

PLANNING COMMISSION  
County of Hawaii  
Hilo, Hawaii

Application for )  
PLANNED UNIT DEVELOPMENT )  
by )  
BLACKFIELD HAWAII CORP. ) PUD No. 73-7  
in )  
Keauhou, N. Kona, Hawaii )  
\_\_\_\_\_ )

PERMIT

The Planning Commission at a duly held public hearing on February 23, 1973 considered the application of Blackfield Hawaii Corporation for a Planned Unit Development permit under Section 33, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967 as amended. The request was to allow a 410-unit multiple-residential development located at Keauhou, North Kona TMK: 7-8-10:43 and to consider variance requests to allow the construction of four (4) story buildings, a 1900 foot cul-de-sac, and a pedestrian pathway system within the shoreline setback area.

After due consideration, the Commission has found:

1. that the proposed development conforms to the County General Plan which designates the area for medium density urban development;
2. that the proposed development is in harmony with the resort-residential character of the area and results in an intensity of land use no higher than permitted for the district in which situated. The 410-unit complex represents approximately thirty-six (36) per cent of the total density permitted on the subject property;
3. that the four (4) story, forty-five (45) foot high buildings do not result in any additional height as the multiple-residential zoned district permits a three (3) story, forty-five (45) foot height limit;
4. that the extended cul-de-sac would not be injurious to other properties. The proposed roadway system is harmonious to the total complex in light of existing surrounding uses; and
5. that the shoreline pathway system is in the best public interest as it provides public access to the shoreline areas which would not otherwise be available.

Therefore, the Commission hereby grants to the applicant approval of the Planned Unit Development, pursuant to the authority vested in it by Section 33 of said Ordinance, subject to the following conditions:


1. that construction conform substantially to that as presented;
2. that construction begin within one (1) year of the date of approval of the PUD permit;

3. that sidewalks be provided on both sides of the cul-de-sac because of the anticipated density and length of the roadway;
4. that the townhouse development be divided into three (3) phases or increments and that construction of residential units be started on a minimum of 25% of the previous increment or combination of increments before approval is granted for the next increment. The order of increments shall be 1) lots 3&4-216 units, 2) lot 2-98 units and 3) lot 1-96 units;
5. that all important archaeological features be preserved;
6. that public access and use be assured to the proposed Heeia historic park and;
7. that all other applicable regulations be complied with, including the "plan approval" process at which time consideration will be given to parking, landscaping, etc. requirements.

The effective date of this permit shall be from February 23, 1973.

Dated at Hilo, Hawaii, this 4th day of June, 1973.

PLANNING COMMISSION  
OF THE COUNTY OF HAWAII

  
Ed C. Watt  
Chairman