

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
PLANNED UNIT DEVELOPMENT PERMIT)
by)
BOISE CASCADE HOME AND) PUD Permit No. 14
LAND CORPORATION)
in)
Anaeho'omalu, South Kohala, Hawaii)
_____)

PLANNED UNIT DEVELOPMENT PERMIT

The County of Hawaii Planning Commission at a duly held public hearing on October 3, 1977, considered the application of Boise Cascade Home and Land Corporation for a Planned Unit Development Permit in accordance with Chapter 8 (Zoning Code), Article 23, Hawaii County Code, as amended, to allow the construction of a 6-story, 548-unit hotel on Hotel Site No. 8; to allow up to one half of the required parking stalls for the proposed hotel to be located off-site at a central hotel parking area; and to allow the provision of ten (10) loading spaces in lieu of the required fifteen (15) spaces at Anaeho'omalu, South Kohala, Hawaii, Tax Map Key 6-9-07:21.

The Commission has found:

1. That the proposed hotel development will begin and be completed within a reasonable period of time from the date of approval of the Planned Unit Development (PUD) Permit. According to the petitioner, construction of the hotel will commence immediately upon receipt of the necessary permits and County approvals and upon completion of the construction drawings and financial arrangements.
2. That the proposed development does conform to the County General Plan. The General Plan Document and Land Use Pattern Allocation Guide Map designates the area as a major resort area. A major resort area is defined as a self-contained resort destination area which provides basic and support facilities for the needs of the entire development. Such facilities shall include sewer, water, roads, recreational facilities, etc. In keeping with the policies and standards as set forth in the General Plan, the petitioner will provide a sewage treatment plant, a water system, and other necessary and essential infrastructures for the entire development.

Further, the proposed development will constitute an environment of substantial desirability and stability; and results in an intensity of land utilization no higher than, and standards of open space at least or higher as permitted or as otherwise

specified for the zoned district in which this development occurs. The proposed development will be an attractive activity center which will have no adverse effect upon the adjacent and surrounding existing or other prospective development; thus, it should be in harmony with the character of the area. The proposed use of this particular lot will be in conformity with desirable performance standards as expressed in the General Plan and will constitute an efficient and well organized development. As such, it is determined that the development of the subject property for its intended purpose would be in character with the overall development scheme of the Waikoloa Beach Resort area which has been determined, and is proposed, to be developed as a "planned resort destination community."

3. That the requested additional height conforms to the computed maximum height limit for the site under consideration. Under the PUD provisions for reviewing additional height, four (4) components are applied to the specific site under consideration to determine a building envelope. Three (3) of the components are view planes and the fourth component is an absolute maximum height. For this particular site, in applying the PUD components relative to height, the maximum height limit has been calculated as 67.7 feet above the average finished grade (Component C - backdrop) but at an elevation not to exceed 78 feet above sea level (Component A - mauka view plane). According to the petitioner's proposal, the 6-story structure will be 63 feet above grade and 78 feet above mean sea level; thus, the requested additional height of the proposed hotel on this particular site is consistent with and is within the maximum computed height limit.

Further, 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 site 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 sideyard setback requirement of 18 feet for a 6-story hotel, the proposed hotel will have to be set back from between 74⁺ feet and 117⁺ 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. 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. Also, the visual conspicuousness of the structures can be alleviated through landscape screening and the use of color to blend in with the environment.

4. 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 the site. The petitioner's request is 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 proposed site.
5. That the reduction of required loading spaces for buses and trucks will not conflict with the purpose and intent of the Zoning Code. The Zoning Code requirement for loading spaces is to assure that there is adequate area for parking for large vehicles, such as buses and delivery trucks. The petitioner has shown that the required number of loading spaces can be reduced without creating congestion on the site. The reduced number of loading spaces for the proposed hotel is based on actual experience at a comparable operational hotel and has proven to be adequate. In addition, additional loading spaces for large vehicles can be provided in the central parking facility or on-site should the need arise.

