

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
PARTIAL PLANNED UNIT DEVELOPMENT PERMIT)
by) PUD Permit No. 13
BOISE CASCADE HOME AND LAND CORPORATION)
in)
Anaeho'omalu, South Kohala, Hawaii)
_____)

PARTIAL PLANNED UNIT DEVELOPMENT PERMIT

The County Planning Commission at a duly held public hearing on February 14, 1977 considered the application of BOISE CASCADE HOME AND LAND CORPORATION for a Partial Planned Unit Development Permit in accordance with Chapter 8 (Zoning Code), Article 23, Hawaii County Code, as amended, to allow the construction of four (4) future hotels on Hotel Sites Nos. 4, 8, 14 and 28x at heights six (6) stories and also to allow up to sixty-five (65) percent of the required parking stalls for these future hotels to be located at a central parking area at Anaeho'omalu, South Kohala, Hawaii, Tax Map Key 6-9-07:17, 21, 26, and 29.

The Commission has found:

1. That the requested additional height conforms to the computed maximum height limits for the sites under consideration. Under the Planned Unit Development (PUD) provisions for reviewing additional height, four components are applied to the specific site under consideration to determine a building envelope. Three of the components are view planes and the fourth component is an absolute maximum height. The maximum height limits derived from the application of the components to the subject sites have been computed as follows:
 - a. 59.2 feet above grade and 72.5 feet above MSL for Lot 4;
 - b. 67.7 feet above grade and 78 feet above MSL for Lot 8;
 - c. 61.2 feet above grade and 63 feet above MSL for Lot 14; and
 - d. 75 feet above grade and 93 feet above MSL for Lot 28.

The requested additional height for each of the sites is consistent with the maximum computed height.

2. That from an overall visual standpoint, the additional height will not have a significant effect. The additional height will allow more open space to be provided on the sites which will contribute to an overall open character for the proposed development. The setback requirements under the PUD provisions assure that there is adequate open space between sites so that the overall development is not bulky in character. In lieu of the standard side yard setback requirement of 18 feet for a 6-story hotel, proposed hotels will have to be set back from between 56 feet and 129 feet from the side property lines

under the PUD provisions. The setback requirements further assure that visual corridors both in the area under consideration and from off-site will be maintained. The maximum computed height limits under the PUD provisions for the sites are 14.2, 16.2, 22.7, and 30 feet more than the 45-foot height limit of the V-1.25 zoned district. Unlike the standard zoned district height limits, the maximum height limits under the PUD provisions are limited to the elevation above mean sea level as well as the height above finished grade. The standard height limit of the zoned district is only limited by the number of feet above grade and can result in more conspicuous height than when view planes are taken into consideration to determine allowable height. By allowing the additional computed height under the PUD provisions, structural sprawl and ground coverage can be reduced and view planes are assured. The visual conspicuousness of structures can also be alleviated through landscape screening and the use of color.

3. That the provision of a portion of the parking requirement off-site will further enhance the open character of the proposed development and will not be detrimental to the public welfare. By providing a central hotel parking facility to house a portion of the required parking substantial area on each site can be devoted to open space and landscaping than would otherwise be available. In addition, the additional area allows for design flexibility on each site. The petitioner's requests are not intended to circumvent the parking requirement. All of the required parking spaces will still be provided, but the location of them will be varied. The petitioner also intends to provide transportation service between the proposed central parking facility and the various sites.

Based on the above, it is determined that approval of the subject request for a Partial PUD permit will not be inconsistent with the spirit and intent of the Zoning Code and will contribute to an overall integrated design of the proposed resort development.

Therefore, the Commission hereby grants to the petitioner a Partial Planned Unit Development Permit to allow the construction of four (4) future hotels on Hotel Sites Nos. 4, 8, 14 and 28x at heights of six (6) stories and also to allow up to fifty (50) percent of the required parking stalls for these future hotels to be located at a central hotel parking area at Anaeho'omalau, South Kohala, Hawaii, pursuant to the authority vested in it by Article 23 of the said Code, subject to the following conditions:

1. That the proposed structures shall not exceed 6 stories and the following maximum heights:
 - a. 59.2 feet above grade and 72.5 feet above mean sea level on Lot 4;
 - b. 67.7 feet above grade and 78 feet above mean sea level on Lot 8;
 - c. 61.2 feet above grade and 63 feet above mean sea level on Lot 14; and
 - d. 75 feet above grade and 93 feet above mean sea level on Lot 28.
2. That construction shall not commence on any of the lots until full Planned Unit Development Permits have been granted.

3. That the petitioner/representative(s) shall submit an overall design plan for the proposed hotel developments to the Planning Director for review and approval prior to filing of applications for full Planned Unit Development Permits on any of the lots. Said plan shall address but not be limited to a range of design themes, including landscaping, which will serve to integrate the entire resort development; the connectivity of various lots and related resort uses through pedestrian and vehicular links; the siting of structures on the various sites; the establishment of view corridors; and the provision of a second central hotel parking facility at the northern end of the proposed development.
4. That major structures, including the hotel, on hotel Lots 4 and 8 shall be a minimum of 150 feet from Ku'uiali'i and Kahapapa fishponds.
5. That the effective date of approval of the Partial PUD permit shall be contingent upon the approval of the change of zone request.
6. That all other applicable rules and regulations including the plan approval process shall be complied with.

Should these conditions not be met, the Partial Planned Unit Development Permit may be deemed null and void by the Planning Commission.

The effective date of this permit shall be from February 14, 1977.

Dated at Hilo, Hawaii this 4th day of March 1977.


(Mrs.) Lorraine R. Jitchaku, Chairman

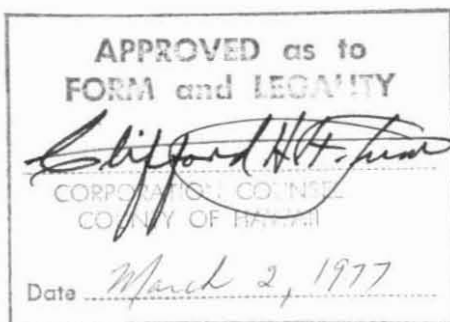


EXHIBIT 3

WAIKLOA BEACH RESORT
TOTAL DEVELOPMENT PLAN

800' 400' 0 800' 1,600'



- * Important Archaeological Site
- ooo Internal Transit System
- Trail System
- MF Multifamily
- LD Low Density
- == Divided Highway
- Highway

