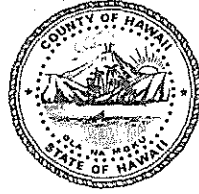


Harry Kim  
Mayor



Christopher J. Yuen  
Director

Roy R. Takemoto  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-6252  
(808) 961-8288 • Fax (808) 961-8742

June 13, 2001

Mr. James M. Leonard, AICP  
PBR Hawaii  
101 Aupuni Street  
Hilo Lagoon Center, Suite 310  
Hilo, HI 96720-4276

#### Non-significant Zoning Change Application (NZC 01-1)

WB Kukio Resorts LLC

TMK: 7-2-04:16; 7-2-16:2-7; 7-2-17:14, 15, 20, 22-24

7-2-18:2-12, 15, 16, 18, 19, 25-33; 7-2-19:2-14, 6-13, 21, 30; and

7-2-20:1, 6-26

This is in regards to the Non-significant Zoning Change Application filed on behalf of WB Kukio Resorts LLC. The request is to adjust the boundaries of areas within the WB Kukio Resort LLC's makai and mauka properties without increasing the zoning densities for those areas. Specifically, the following are the zoning districts and land areas involved:

| <u>Makai Area</u> | <u>Zoning Designation</u> | <u>Existing</u> | <u>Proposed</u> | <u>Net Change</u> |
|-------------------|---------------------------|-----------------|-----------------|-------------------|
|                   | V-1.0                     | 27.625 acs.     | 27.170 acs.     | -0.455 ac.        |
|                   | V-2.0                     | 21.696 acs.     | 21.696 acs.     | 0.000 ac.         |
|                   | CV-10                     | 11.997 acs.     | 11.997 acs.     | 0.000 ac.         |
|                   | RM-3                      | 26.641 acs.     | 26.012 acs.     | -0.629 ac.        |
|                   | RM-4                      | 7.472 acs.      | 7.471 acs.      | -0.001 ac.        |
|                   | RM-5                      | 32.129 acs.     | 31.865 acs.     | -0.264 ac.        |
|                   | RS-10                     | 29.681 acs.     | 29.046 acs.     | -0.635 ac.        |
|                   | Open                      | 152.710 acs.    | 154.694 acs.    | +1.984 acs.       |
|                   | Total                     | 309.951 acs.    | 309.951 acs.    | 0.000 ac.         |

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Mr. James M. Leonard, AICP  
PBR Hawaii  
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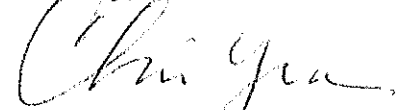
|                   |        |              |              |              |
|-------------------|--------|--------------|--------------|--------------|
| <u>Mauka Area</u> | CN-10  | 5.152 acs.   | 5.149 acs.   | -0.003 ac.   |
|                   | RS-15  | 19.104 acs.  | 14.696 acs.  | -4.408 ac.   |
|                   | RS-20  | 36.570 acs.  | 19.424 acs.  | -17.146 acs. |
|                   | RM-3.5 | 37.156 acs.  | 20.105 acs.  | -17.051 acs. |
|                   | RM-5   | 15.270 acs.  | 0.000 ac.    | -15.270 acs. |
|                   | Open   | 244.751 acs. | 296.629 acs. | +53.878 acs. |
|                   | Total  | 358.003 acs. | 358.003 acs. | 0.000 ac.    |

Although the zoning boundaries will be transferred from one area to another, with the exception of the Open district, which will increase in land area, the original amount of land area for each of the other zoning districts will not increase. Therefore, this proposed non-significant zoning action would not result in any increase in zoning densities.

Upon review of the request, we have determined that it complies with the criteria set forth in Section 25-2-45 (a)(1) of Chapter 25, Hawaii County Code, for determining non-significant zoning changes. The transfer of zoning districts from one area to another will not result in an increase to the current zoning districts. We, therefore, administratively grant the requested non-significant zoning changes.

Should you have any questions, please feel free to contact Norman Hayashi of this office at 961-8288.

Sincerely,



CHRISTOPHER J. YUEN  
Planning Director

NH:pak

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cc: Hawaii County Council (w/ attachments)  
Real Property Tax Division (w/ attachments)  
West Hawaii Planning Office (w/ attachments)  
Mr. Roy Uchida (w\ attachments)

Scanned Map  
Unavailable  
Due to Size

See File

