

August 26, 1987

Mr. Douglas McGarrity  
The Ritz-Carlton Hotel Company  
3414 Peachtree Road, N.E., Suite 300  
Atlanta, Georgia 30326

Dear Mr. McGarrity:

Planned Unit Development Application (PUD 87-1)  
Ritz-Carlton Mauna Lani Hotel  
Maximum Allowable Height Limit  
TMK: 6-8-22:7-11

Pursuant to a public notice published in the newspaper on August 12, 1987, the notice requirements for the above-captioned application has been complied with.

Please be informed that upon careful review of the request against the guidelines for granting of a Planned Unit Development (PUD) application, the Planning Director has concluded that it is warranted based on the following findings:

In 1978, a partial Planned Unit Development Permit (PUD No. 16) was granted for this property, among others, to allow a 6-story hotel building to be constructed 71 feet above grade but not to exceed 75 feet above mean sea level. However, since the plans for the proposed Ritz-Carlton Mauna Lani Hotel has changed from this site's hotel concept earlier approved under partial PUD Permit No. 16, this new PUD Permit application was filed.

The requested PUD Permit is to allow the construction of a 450-room hotel at a maximum height of 68 feet above finished grade in lieu of the maximum allowable height limit of forty-five feet as stipulated under Chapter 25 (Zoning Code), Hawaii County Code, as amended, in order to reduce the size of the building footprint and to maximize the open space area.

In accordance with Section 25-245, Article 21, Chapter 25 (Zoning Code), Hawaii County Code, "The purpose of planned unit

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development (P.U.D.) is to encourage comprehensive site-planning productive of optimum adaption of development to the land by allowing diversification in the relationships of various uses, building, structures, open spaces and yards, building heights, and lot sizes in planned building groups while still insuring that the intent of this chapter (Chapter 25) shall be observed."

One of the criteria for granting a PUD is that "The construction on the project shall begin within a reasonable period of time from the date of full approval and shall be completed within a reasonable period of time." According to the information submitted with the Special Management Area Use Permit application, which was recently granted by the Planning Commission, construction of the hotel will commence in late 1987 with completion in 1989. It is felt that the above-mentioned timetable for the development of the proposed hotel is reasonable.

The request also conforms to another criterion which states that "The proposed development substantially conforms to the General Plan." The General Plan identifies this area as a "Major Resort Area." A Major Resort Area is a self-contained resort destination area which provides basic and support facilities for the needs of the entire development. Further, the General Plan's Land Use Pattern Allocation Guide (LUPAG) Map designates this property for Resort uses.

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 not have substantially 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 this intended purpose would be in character with the overall development scheme of the Mauna Lani Resort area which is being developed as a planned major resort destination community.

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The requested additional height of the proposed hotel conforms to the computed maximum height limit for the project site. Under the PUD provisions for reviewing additional height, four components are applied to the specific site to determine a building envelope. Three 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, while Component D (Absolute maximum height) may allow a maximum of 75 feet, in calculating Component C (Building background), the maximum height limit has been calculated as 70 feet above the average finished grade. Further, it should be constructed at an elevation not to exceed 80 feet above sea level (Component A - mauka view plane). According to the applicant's proposal, the building will be 68 feet above grade; 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 is not expected to 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. The setback requirements further assure that visual corridors both in the area under consideration and from off-site will be maintained. The location of the proposed hotel building does meet the setback requirements of the PUD provision. 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 provision, 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.

Based on the above, we have determined that the request conforms to the PUD provisions of the Zoning Code and therefore, hereby grants the additional height of the proposed hotel.

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The requested PUD is approved subject to the following conditions:

1. The applicant, its successors or assigns, shall be responsible for complying with all of the stated conditions of approval, including those imposed under SMA Use Permit No. 262 (SMA 86-20).
2. The proposed hotel building shall be limited to a maximum height limit of 70 feet above grade and 80 feet above mean sea level.
3. All other applicable rules, regulations, and requirements be complied with.
4. Should any of the foregoing conditions not be met or substantially complied with in a timely fashion, the Planning Director shall take appropriate action to nullify the PUD Permit.

Should you have any questions regarding the above, please feel free to contact us.

Sincerely,



ALBERT LONG LYMAN  
Planning Director

NH:smn

cc: James Bell - Belt, Collins & Associates  
Tom Yamamoto - Mauna Lani