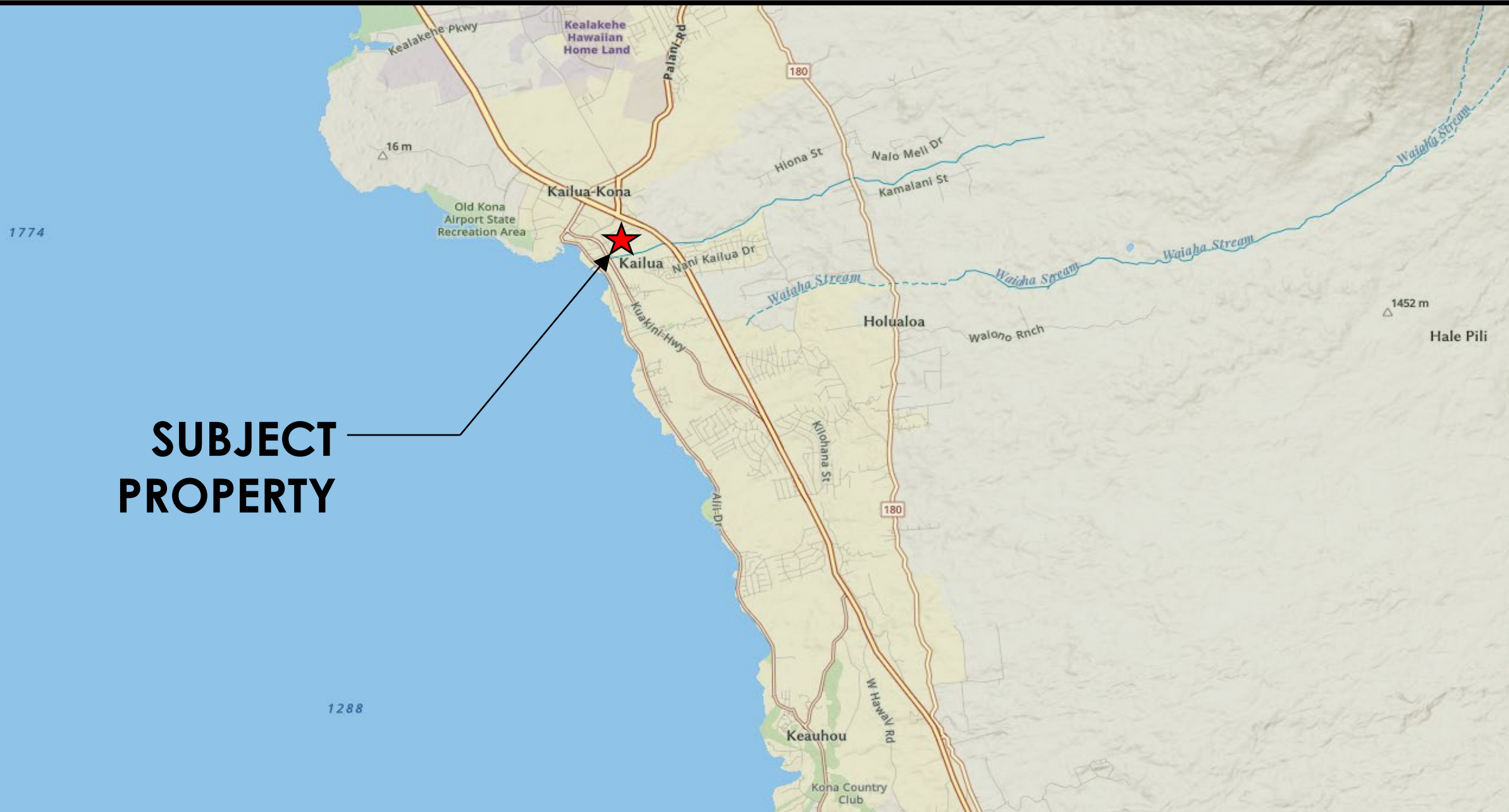


PLANNING DIRECTOR INITIATED
ANDY/KERRY XIE TRUST, WEI LIN ZHAO, EULIX
CHIU, FANG/HAN TRUST, FRED MING LI

REPEAL CHANGE OF ZONE ORDINANCE NOS.
19-38, 09-50, 09-49, 06-138, 06-137, 95-118, 92-36,
90-10, 86-49, 533 (1980), AND 594 (1973)
(PL-PDI-2026-000015)