In light of the foregoing, it is determined that the proposed development meets with the criteria as set forth for the approval of a PUD Permit.

Therefore, the Commission hereby grants to the petitioner a Planned Unit Development Permit to allow the construction of a 6-story, 548-unit hotel on Hotel Site No. 8; to allow up to one half of the required parking stalls for the proposed hotel to be located off-site at a central hotel parking area; and to allow the provision of ten (10) loading spaces in lieu of the required fifteen (15) spaces at Anaeho'omalu, South Kohala, Hawaii, pursuant to the authority vested in it by Article 23 of said Code, subject to the following conditions:

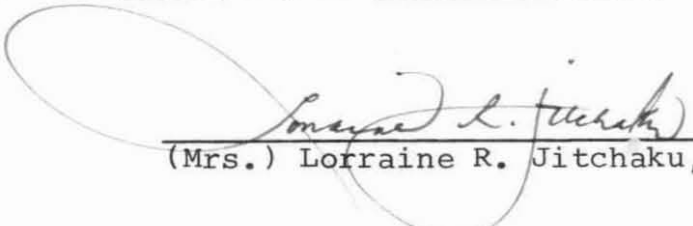
1. That the proposed development shall conform to the representations made by the petitioner and the plans (as revised) submitted with the application.
2. That construction of the hotel commence within one (1) year from the effective date of the PUD Permit and be completed within three (3) years thereafter.
3. That the proposed hotel shall be limited to a maximum height of 67.7 feet above grade and 78 feet above mean sea level. The hotel shall also be limited to a maximum height of six (6) stories.
4. That the proposed 6-story structure shall be set back between 74' and 117' feet from the side property lines.
5. That only up to fifty percent (50%) of the required number of parking spaces may be located off-site at the central hotel parking facility.

6. That a minimum of ten (10) loading spaces for trucks and buses shall be provided on-site.
7. That the petitioner or its authorized representative shall submit plans for the proposed central parking facility concurrently with the submission of plans for the first operational hotel for preliminary plan approval. Development of this central parking facility to accommodate the parking requirements for the proposed hotel shall be completed prior to the issuance of an occupancy permit for the hotel.
8. That prior to any grading work being done on the site, the petitioner/representative shall submit grading plans to the Planning Department for review and approval. The finished grade of the subject parcel shall not be contrary to the intent and purpose of the PUD provisions for additional height.
9. That the Bishop Museum Report No. 15, Anaehoomalu: A Hawaiian Oasis recognizes petroglyphs (E1-66) on the subject site. Therefore, prior to any work being done, including the possible removal of the petroglyphs, the petitioner/representative shall submit to the Planning Department plans for their treatment for review and approval.
10. That the method of sewage disposal shall conform to the rules, regulations, and requirements of the State Department of Health. The petitioner/representative shall also comply with all other applicable rules, regulations, and requirements of the Department of Health.
11. That the rules, regulations, and requirements of the Department of Water Supply shall be complied with.
12. That all major structures, including the cabanas and swimming pool, shall be set back a minimum average distance of 150 feet from Ku'uiali'i and Kahapapa fishponds; however, at no point shall the structures be closer than 110 feet from the ponds.
13. That all other applicable rules and regulations, including the conditions as spelled out in the Change of Zone Ordinance, SMA Use Permit, Planned Development Permit (PDP), etc., shall be complied with.

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

The effective date of this permit shall be from October 3, 1977.

Dated at Hilo, Hawaii, this 27th day of October, 1977.


