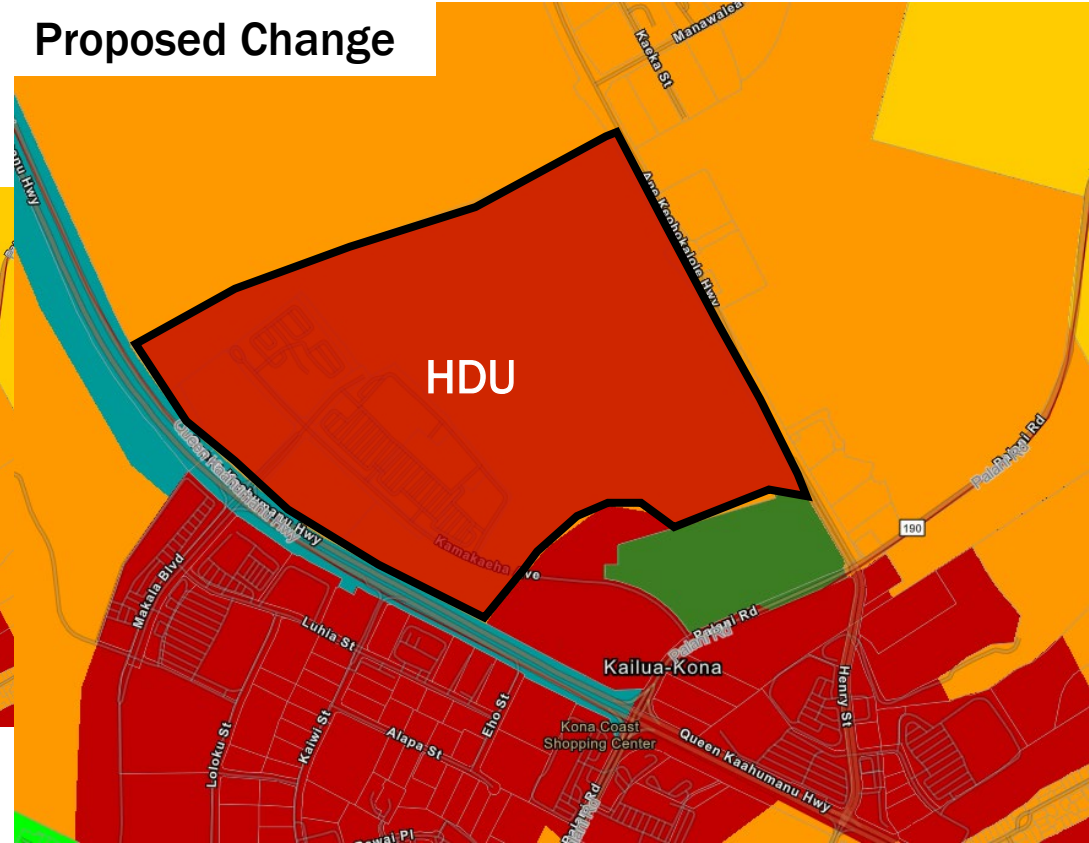
Zoning



Final Recommended Draft GP



Proposed Change

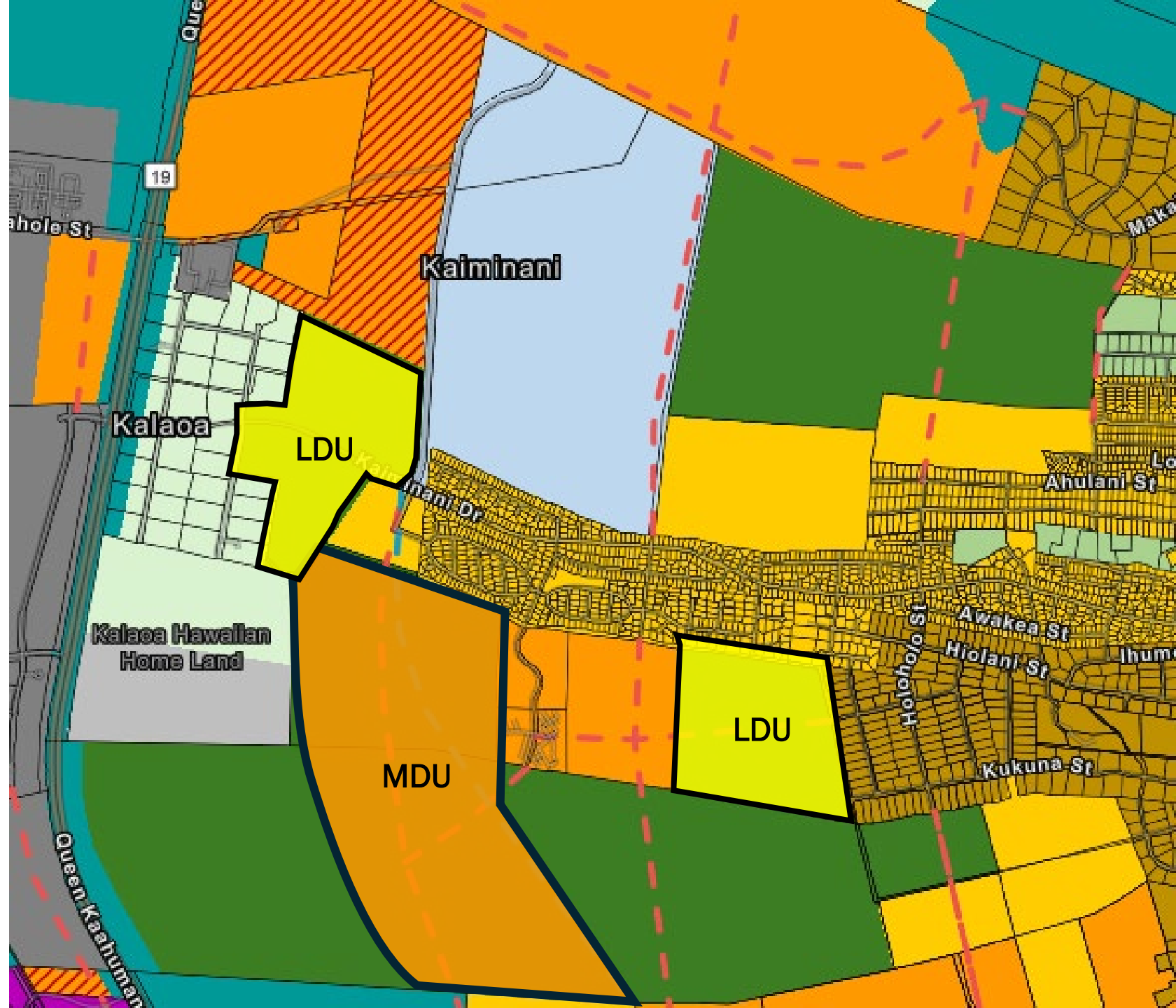


Rationale: Proposed change from **MDU** to **HDU** to be consistent with General Commercial zoning