LOCATION MAP

**SUBJECT
PROPERTY**



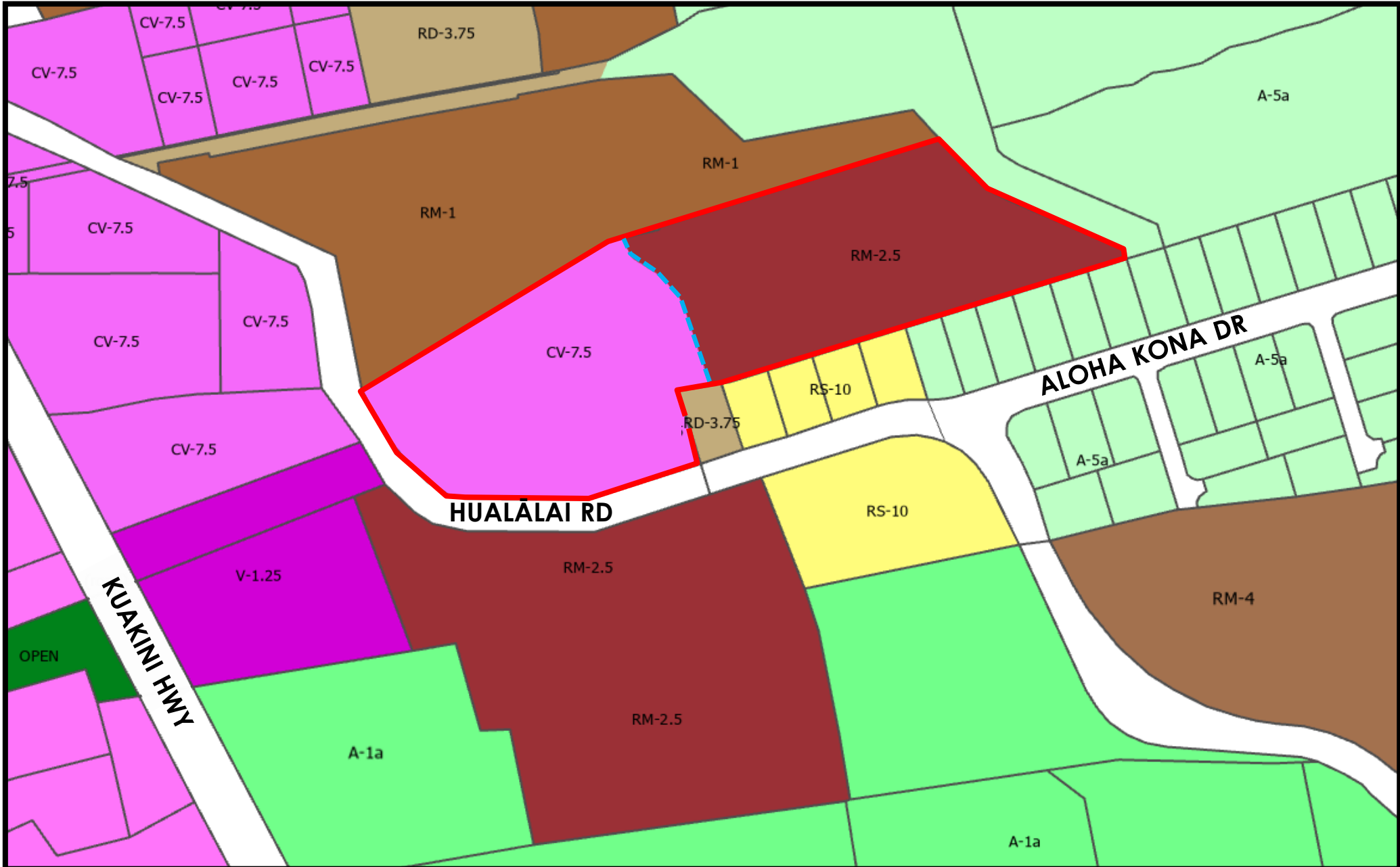
DIRECTOR'S REQUEST

- A REPEAL OF CHANGE OF ZONE ORDINANCE NOS.19-38, 09-50, 09-49, 06-138, 06-137, 95-118, 92-36, 90-10, 86-49, 533 (1980), AND 594 (1973) IN RESPONSE TO A WRITTEN REQUEST SUBMITTED BY THE PROPERTY OWNERS ANDY/KERRY XIE TRUST, WEI LIN ZHAO, EULIX CHIU, FANG/HAN TRUST, FRED MING LI.
- THE REPEAL WILL RECLASSIFY THE 6.558-ACRE PROPERTY AS FOLLOWS :
 - REVERT 3.331 ACRES FROM VILLAGE COMMERCIAL-7,500 SQUARE FEET (CV-7.5) TO ITS ORIGINAL DOUBLE-FAMILY RESIDENTIAL-3,750 SQUARE FEET (RD-3.75).
 - REVERT 3.227 ACRES FROM MULTIPLE-FAMILY RESIDENTIAL-2,500 SQUARE FEET (RM-2.5) TO ITS ORIGINAL UNPLANNED (AGRICULTURAL-5 ACRES) ZONING DISTRICT.

