

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR)
PLANNED UNIT DEVELOPMENT PERMIT) PUD Permit No. 18
by)
STATE DEPARTMENT OF ACCOUNTING)
AND GENERAL SERVICES)
in)
PIIHONUA, SOUTH HILO, HAWAII)

PLANNED UNIT DEVELOPMENT PERMIT

The County of Hawaii Planning Commission at a duly held public hearing on October 15, 1980, considered the application of the STATE DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES for a Planned Unit Development Permit in accordance with Chapter 8 (Zoning Code), Article 23, Hawaii County Code, as amended, to allow the the construction of a 4-story, 72 feet high Hilo Hospital Care Facility in Piihonua, South Hilo, Hawaii, Tax Map Key 2-3-27:2.

The Commission has found:

The Hilo Hospital Acute Care Facility is a conditionally permitted use within the RS zoned district. However, the maximum allowable height limit within this zoned district is 2-1/2 stories but not higher than 35 feet. Since the acute care facility building will greatly exceed this height limit, the petitioner is seeking a Planned Unit Development (PUD) Permit.

In reviewing the building height under the PUD provisions, the underlying concept is to evaluate a building's relative conspicuousness to the natural terrain of its site.

There are four components which determine how much additional height may be granted under the PUD concept. Each of these components are applied to the site under consideration and when taken together create a building envelope in which structures may be constructed. The first three components establish view planes from all sides of the site while the fourth component sets a maximum absolute height limit for structures of 75 feet and 6 stories. Any of the components may be the governing factor, or the most restrictive, depending upon the topography of the site. In some cases, the additional height may be governed by a different component over different areas of the site.

The proposed acute care facility is within the basic building envelope specified by the PUD guidelines including the mauka view plane, side and line of sight, building backdrop, and absolute maximum height which is seventy-five (75) feet and six (6) stories. The proposed building will be constructed at a height of 72'-6" and five (5) stories.

Since the structure will be sited at the central portion of the hospital complex and in the midst of other structures, it is

determined that the building will not greatly dominate the existing landscape. This building will be set back a minimum of about 62+ feet and 88+ feet from Waianuenue Avenue and the rear property line, respectively. It also will be sited a great distance from the side property lines (825+ and 700+). Further, with the existence of the existing hospital building adjacent to the proposed building, this later structure would appear as a complimentary unit within the existing building group and not as an isolated or dominating structure. Based on these considerations, it is felt that there will be little adverse visual impact to the general public should the request be approved.

Therefore, the Commission hereby grants to the petitioner a Planned Unit Development Permit to allow the construction of a 4-story, 72 feet high Hilo Hospital Care Facility in Piihonua, South Hilo, Hawaii, pursuant to the authority vested in it by Article 27, Section H of the said Code, subject to the following conditions:

1. That the development conform substantially to the plans submitted and the representations made by the petitioner, except as may be modified through the conditions of approval of the Permit.
2. That the petitioner or its authorized representative submit plans and secure final plan approval within one (1) year from the effective date of the Permit.
3. That construction commence within one (1) year from the date of receipt of final plan approval and be completed within three (3) years thereafter.
4. That the required number of parking stalls, as determined through plan approval, shall be provided prior to the issuance of an occupancy permit.
5. That detailed landscaping be submitted in conjunction with the submission of plans for plan approval.
6. That all other applicable rules, regulations, and requirements, including those of other affected governmental agencies be complied with.

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

The effective date of this permit shall be from October 15, 1980.

