

CERTIFIED MAIL

May 5, 1983

Mr. Rex Johnson  
Assistant Executive Director  
Hawaii Housing Authority  
P. O. Box 17907  
Honolulu, HI 96817

Dear Mr. Johnson:

Planned Unit Development Application (PUD83-1)  
Hawaii Housing Authority  
166-Unit Low Rent Housing Development  
Tax Map Key 7-4-17:30

After reviewing your application and the information submitted in behalf of it, the Planning Director by this letter hereby certifies the approval of your Planned Unit Development request to allow the development of Hawaii Housing Authority's Kealakehe low rent housing project consisting of 166 multi-family type living units in two phases. Phase I will consist of 4 buildings containing 48 units and a community center playground to be completed in 1984. Phase II will consist of 10 buildings containing 118 units to be completed in 1986, in Kealakehe, North Kona, Hawaii.

The approval is based on the following:

The construction of the project will begin within one year from the date of approval and is to be completed by the end of 1984. The petitioner intends to finalize the proper approvals necessary for building permit, once the approval of the Planned Unit Development (PUD) has been secured. Conditions relative to this timetable are also to be included in the conditions of approval.

The proposed development conforms substantially to the County General Plan. The County General Plan Housing element states the followings goals:

1. "It shall be the policy of the County of Hawaii to assure that safe, sanitary, and livable housing is available to persons of all ages, income and ethnic groups and to provide a variety of choice as to location and types.
2. "Public and private programs intended to increase the supply of housing and to create a variety of choice shall be encouraged.
3. "The County shall promote and support the use of turnkey developments and encourage the use of cluster and planned unit developments."

The proposed 166 units will be a low-rent housing project intended to supplement the existing 48-unit Jack Hall Memorial public housing development as well as add to the low-rent housing inventory for the district of North Kona. Thus, it is determined that the purpose and provision of this type of housing units in this district will be implementing the General Plan's Housing element goals.

This residential development will constitute an environment of sustained desirability and stability, will be in harmony with the character of the surrounding neighborhood, and will result in an intensity of land utilization no higher than, and standards of open space at least as high as permitted or as otherwise specified for the district in which this development occurs.

The 166 units, 15 buildings, and cluster - 2 story design will be in harmony with the adjacent 2-story Jack Hall Memorial housing development. Its low profile and generous provision of open space will also be compatible to the character of the area as well as complement the single family residential development of the Kealakehe Houselots Subdivision.

The proposed 166 unit development on 19.197 acres (835,437 square feet) will have the following land use ratios:

1. Ground Cover Ratio: 80,452.58 square feet or 9.63 percent of the total land area.
2. Parking and Paved Area Ratio: 126,735.79 square feet or 15.17 percent of the total land area.
3. Open Space Ratio: 628,248 square feet or 75.2 percent of the total land area.

These ratios are compatible with the Density Guideline Standards of the General Plan's Multiple Residential element. The siting of the buildings with a large expanse of open space between buildings create an open environment and atmosphere. There is no feeling of congestion in the siting of the structures. The 6 unit - 2 story clusters are also offset in design to minimize as well as to aesthetically complement the structural design of the buildings and their relationship to each other and the property. The terracing effect of the design also provides a blending of the development into the topography of the property. This design effort allows adequate view planes from each building in relation to the makai views of the coastline.

The development of a harmonious, integrated whole justifies exceptions, if required, to the normal requirements of this Chapter, and that the contemplated arrangements or use make it desirable to apply regulations and requirements differing from those ordinarily applicable under district regulations.

The requirements of HUD necessitates that the development be constructed in two phases. As a result of this incremental development, the financing of the project requires that the property also be subdivided to specify the exact area of development and not to have to encumber the entire development. The development of the total 166 units is designed to be a harmonious and integrated development. As such, the approval of a variance from the maximum density allowed for the first phase is considered and determined to be justified. The HUD financial requirements and the incremental development make it desirable to apply this requirement differently than those ordinarily applicable under district regulations.