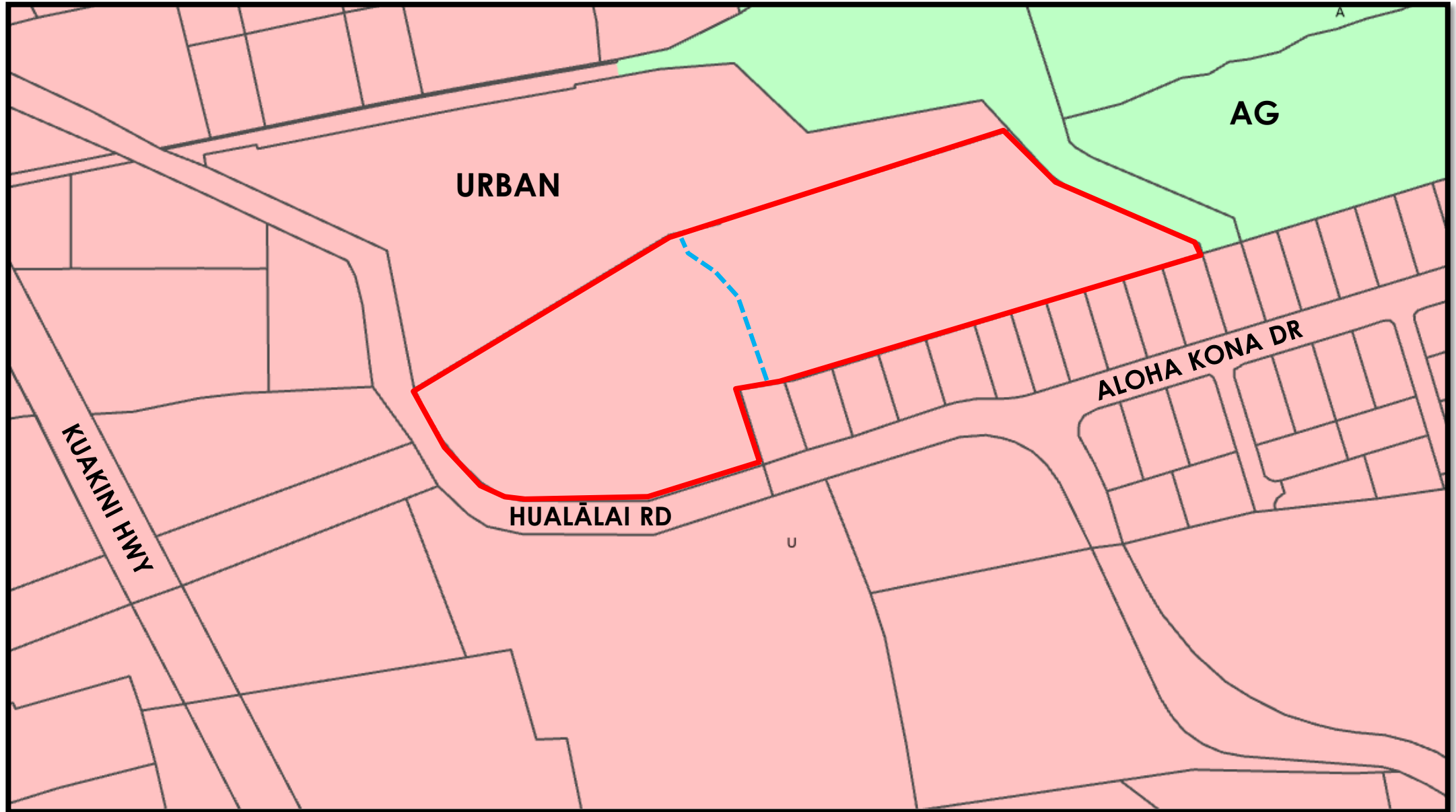
REASON FOR REQUEST

- ACCORDING TO THE REQUEST TO REVERT THE PROPERTY'S ZONING, THE LANDOWNERS DO NOT INTEND TO PURSUE THE ORIGINAL PROPOSED DEVELOPMENT OF A 104-UNIT SENIOR INDEPENDENT LIVING COMMUNITY.
- THE LANDOWNERS' INTENTION IS TO DEVELOP A 38-UNIT DOUBLE-FAMILY RESIDENTIAL PROJECT ON THE PORTION ZONED RD-3.75.
- ADDITIONALLY, THE LANDOWNERS WILL USE THE PORTION ZONED A-5A FOR AGRICULTURAL USES AND WILL DEVELOP A SINGLE-FAMILY DWELLING AND 3 ACCESSORY DWELLING UNITS (ADUs).

