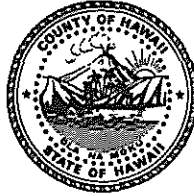


Stephen K. Yamashiro  
Mayor



Virginia Goldstein  
Director

Norman Olesen  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252  
(808) 961-8288 • Fax (808) 961-9615

April 26, 1995

Mr. Sidney Fuke  
Planning Consultant  
100 Pauahi Street, Suite 212  
Hilo, HI 96720

Dear Mr. Fuke:

Nonsignificant Zoning Change (NZC 95-2)  
Dillingham Partners  
Tax Map Key: 7-7-04: por. 35

This is to acknowledge receipt of your request on behalf of Dillingham Partners for a determination of a nonsignificant zoning change in accordance with Section 25-18.1 of Chapter 25, Hawaii County Code, as amended, and the Planning Department's Rule No. 8.

Dillingham Partners is requesting that the Planning Director make a determination of a nonsignificant zoning change for the reclassification of a 36,447-square foot area from a Single Family Residential - 10,000 square foot (RS-10) zoned district to a Village Commercial - 10,000 square foot (CV-10) zoned district. The requested area is part of a larger 17.081-acre parcel (TMK: 7-7-04:35). The area involved will be consolidated with two adjacent CV-10 zoned parcels. A sliver of land consisting of 11,337 square feet will be consolidated with an 18.36-acre CV-10 zoned parcel owned by Dillingham Partners (TMK: 7-6-13:19). The remaining 29,244 square feet will be consolidated with an abutting 3.67-acre parcel owned by I. Kitagawa & Co., Ltd. (TMK: 7-6-13:36). Dillingham Partners has a pending subdivision application on file with the Planning Department to effectuate the consolidation and resubdivision of the three parcels involved. The adjustment to the zoning boundary and the reconfiguration of the lots will result in parcel 36 being increased from 3.67 acres to 3.79 acres, while parcel 19 will be increased from 18.36 acres to 18.99 acres. The affected landowners feel that the reconfiguration of the two existing CV-10 zoned parcels would allow for better site planning and will provide a more feasible access from Kuakini Highway.

MAY 02 1995

Dillingham Partners

Mr. Sidney Fuke  
Page 2  
April 26, 1995


Upon review of the request, we have determined that it complies with the criteria for determination of a nonsignificant zoning change. The State Legislature enacted the nonsignificant zoning change legislation to accommodate situations as presented in this particular request. The request will conform to the following Criteria for Determination as presented in Section 8-5 of the Planning Department's Rule No. 8.

- a) The inclusion of the 36,447-square foot area will not result in a substantial increase to the two abutting CV-10 zoned parcels;
- b) The 36,447-square foot area is substantially less than 5 percent of the total land area of the entire parcel (17.08 acres) and is less than one acre in size;
- c) The total area of 36,447 square feet will not substantially change the overall density of the area; and
- d) The area under *consideration is* consistent with the General Plan which designates the area for Medium Density Urban Development. Such a designation will allow village commercial uses.

Based on the above, the Planning Director has determined that the request qualifies as a nonsignificant zoning change, and that the 36,447-square foot area is hereby administratively amended to a Village Commercial - 10,000 square foot zoned district.

Should you have any questions regarding the determination above, please feel free to contact us at 961-8288.

Sincerely,

  
VIRGINIA GOLDSTEIN  
Planning Director

NH:mjs

xc: County Council  
Real Property Tax Division  
West Hawaii Planning Office  
Mr. Roy Uchida

Scanned Map  
Unavailable  
Due to Size

See File