7h: Kaiminani

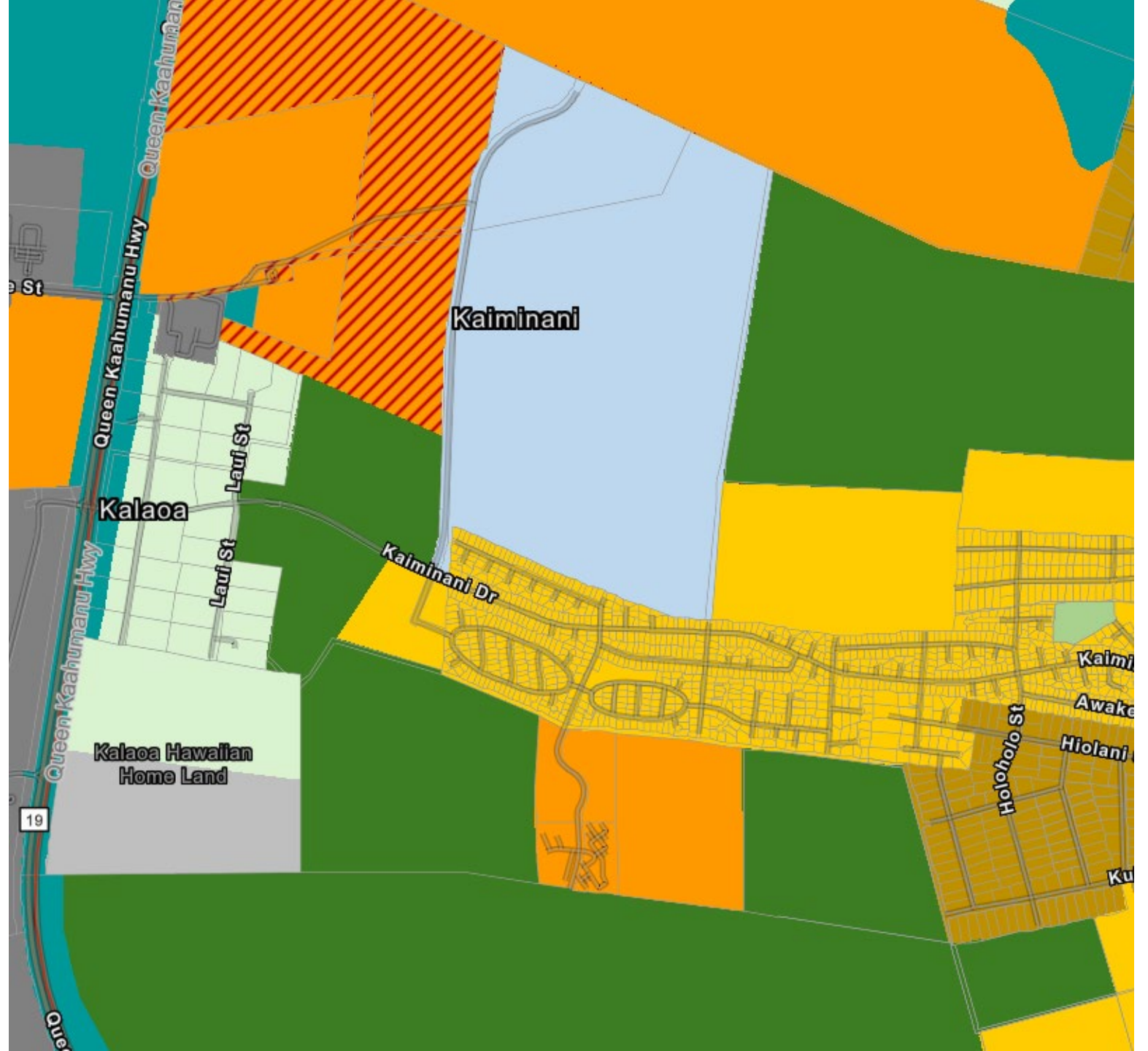
Rationale:

- Proposed change from NAT to LDU and MDU to be more consistent with SLU Urban, adjacent development, and future affordable housing projects on government lands.
- Also better supports the future extension of Ane Keohokalole Hwy.



