

need new PUD #

CERTIFIED MAIL

October 3, 1983

Mr. Glenn Koyama
Belt, Collins & Associates
606 Coral Street
Honolulu, Hawaii 96813

Dear Mr. Koyama:

Planned Unit Development (PUD 83-3)
Applicant: Transcontinental Development Co.
Tax Map Key 6-9-07:1, Portion of 2

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 construction of a 40-foot high, two-story office building in lieu of the maximum height of 30 feet allowed in the Village Commercial (CV) zoned district.

The approval is based on the following:

The construction of the project will begin within one year from the date of approval and will be completed within one year thereafter or by late 1985. Conditions relative to the timely development of the project will also be included as conditions of approval.

The proposed development substantially conforms to the General Plan. The County General Plan document specifies 'Anaeho'omalu as one of the island's major resort areas. The General Plan Land Use Pattern Allocation Guide Map designates the subject area for Medium Density Urban uses.

The General Plan defines a major resort as a self-contained resort destination area which provides basic support facilities for the needs of the entire development. The proposed office building will be providing a major support function by serving

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as the focal center for sales activities in the Waikoloa Beach Resort, as well as the primary accommodation for administrative functions for the resort development. These uses are also consistent with the Medium Density designation of the General Plan.

The proposed development will not create any traffic congestion and will provide the proper entrances and exits along with proper provisions for internal traffic and parking. Egress and ingress to the property will be off Kuualii Place, a deadend roadway presently providing access to the beach area at 'Anaeho'omalu Bay. In anticipation of future development along Kuualii Place, the applicant will improve a portion of the roadway fronting the office building. Present plans call for an additional traffic lane mauka of and adjacent to the existing road, that will be northbound, and converting the existing two lanes to a southbound facility. A median strip will be provided while one of the southbound lanes will serve as a turning lane for access into the commercial site. In addition, 34 parking stalls are proposed although it would appear that 26 would be sufficient to meet code requirements.

The proposed development will not interfere with any projected improvements and will be an attractive center with no adverse effect upon adjacent and surrounding existing or prospective development. The proposed development is low density in character surrounded by ample open space. Although the building will be 40 feet in height, it will be landscaped so that the visual appearance of the building will be softened. Additionally, the proposed building will be separated into two structures, thereby maintaining a smaller scale project as well as providing more view corridors through the complex.

The development of a harmonious, integrated whole justifies exceptions to the normal requirements of the zoning code and the contemplated arrangements make it desirable to apply requirements differing from those ordinarily applicable under the CV zoned district. Approval of the subject request would allow a comprehensive use of the property, in terms of site planning and development, and allow a building height suitable to the conditions of the site. Furthermore, the specific design of the structure will maintain a smaller scale project which will provide more view corridors through the complex.

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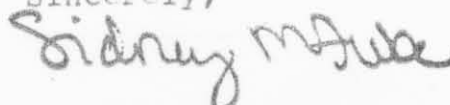
Based on the foregoing, the Planning Director has further concluded that the Planned Unit Development application be approved subject to the following conditions:

1. The petitioner, its successors or assigns, shall be responsible for complying with all the stated conditions of approval.
2. The proposed development shall substantially conform to the plans submitted with the PUD application.
3. The plans for the proposed development, including detailed landscaping plans, shall be submitted to the Planning Department for Plan Approval within one year from the effective date of the PUD permit. Construction of the proposed office building shall commence within one year from the date of Final Plan Approval and completed within two years thereafter.
4. That a drainage system, as required by the Department of Public Works, shall be installed.
5. All road improvements, including ingress and egress to the subject property, shall meet with the approval of the Department of Public Works.
6. All other applicable County and State rules, regulations and requirements shall be complied with.

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

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

Sincerely,



SIDNEY FUCE
Planning Director

BN:lqv

cc: Willis H. Sanburn

bcc: Masa