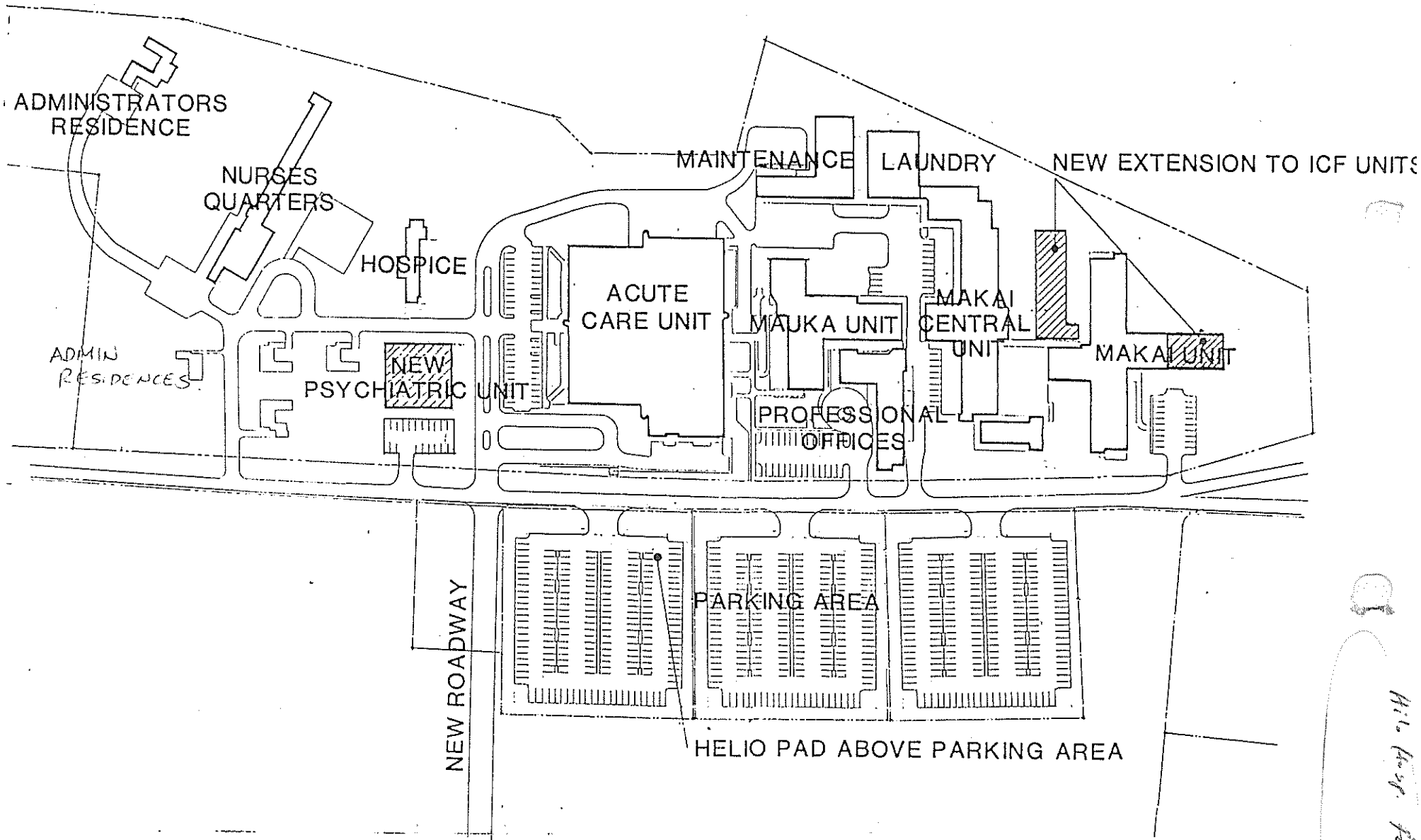
Dated at Hilo, Hawaii this 17th day of December, 1980.

William J. Paris, Jr.
WILLIAM J. PARIS, JR.
Chairman, Planning Commission

APPROVED AS TO FORM AND LEGALITY:

Ken Tabazadi
DEPUTY CORPORATION COUNSEL

Date: 8 Dec 80



HILO HOSPITAL MASTERPLAN

*Hilo Hosp. Plan
PUD-178*