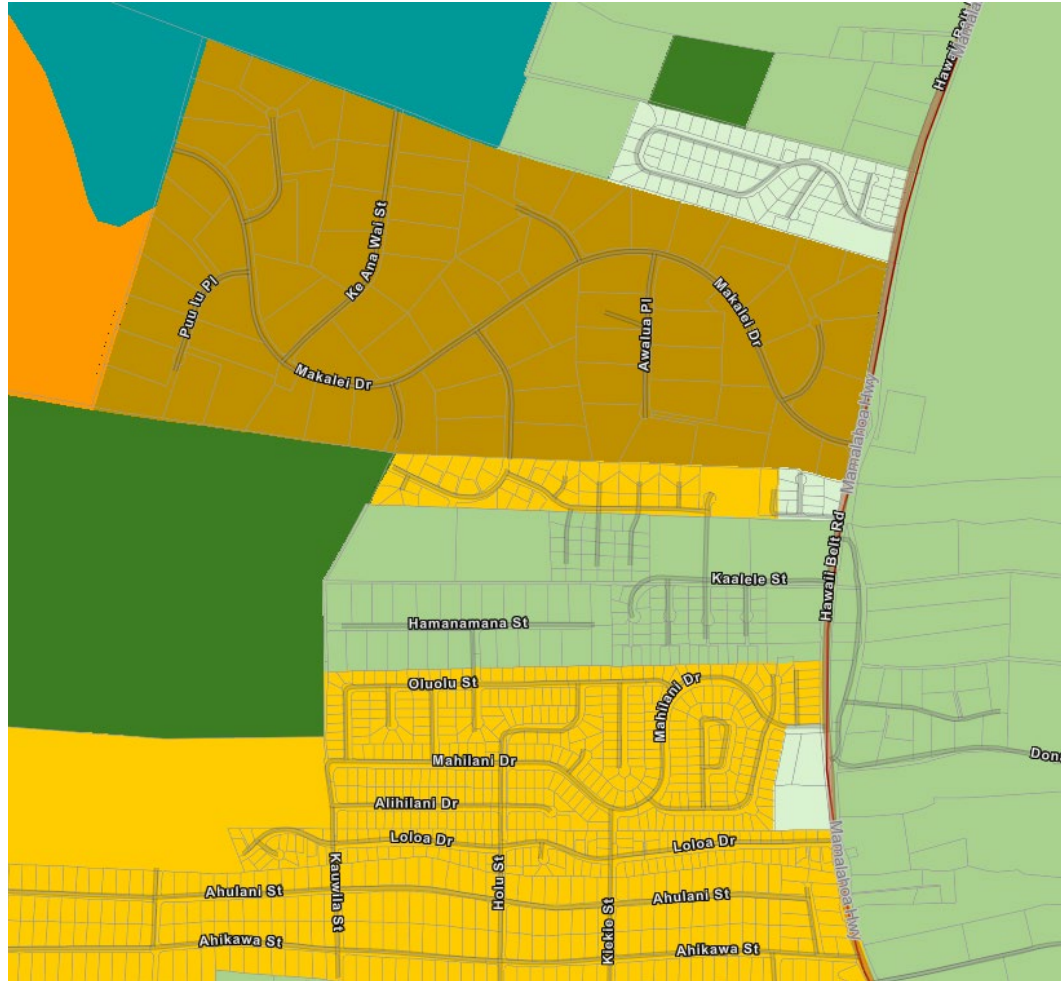
Kaiminani

Current LUPAG
(2005)

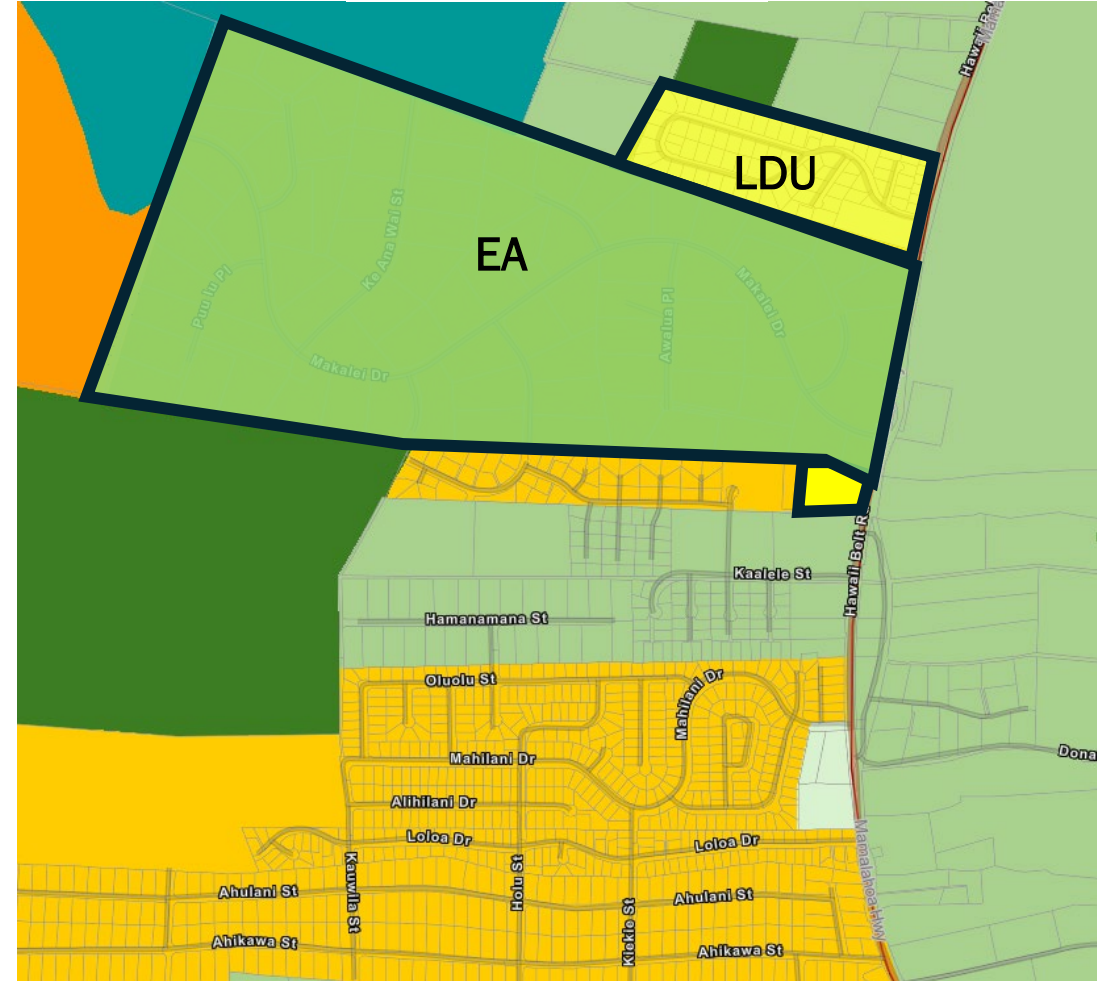


7i: Makalei Estates

Final Recommended Draft GP



Proposed Change



Rationale: Proposed change from **RU** to **EA** to be consistent with existing 3-acre lot size and zoning. Proposed change from **PA** to **LDU** to be consistent with current use.