 (Mrs.) Lorraine R. Jitchaku, Chairman

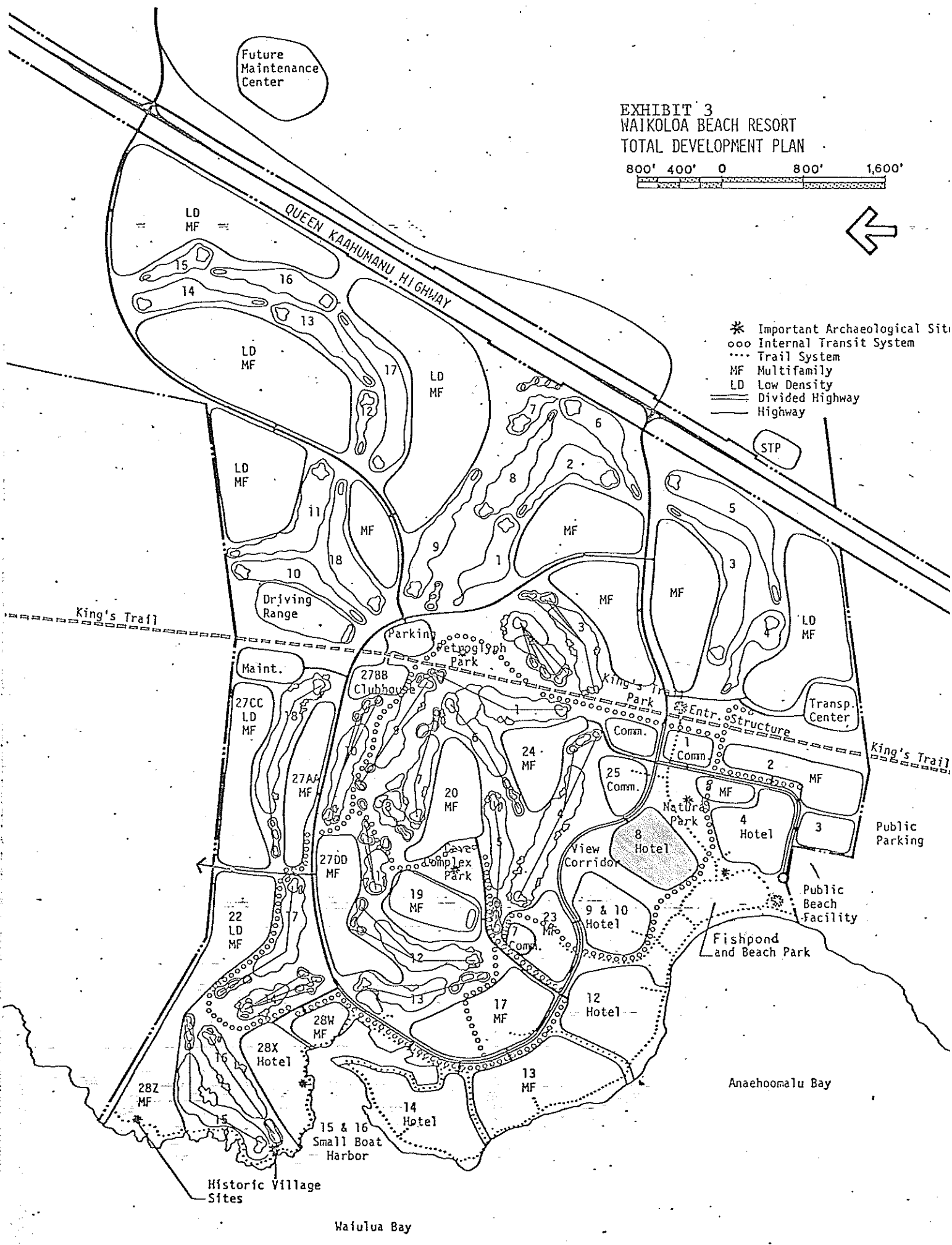
APPROVED as to FORM and LEGALITY	
Roxanna Garcia	
CORPORATION COUNSEL COUNTY OF HAWAII	
Date	OCT 24 1977

EXHIBIT 3
 WAIKOLOA 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



Pacific Ocean

PREPARED BY:
 Belt, Collins and Associates,