

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR VARIANCE)	
by)	
HILO CARE CENTER)	VARIANCE NO. 552
from)	
MINIMUM PARKING REQUIREMENTS)	
in)	
Waiakea Homesteads, South Hilo)	
Hawaii)	
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VARIANCE PERMIT

The County of Hawaii Planning Commission at a duly held public hearing on October 26, 1978, considered the application of HILO CARE CENTER for a variance from the minimum parking requirements more specifically, to allow relief from providing 105 additional stall required for the intermediate care facility at Waiakea Homesteads, South Hilo, Hawaii, Tax Map Key 2-4-03:52.

The Commission has found:

That the Hilo Care Center was established by Special Permit 71-101 which was granted in 1971 and allowed the construction of an "intermediate care facility for the aged" on the subject area. This 3-story facility was subsequently completed in 1973 with the existing 135 parking stalls. In 1975, the Hilo Care Center applied for and received a variance allowing the conversion of a portion of the roof area to a fourth floor as well as waiving the 8 additionally required parking stalls. The requirement stated in part:

"The existing 143 parking stalls provided are deemed adequate for the existing facility. This is further substantiated by a field check which verified that (the) majority of the stalls provided are not being used."

Consequently, the Hilo Care Center has existed on the subject area since 1973 during which time the present parking configuration has satisfactorily met the parking demands generated by the intermediate care use. The adequacy of the existing parking area to accommodate the peak parking requirements of the 240-bed intermediate care facility is further substantiated by a review of

the parking requirements in Zoning Ordinances of other jurisdiction as well as the requirements determined for similar uses by national surveys of the generated parking demand.

While the parking requirements vary greatly from area to area, depending on the population, income, public transportation availability, and a multitude of other variables, the review of the comparative statistics/requirements on a national basis can assist in greater understanding of the parking space requirements for developments similar to those surveyed.

In a study entitled Zoning, Parking, and Traffic published by the ENO Foundation for Transportation in 1972, the parking requirements for various uses in 84 cities were reviewed. According to this survey, the average parking requirement for convalescent homes and other similar uses were 0.35 stalls per bed. The study also indicated that the most commonly applied requirement was 0.50 stall per bed. These requirements when applied to the 240-bed Hilo Care Center would necessitate the provision of 84 and 120 parking stalls respectively. This study further stipulated "Recommended Parking Space Regulations" based on actual surveys of parking requirements of various uses. The recommended requirement of this study for convalescent and/or care homes was one (1) stall per 3 beds or a total of 80 parking spaces for the Hilo Care Center.

Furthermore, the Planning Advisory Service Report entitled "An Approach to Determining Parking Demand" published in 1971 listed the parking requirements of 66 different Zoning Ordinances. According to this survey the average parking requirement for a 240-bed care facility was approximately 90 stalls.

The purpose and intent of the parking requirements of the Zoning Code are to assure that the parking generated by an activity can be safely, adequately, and efficiently accommodated on that certain property or within a reasonable distance therefrom. Based on the findings of the previous variance, field checks of the subject area, and a review of the requirements of other codes as well as surveys of similar uses, it is determined that the provision of the existing 135 parking stalls can adequately, safely, and effectively accommodate the parking generated by the 240-bed intermediate care facility and therefore will not be inconsistent with the general purpose of the district or the intent and purpose of the Zoning Code.

As a matter of information, the Land Development Codes (Zoning and Subdivision) are currently under review by the Planning Department. As part of this review, the Department will re-examine the parking requirements for care home based on the above studies and findings.

Furthermore, it is determined that the granting of this variance request would result in the best use or manner of development of the subject area. The Hilo Care Center provides nursing care as well as other services on an extended basis to elderly persons. Specifically, this facility is intended to provide preventive, therapeutic and/or restorative services to the elderly, assisting and supervising the patients in order to sustain the activities of daily living and providing nursing care of related professional services to those persons who are no longer able to care for themselves. The Hilo Care Center is the only such institution in this County providing these services.

The development of the additionally required 105 parking stalls would require the paving of existing open areas, possibly the removal of some of the landscaped areas in the existing parking area, and/or the acquisition and paving of surrounding pasture land. Based on the minimum requirement of a 9-foot by 18-foot parking stall and a 24-foot backup space, it is estimated that in excess of 30,000 square feet of additional parking area would be necessary in order to provide the required additional stalls.

The existing open and/or landscaped areas on the subject property as well as the surrounding pasture land provide a necessary and important function for the Hilo Care Center. Not only does the plantings and open area screen and buffer this structure from surrounding areas, they provide areas where the patients have the opportunity to safely enjoy the outdoors. Consequently, it is determined that the paving of these areas in order to provide parking stalls which in all likelihood may never be used, would not be in the best interest of either the patients/residents of the Hilo Care Center or of the surrounding property owners.

Therefore, the Commission hereby grants to the applicant a variance to allow relief from providing 105 additional stalls required for the intermediate care facility pursuant to the authority vested in it by Article 1, Section 7 of Chapter 8 (Zoning Code) of the Hawaii County Code, as amended, subject to the following conditions:

1. That the existing structures and obstructions, including the stockpiled building materials situated within the existing parking area, shall be removed within six (6) months of the effective date of this Variance Permit. Further, that the parking area shall remain free of future obstructions.
2. That all other applicable rules, regulations, and requirements shall be complied with.

Should any of the foregoing conditions not be met, the Variance Permit may be deemed null and void by the Planning Commission.

The effective date of this permit shall be from October 26, 1978.

Dated at Hilo, Hawaii, this 9th day of November, 1978.



WILLIAM F. MIELCKE, Chairman
Planning Commission

