

Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA, LEED™ AP
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720
Phone (808) 961-8288 • Fax (808) 961-8742

January 23, 2006

*copies -
originals not located.
8/8/06*

Mr. William L. Moore
Kohala Ranch
59-916 Kohala Ranch Road
Kamuela HI 96743

Dear Mr. Moore:

SUBJECT: Non-Significant Zoning Change Application (NZC 06-000006)
Applicant: Kohala Ranch Development Corporation
TMK: 5-9-1:Portion of 10

This is to acknowledge receipt on January 3, 10 and 19, 2006 of your submittals, on behalf of Kohala Ranch Development Corporation, for a determination of a non-significant zoning change in accordance with Section 25-2-45 of Chapter 25, Hawaii County Code and Planning Department Rule No. 8.

The subject parcel was included in Subdivision No. 04-231, which was approved on June 2, 2005. The area of change is identified as Lot 1 since, to date, no tax map key numbers have been assigned to the resultant lots.

Your request is to allow the use of an existing roadway as well as reconfigure the 14.1 acre nature park within the Kohala Ranch Project IV development area. The Open zoning includes the major road network through the subject area as well as the proposed nature park along Pohakuloa Gulch. The park boundaries would be adjusted to include a longer section of Pohakuloa Gulch as well as extend the park boundary along the makai boundary of Project I.

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Proposed changes to the zoning areas, denoted as "parcels" on the Belt Collins Hawaii Ltd. map dated December 22, 2005, are as follows:

	Parcel No.	RS-20 to Open	Open to RS-20	
According to 45 of the regarding Significant Changes, the Director may	1	3.485		Section 25-2-Zoning Code Non-Zoning Planning
	2		4.564	
	3	0.342		
	4	0.562		
	5		0.210	
	6	1.768		
	7		2.486	
	8	1.097		
	Area of Change	7.254 acres	7.260 acres	

administratively grant non-significant zoning changes that must comply with the designations for the property set forth in the general plan and any development plan adopted by ordinance, and must either:

- (1) Not result in a net increase in the density allowed in the zoning district(s) containing the affected area; *or*
- (2) Be the lesser of a five percent or one acre increase or decrease in the area of any zoning district(s).

Upon review of the request, we have determined that it complies with the criteria set forth in Section 25-2-45(a)(2) of Chapter 25, Hawaii County Code, for determining non-significant zoning changes:

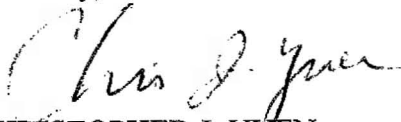
- 1) The adjustment of zoning boundaries is the lesser of a five percent or one acre increase or decrease in the area of any zoning district. The difference in change between the RS-20 and Open area is 0.006 acre.
- 2) The area under review is in compliance with the General Plan. The project site is situated within an area designated as a "Low Density Urban" and "Open" by the General Plan Land Use Pattern Allocation Guide (LUPAG) map.

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Based on the above, we hereby administratively grant the requested non-significant zoning changes.

Should you have any questions, please feel free to contact Esther Imamura or Deborah Chang of this office at 961-8288, extension 257 or 254, respectively.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

ETI:cd

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cc: w/app Hawaii County Council
Real Property Tax Division
Planning-West Hawaii Office
Planning-TMK Mapping Section (Hans Santiago)
Planning-GIS Section (G. Bailado, w/out map)
Planning-Long Range Section (Deborah Chang)

Scanned Map
Unavailable
Due to Size

See File