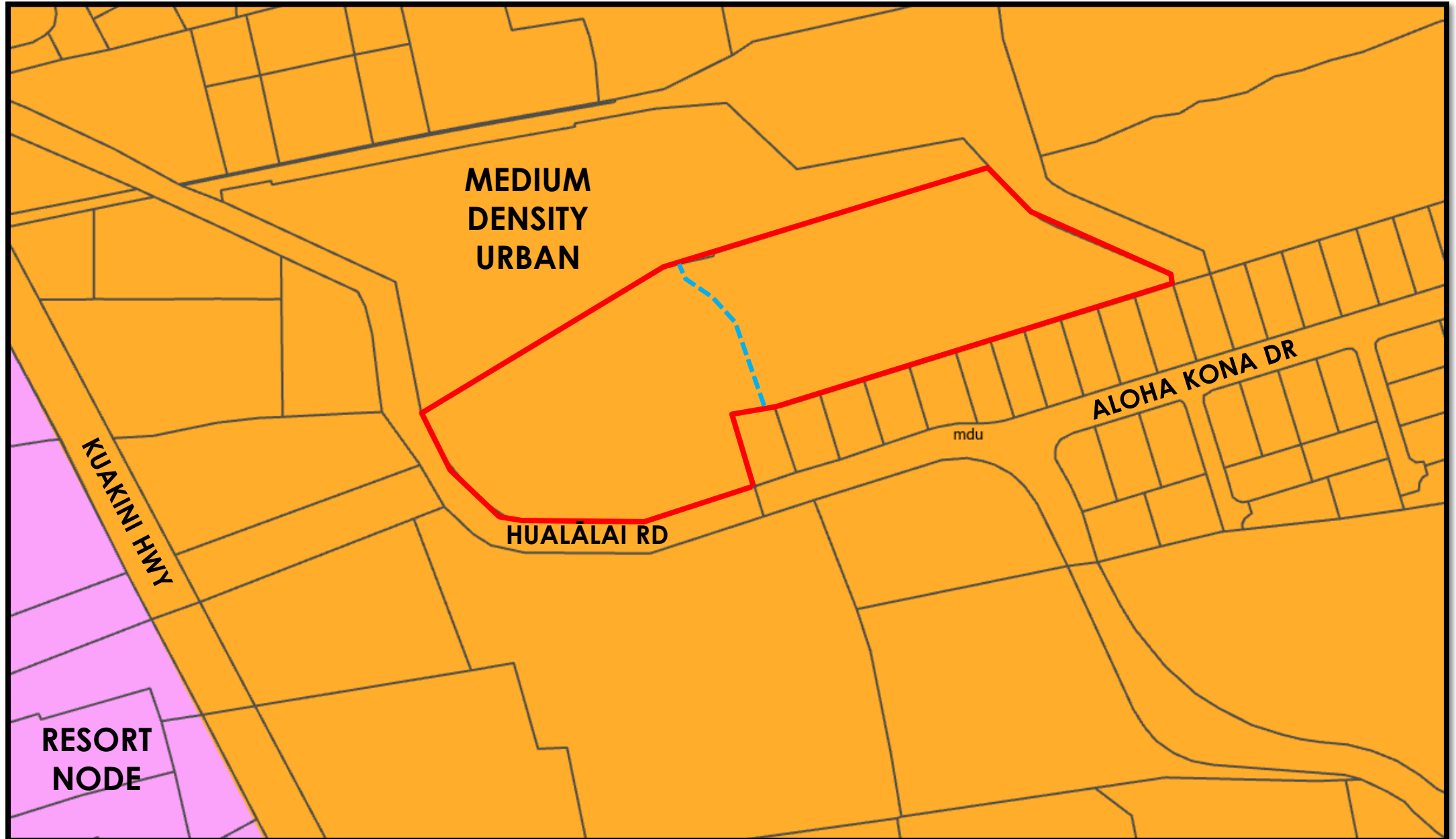
COUNTY ZONING MAP



STATE LAND USE BOUNDARY MAP



GENERAL PLAN LUPAG MAP



AERIAL PHOTO





