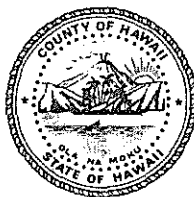


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Russell Kokubun
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-8742

December 16, 1999

Mr. Gary E. Ashikawa
Central Kona Land, LLC
P.O. Box 789
Kealahou, HI 96750

Dear Mr. Ashikawa:

Nonsignificant Zoning Change (NZC 99-5)

Central Kona Land, LLC

RS-10 to CV-10

TMK: 8-1-3: pors. 11, 32 & 33

Tax Map Key: ~~2-5-11-Portion of 1~~ (formerly portion of 47)

This is to acknowledge receipt of your request for a determination of a nonsignificant zoning change in accordance with section 25-2-45, Chapter 25, Hawaii County Code, as amended, and the Planning Department's Rule 8.

The request is for the Planning Director to make a determination of a nonsignificant zoning change for the reclassification of a 2,314-square foot area from a Single Family Residential - 10,000 square foot (RS-10) district to a Village Commercial - 10,000 square foot (CV-10) district. The requested area is part of a 2.145-acre parcel, which is in the process of being consolidated and re-subdivided. The subdivision roadway alignment will create a remnant area of 2,314 square feet. The applicant intends to donate this 2,314-square foot area to the Central Kona Union Church. This area will be consolidated with the adjacent church property which is zoned CV-10. As a result of this consolidation, the church property will increase from 12,458 to 14,745 square feet. The church plans to use the 2,314-square foot area only for on-site parking and landscaping.

Upon review of the request, we have determined that it complies with the criteria for a nonsignificant zoning change. The State Legislature enacted the nonsignificant zoning change legislation to accommodate situations as presented in this request. The request will conform to the following criteria set forth in section 25-2-45, Chapter 25, Hawaii County Code, as amended and Planning Department's Rule 8:

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Mr. Gary E. Ashikawa
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1. 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.
2. The consolidation of the 2,314-square foot area with the church property will not result in a net increase in the density of the Village Commercial (CV-10) district.
3. The 2,314-square foot area is less than one acre in size.

Based on the above, we have determined that the request qualifies as a nonsignificant zoning change. The 2,314-square foot area is therefore administratively amended to a Village Commercial – 10,000 square foot (CV-10) district.

Should you have any questions regarding the determination, please feel free to contact us.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

NH:gp

Public: wpwin/norm/letters/central kona land nzc99-5.doc

c: Hawaii County Council
Real Property Tax Division
Drafting Section (Roy Uchida/Hans Santiago w/map & written description)

Scanned Map
Unavailable
Due to Size

See File