8. SOUTH KONA DISTRICT



8a: Kona Paradise

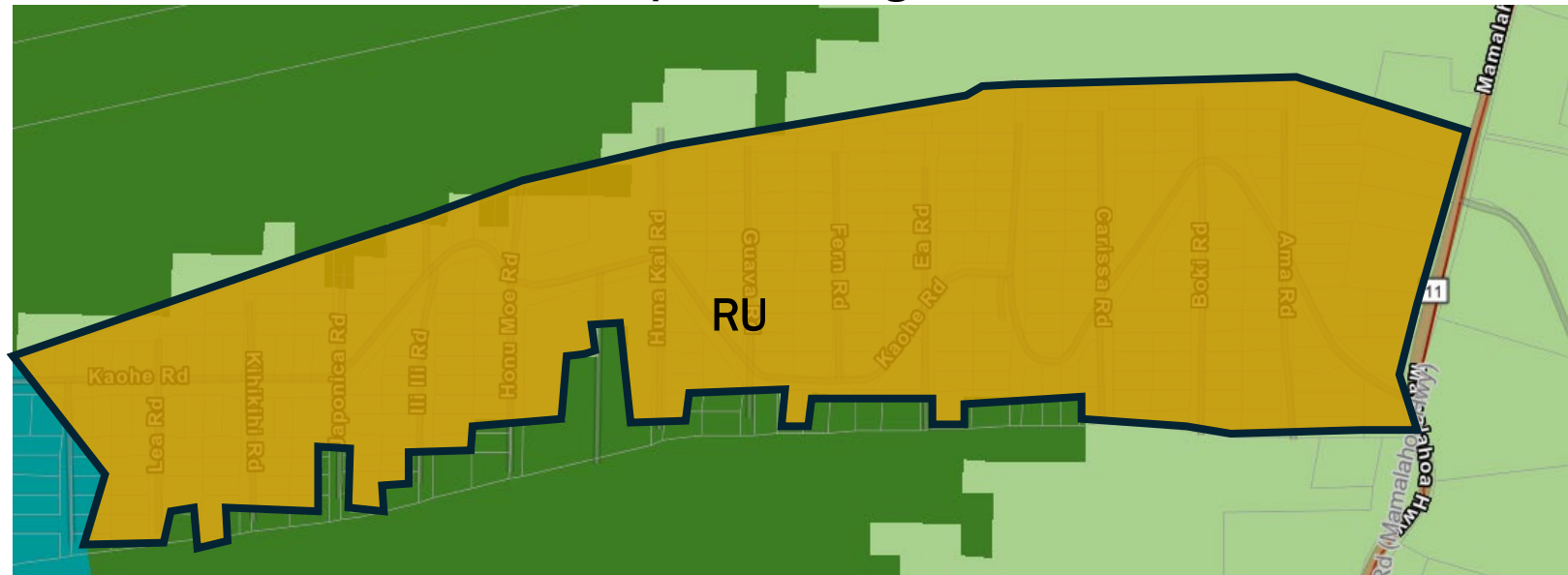
Rationale:

Proposed change from **EA** to **RU**
to be consistent with lot size
(average 7500 sq ft.)

Final Recommended Draft GP



Proposed Change



Kona Paradise

Zoning

- A-5a

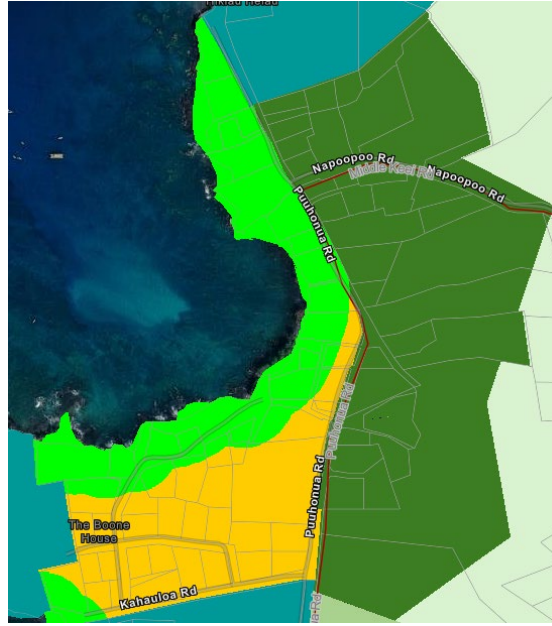


8b: Kealakekua

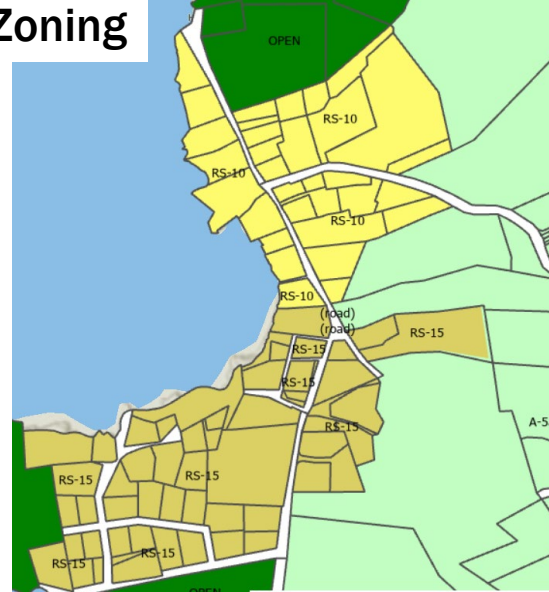
Rationale:

- Proposed change from **NAT** (in SLU Urban) to **LDU** to be consistent with SLU Urban and adjacent development.
- Proposed change from **NAT** (in SLU Ag) to **PA**.
- Keep Rec as-is.