VIEW OF HUALĀLAI RD
LOOKING WEST (MAKAI)

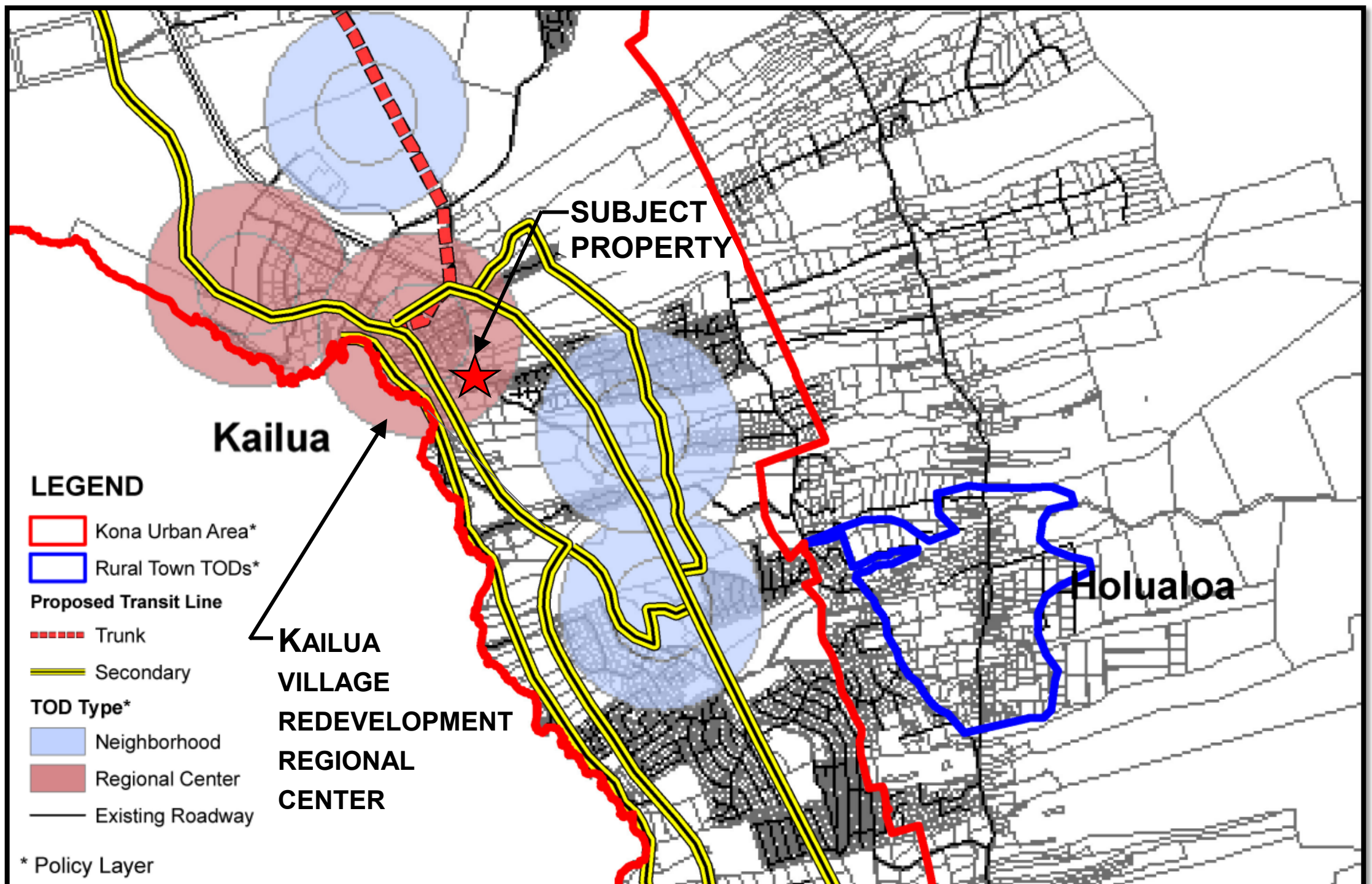
VIEW OF HUALĀLAI RD LOOKING EAST (MAUKA)

