

CERTIFIED MAIL

March 10, 1989

Ms. Marcia Stevens, ASLA
Project Planner
Mauna Lani Resort, Inc.
P.O. Box 4959
Kohala Coast, Hawaii 96743-4959

Dear Ms. Stevens:

Planned Unit Development Application (PUD 88-6)
Mauna Lani Resort, Inc.
Tax Map Key 6-8-22:22

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 a 33 lot single family residential subdivision off of a cul-de-sac serving more than 18 lots and a 50 foot right-of-way with a 20 foot wide pavement and stabilized landscaped shoulders. The property is identified by Tax Map Key 6-8-22:22 and is located on the north side of Kaniku Drive along side the 16th and 17th golf fairway within the Mauna Lani Resort Development, Kalahuipuaa, South Kohala, Hawaii.

The approval is based on the following:

The construction of the project will be completed within a reasonable period of time from the date of approval. The subdivision process will begin immediately upon approval of the PUD application.

The proposed development substantially conforms to the General Plan. The County General Plan document specifies the development as one of the island's major resort area. The present zoning of the property is RM-3.0 which allows approximately 14.5 units per acre. The average lot size of the proposed development is approximately 21,000 square feet which

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results in a density of approximately 2 units per acre which is well below the allowable density which is conforming to the General Plan.

This single family residential development will constitute an environment of sustained desirability and stability, will be in keeping with the character of the surrounding development, and will result in an intensity of land utilization no higher than, and standards of open space at least as high as permitted or otherwise specified for the district in which this development occurs. The proposed 33 lot single family residential subdivision result in a density of two units per acre which is well below the present zoning density of 14.5 per acre. The proposed development will be in keeping with the overall low density residential development within the Mauna Lani Resort development.

The applicant is proposing one access off of Kaniku Drive as access to the property resulting in two cul-de-sacs which would serve a total of 33 lots which is more than the maximum allowable 18 lots. Under the present zoning designation, the applicant could develop a total of 352 units on the property utilizing one access to the property via a 20 foot paved access. The proposed 50 foot roadways with a 20 foot pavement and landscaped shoulders would serve a development approximately one-tenth (1/10) of that allowed by the present zoning (RM-3.0). To provide for stub outs for future road extension from this proposed subdivision to the adjoining property would be useless since this proposed development abuts the fairways of the Mauna Lani Golf Course. Although the applicant is not providing the minimum roadway standards as required, they are providing another design scheme which will address the same roadway issues, in terms of access, drainage, etc.. Additionally, the reduction in density by one-tenth (1/10) of that allowed under the present RM-3 zoning density will have a lesser impact on the proposed and existing roadways. As such, the approval of a variance from the minimum roadways standards is considered and determined to be justified. The adjusted low density makes it desirable to apply this requirement differently than those ordinarily applicable under district regulations. No traffic congestion is anticipated based on the reduction in density and the adequacy of the pavement width of the roadway.

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

- A. The applicant, its assigns or successors shall be responsible for complying with all the stated conditions of approval.

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- B. The development of the property shall be limited to 33 single family residential lots and shall be restricted to one single family dwelling per lot.
- C. The roadways within the development will remain in private ownership. The applicant shall file a recordable agreement, indicating the applicants liability, maintenance and other necessary provisions. This agreement shall be developed with the Department of Public Works and Corporation Counsel's office prior to final subdivision approval. This agreement shall also be included within the deeds of all future lots owners in this subdivision.
- D. Final subdivision approval shall be secured within two years of the approval of this permit.
- E. All other applicable County and State rules, regulations and requirements, including those of the Department of Water Supply be complied with.

Should the applicant, its assigns or successors fail to comply with the above requirements, the Planning Director may nullify the Planned Unit Development Permit.

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

Sincerely,



DUANE KANUHA
Planning Director

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cc: Department of Public Works