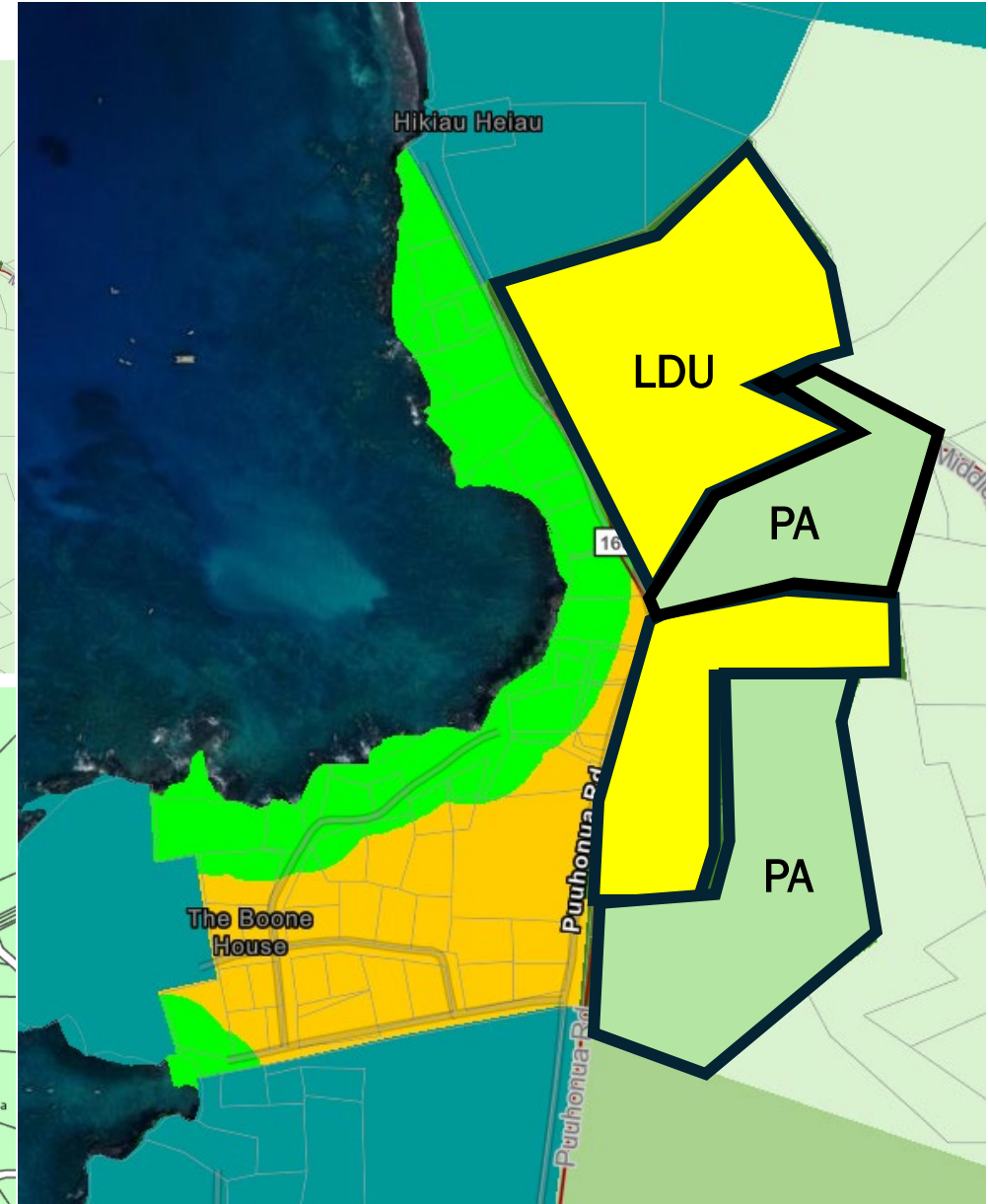
Final Recommended Draft GP



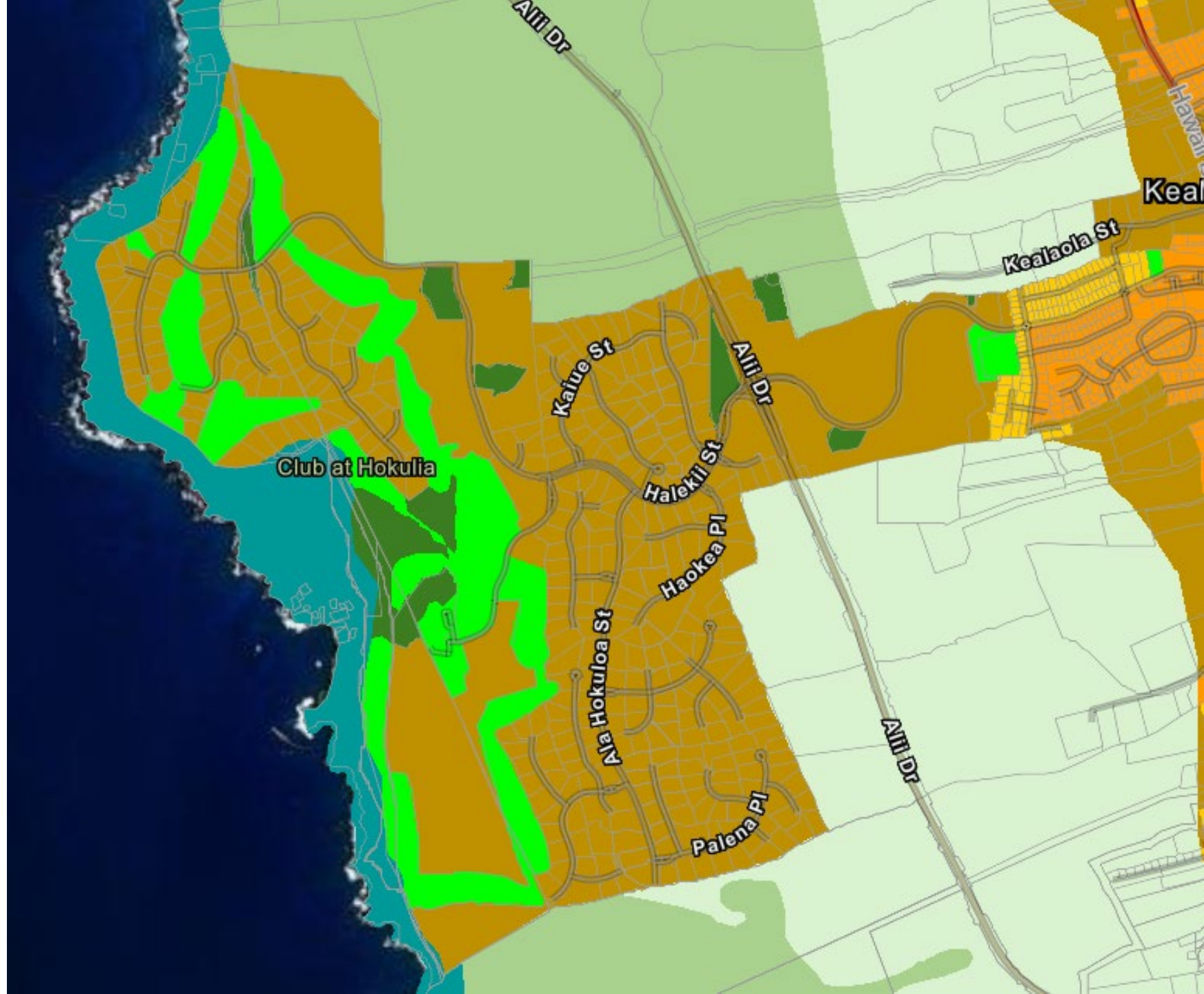
Zoning



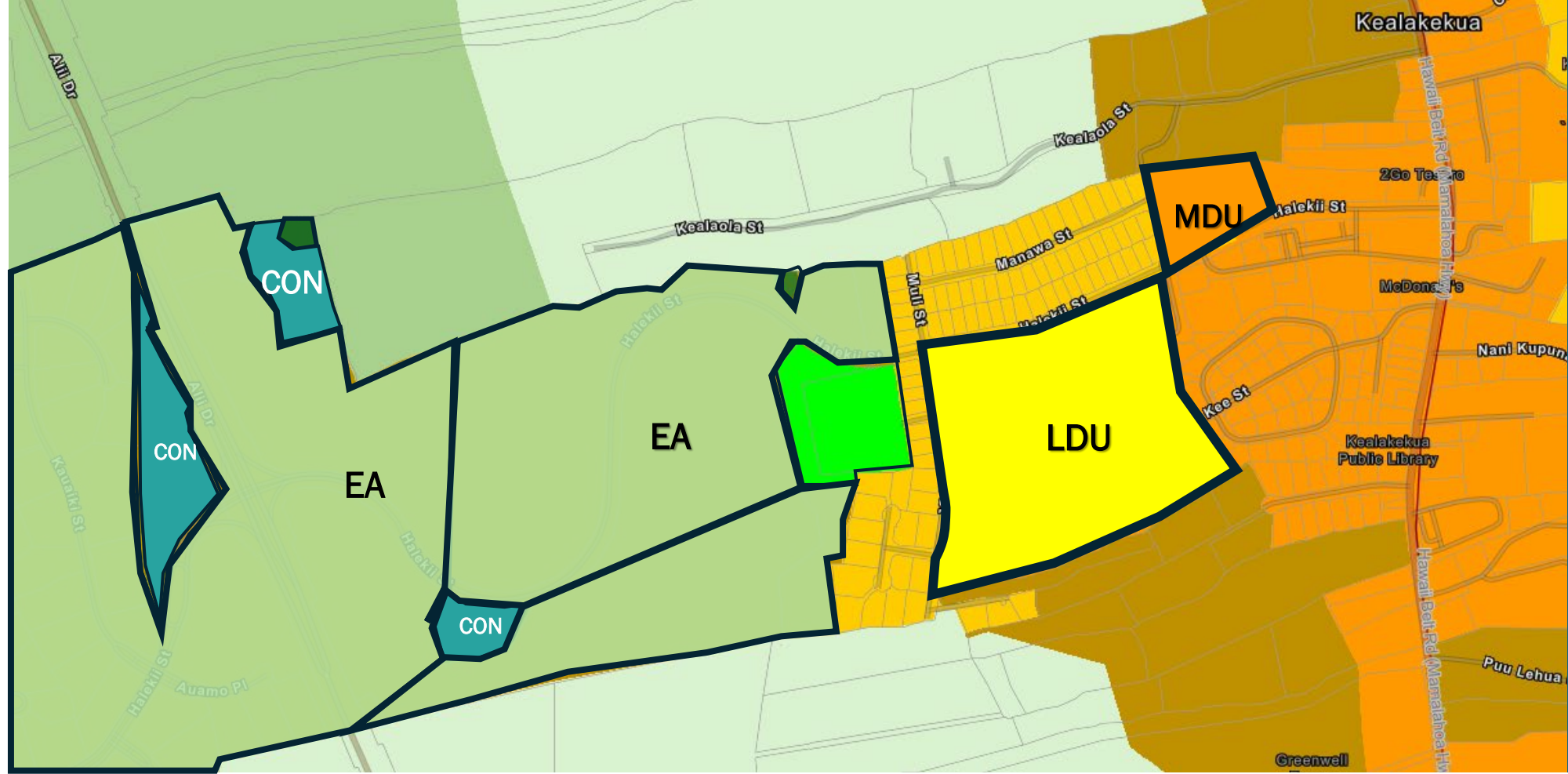
Proposed Change



Hokuli'a Proposed Land Use Changes