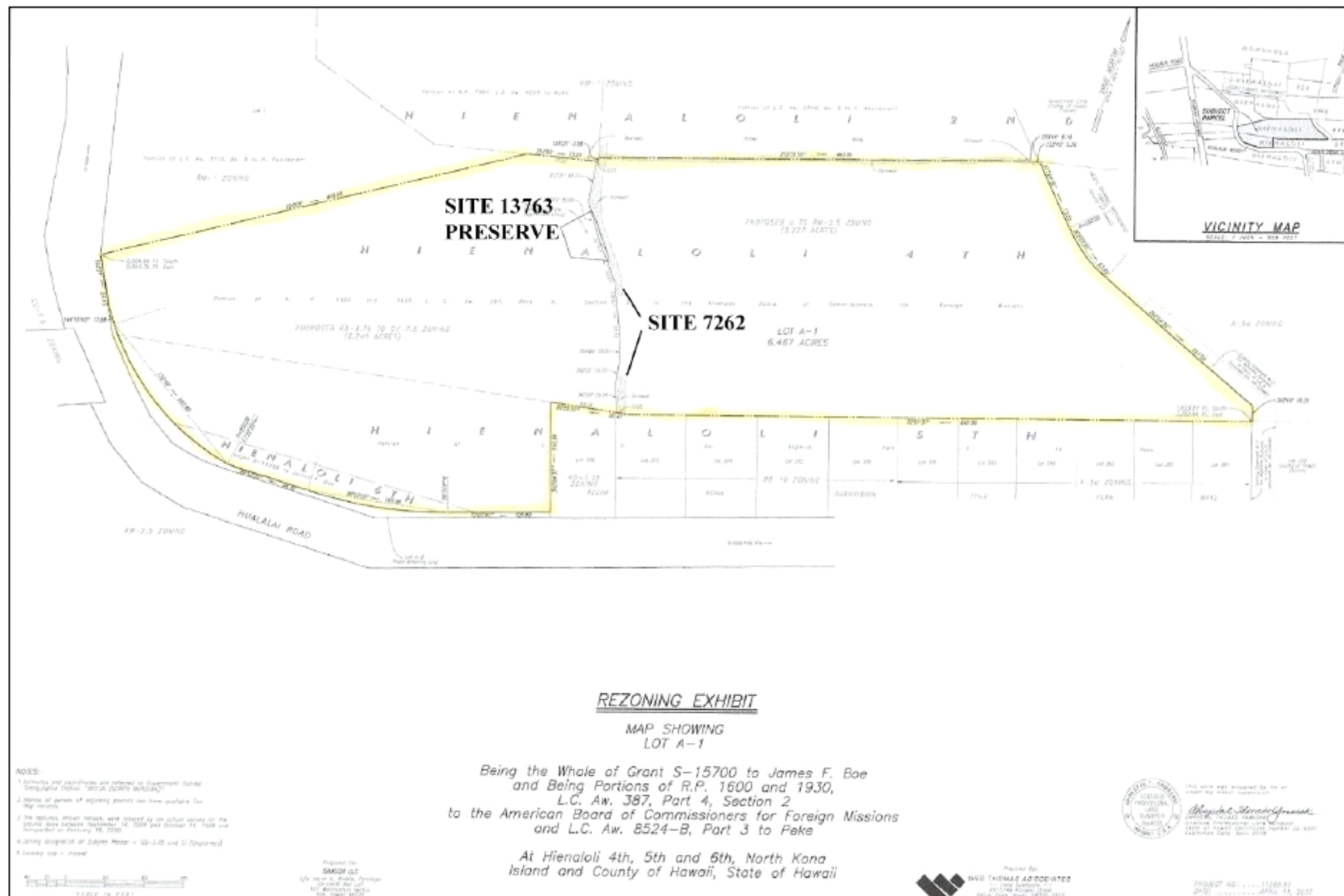


VIEW OF HUALĀLAI RD LOOKING SOUTHEAST (MAUKA)

**PLANNING DIRECTOR'S
RECOMMENDATION**

PROVIDE A FAVORABLE
RECOMMENDATION
TO THE COUNTY COUNCIL
FOR PL-PDI-2026-000015