The Planned Unit Development request is approved, subject to the following conditions:

1. The petitioner, successors or its assigns, shall be responsible for complying with all the stated conditions of approval.
2. Subdivision plans shall be submitted within one year from the effective date of the Permit.
3. Plans for Phase I, including a detailed landscaping plan, shall be submitted to the Planning Department for "Plan Approval" within one year from the date of receipt of final subdivision approval.

4. Construction of Phase I shall commence within one year from the effective date of final "Plan Approval" and be completed within two years thereafter.
5. Plans for Phase II, including a detailed landscaping plan, shall be submitted for "Plan Approval" within one year from the effective date of completion of the Phase I.
6. Construction of Phase II shall commence within one year from the effective date of final "Plan Approval" of Phase II and be completed within two years thereafter.
7. A drainage master plan shall be submitted to the Department of Public Works for review and approval prior to granting of any final "Plan Approval" by the Planning Department.
8. Kealakaa Street shall be improved to County dedicable standards with curbs, gutters and sidewalks from the end of the existing Kealakaa Street improvements up to the northerly boundary of the property in accordance with the requirements of the Department of Public Works.
9. Roadway lot C as delineated on Exhibit B of the submitted plan shall be improved to County dedicable standards with curbs, gutters and sidewalks in accordance with the requirements of the Department of Public Works.
10. The State Department of Health's requirements be complied with.
11. All other applicable County and State rules, regulations and requirements, including those of the Department of Water Supply, be complied with.

Should the petitioner, successors or its assigns fail to comply with the above conditions, the Planned Unit Development Permit shall automatically be deemed void.

Finally, since the Planning Department did receive 2 letters of objections to the PUD application, we have the legal responsibility to inform the "interested party" that they do have the right to appeal the Planning Director's decision.

Chapter 8 (Zoning Code), Article 1, Section 7.05 allows any "interested party" to request that the Planning Commission review the Director's action. Such request must be made within ten (10) working days after notice of the Director's decision and shall be in writing containing a statement of its grounds.

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Therefore, the PUD application will not be effective until after the ten (10)-day appeal period has passed and if no request is made by the "interested party." Should the "interested parties" make a request for appeal, we shall inform you of the procedures that must be complied with.

If you have any questions on this matter, please feel free to contact us at 961-8288.

Sincerely,



*for* SIDNEY M. FUKÉ  
Planning Director

RHY:gs

cc: Ronald Nagata  
Planning Commission  
Robert Butterworth  
Gerald Hidde

February 24, 1984

Mr. Hiroaki Morita  
Hawaii Housing Authority  
P.O. Box 17907  
Honolulu, Hawaii 96817

Dear Mr. Morita:

Planned Unit Development Application (PUD 83-1)  
Hawaii Housing Authority  
166-Unit Low Rent Housing Development  
Tax Map Key 7-4-17:30

We would like to initially apologize for the discrepancy concerning the Kealakaa Street road improvements for this development. There was a commitment made in our June 10, 1982, (Subdivision Tentative Approval) letter as to the extent of improvements to be required. The PUD permit which was granted on May 5, 1983, 11 months later, reflected improvements over and beyond the requirements as stipulated in our tentative approval letter.

As a result of this administrative discrepancy, we are honoring our original commitment by initiating this administrative amendment to condition no. 8 of the subject permit.

In accordance with the requirements as was spelled out in our tentative approval letter, condition no. 8 of PUD 83-1 is amended to read as follows:

"8. Extend the existing pavement and improvements within Kealakaa Street to the intersection of Roadway Lot C."

We again apologize for any inconvenience that may have been caused and thank you for your patience and cooperation on this matter.

FEB 28 1984

Mr. Hiroaki Morita  
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Should you have any further questions, please feel free to contact our office.

Sincerely,



SIDNEY FUKU  
Planning Director

RHY:emf

cc: Imata & Associates  
Kaoru (Sub No. 82-110)  
PA 1248A