8c: Hokuli'a (mauka)



Rationale:

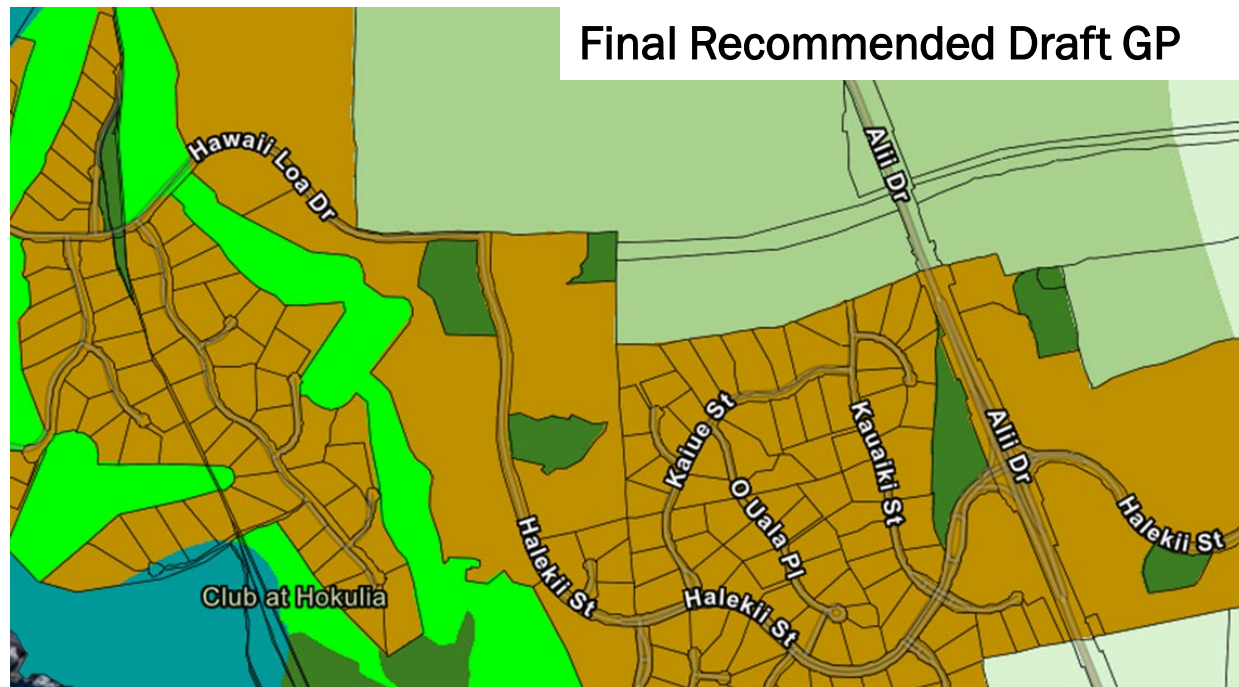
- The proposed **LDU** and **MDU** match existing and surrounding uses.
- The proposed change from **RU** to **EA** is consistent with the 2005 GP and zoning.