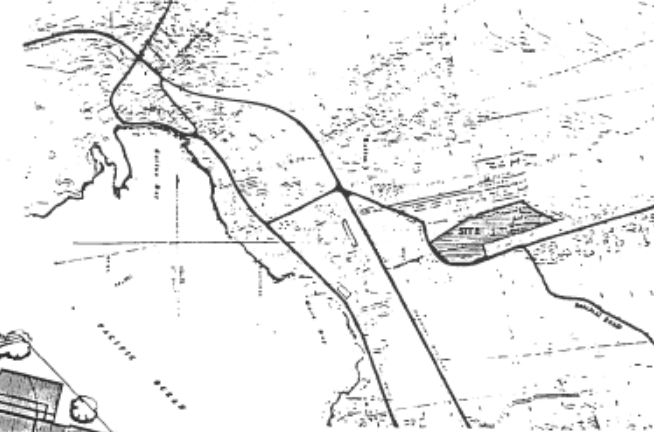
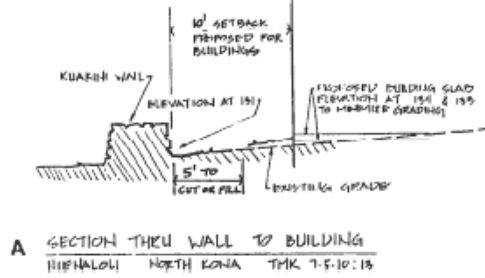
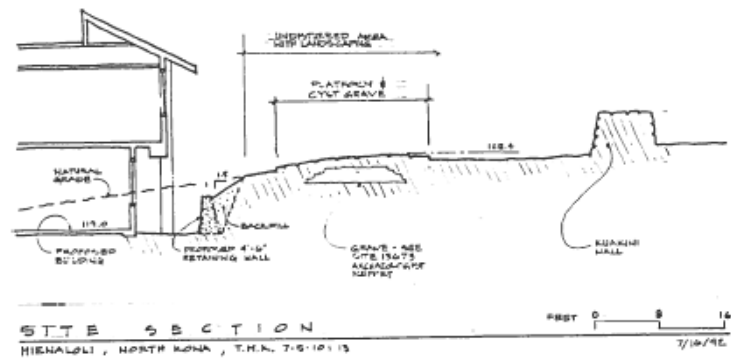
Enclosure 4: TMK: (3) 7-5-010:013 Plat Map Showing Location of Site 7267 and Site 13673 and Site 13673 Archaeological Preserve.