8d: Hokuli'a (makai)

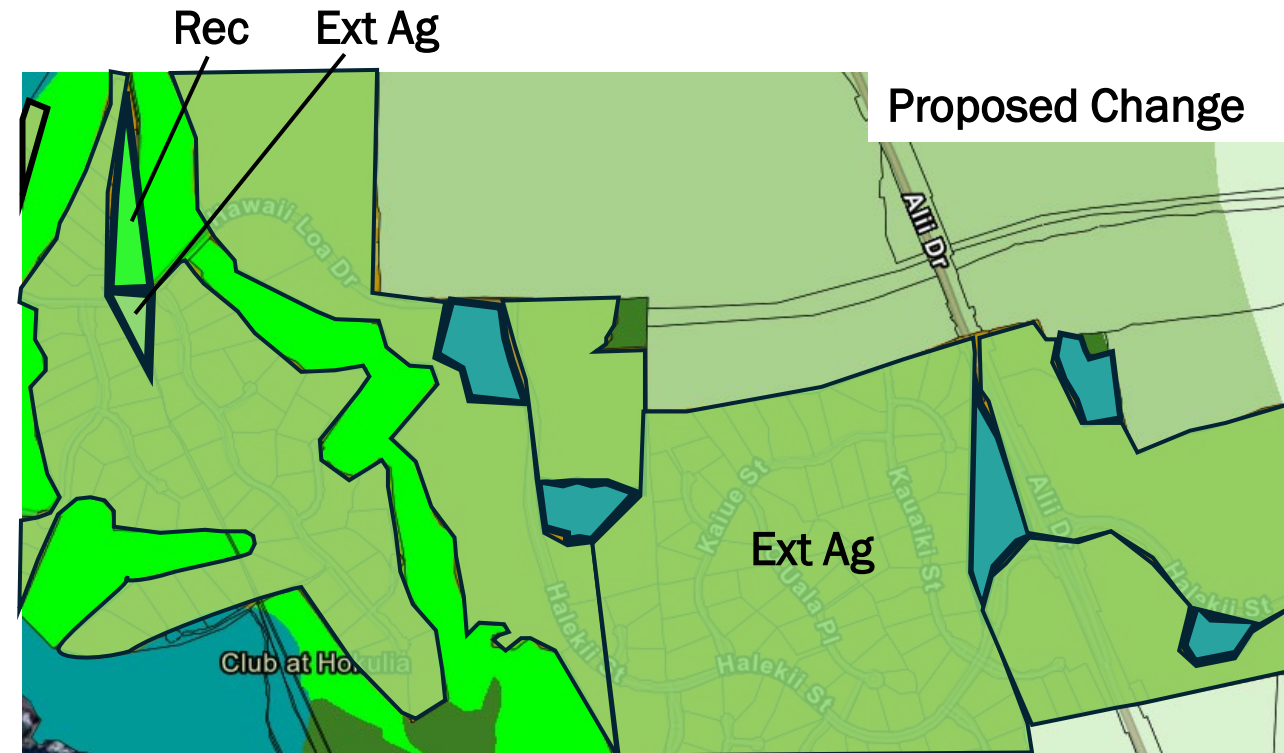
Rationale:

- Proposed change from Nat to Rec (see top triangle).
- Proposed change from Nat to Ext Ag (see bottom triangle).
- Proposed change from Nat to Cons due to historic sites.
- For all other Rural, revert to Ext Ag to be consistent with 2005 GP & zoning.