Site Plan

PROJECT INFORMATION
 TAX MAP KEY
 AREA OF LOT A
 TMK (3) 7-5-10: 13
 3.558 ACRES

2017 PROPOSED SITE PLAN



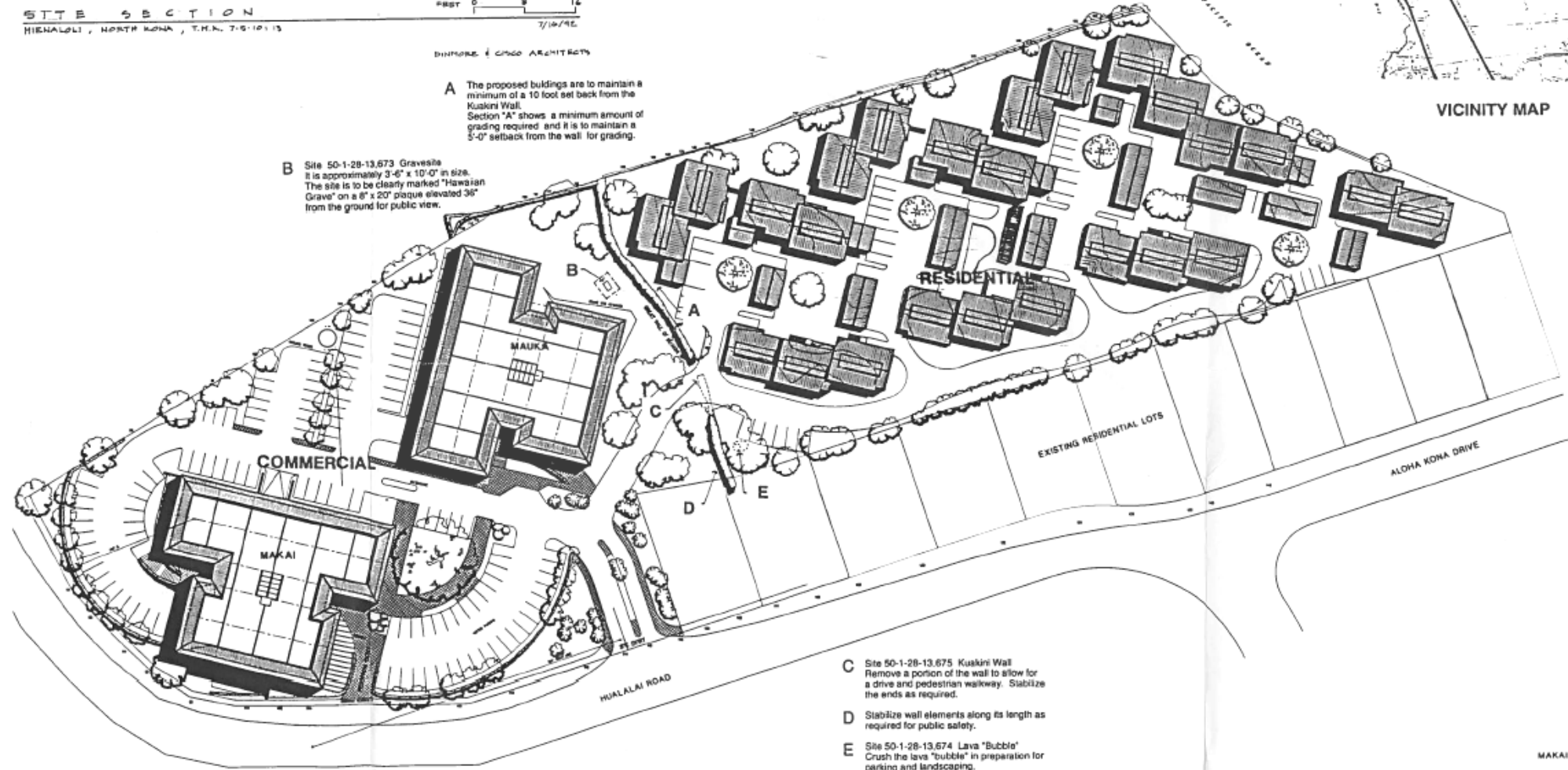
SITE SECTION
HIALALOI, NORTH KONA, T.H.K. 7-5-10-13

7/10/92

DIMONRE & GINGO ARCHITECTS

A The proposed buildings are to maintain a minimum of a 10 foot set back from the Kukiwi Wall. Section 'A' shows a minimum amount of grading required and it is to maintain a 5'-0" setback from the wall for grading.

B Site 50-1-28-13,673 Gravesite. It is approximately 3'-6" x 10'-0" in size. The site is to be clearly marked "Hawaiian Graves" on a 6" x 20" plaque elevated 36" from the ground for public view.



C Site 50-1-28-13,675 Kukiwi Wall. Remove a portion of the wall to allow for a drive and pedestrian walkway. Stabilize the ends as required.

D Stabilize wall elements along its length as required for public safety.

E Site 50-1-28-13,674 Lava "Bubble". Crush the lava "bubble" in preparation for parking and landscaping.



1992 PROPOSED SITE PLAN