Final Recommended Draft GP

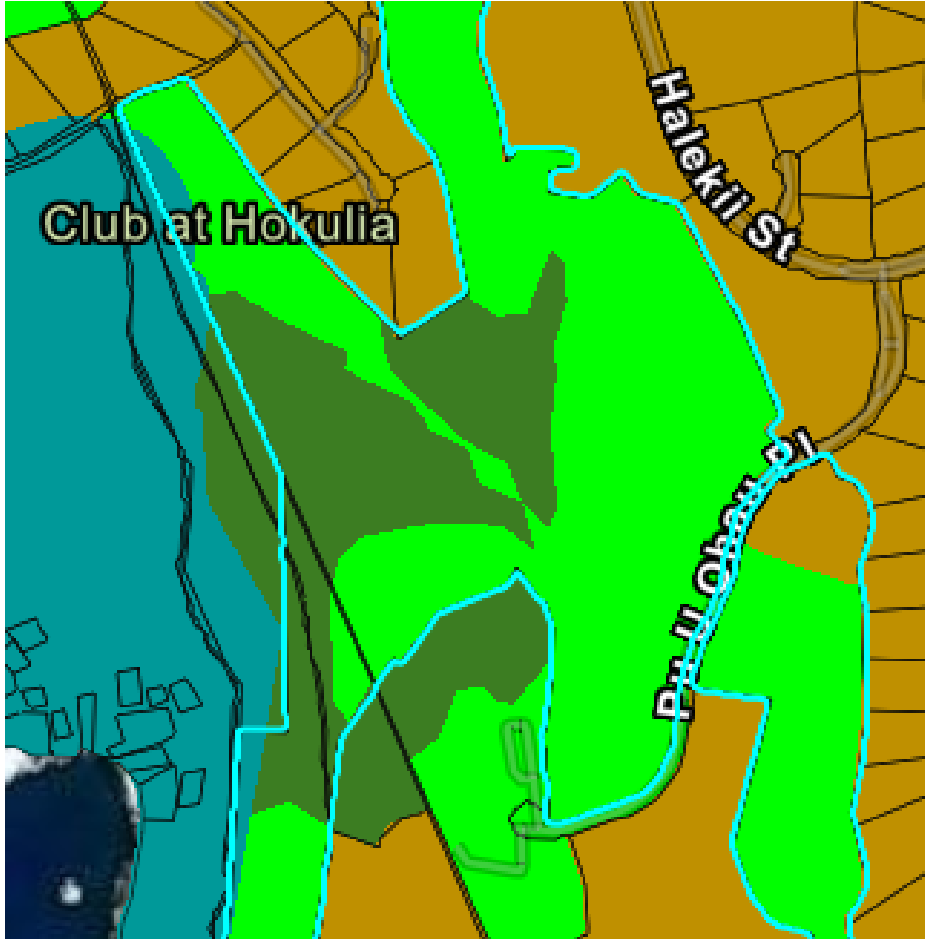


Proposed Change

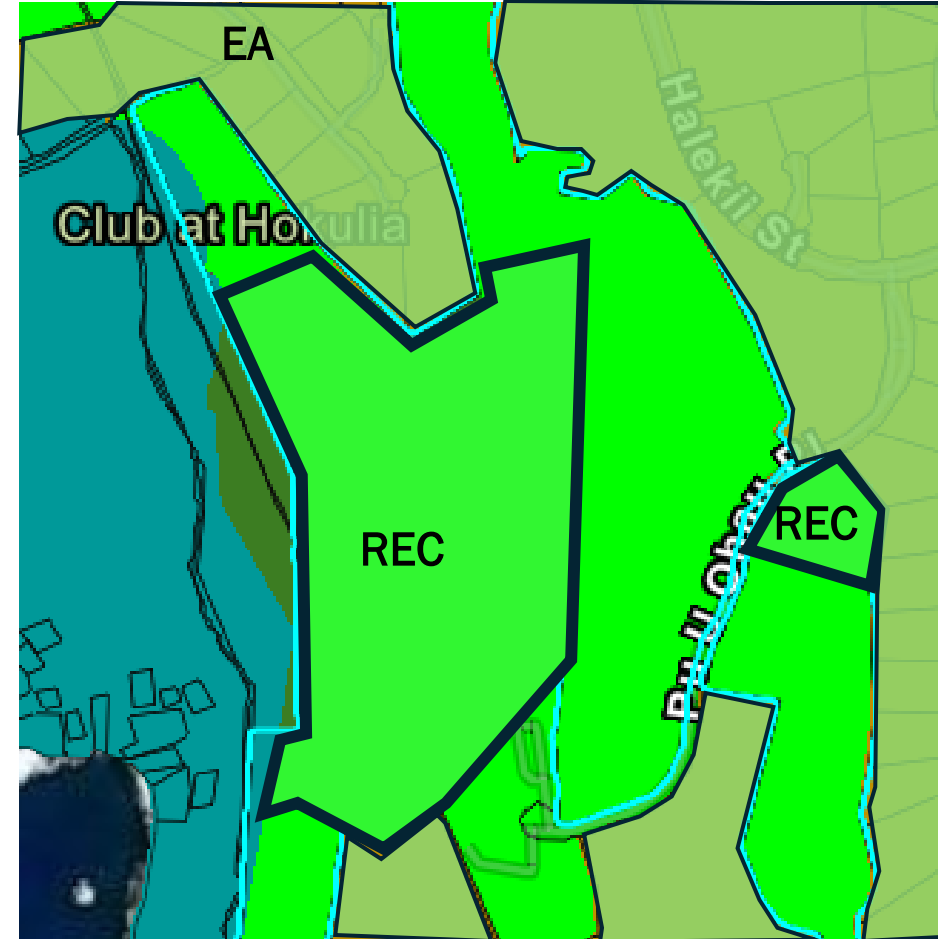


8e: Hokuī'a Golf Club

Final Recommended Draft GP



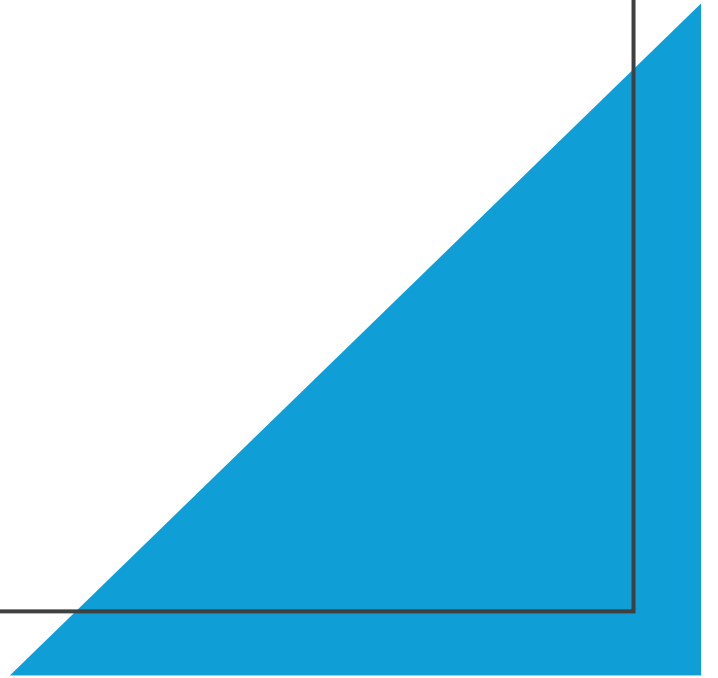
Proposed Change



Rationale:

- Proposed changed from NAT to REC (golf course and club house) to be consistent with the use.
- All other rural to convert back to EA.

9. KA'Ū DISTRICT



9a: Hawaiian Ocean View Ranchos

Final Recommended Draft GP



Proposed Change



Rationale: Proposed change from **RU** to **EA** to be consistent with A-3a zoning.

Hawaiian Ocean View Ranchos

Zoning

- A-3a

