

## COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 466

AN ORDINANCE AMENDING SECTION 7.29, THE CITY OF HILO ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-7.5) TO MULTIPLE FAMILY RESIDENTIAL (RM-4) IN KUKUAU 1st, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-4-01:31 AND 2-4-08:20.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAII:

SECTION 1. Section 7.29 of Ordinance No. 63 (Zoning Ordinance), Revised Ordinances of the County of Hawaii 1967, as amended, is hereby further amended by adding thereto the following subsection:

"7.29(f). The district classification of the following area situated at Kukuau 1st, South Hilo, Hawaii, shall be Multiple Family Residential (RM-4):

Beginning at a point at the north corner of this parcel of land and on the southeasterly side of Kukuau Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 1538.79 feet South and 2070.42 feet East, and running by azimuths measured clockwise from true South:

1. 328° 10' 766.85 feet along Lots 9-L-29, 9-L-34, 9-L-35 and 9-L-36 of Land Court Application 1205;
2. 46° 45' 243.98 feet along a portion of Lot 14, along Lots 13, 12, 11 and a portion of Lot 10, Mohouli Subdivision;
3. 37° 03' 312.20 feet along a portion of Lot 10, along Lots 9, 8, 7, 6 and a portion of Lot 5, Mohouli Subdivision;
4. 40° 11' 294.90 feet along a portion of Lot 5, along Lots 4, 3, 2 and 1, Mohouli Subdivision and along a portion of the westerly end of Kumukoa Street;
5. 41° 12' 964.90 feet along a portion of the westerly end of Kumukoa Street, along Park Site and along Government Land;
6. 58° 14' 208.06 feet along Government Land to a point on the northeasterly side of Komohana Street;
7. 148° 10' 752.34 feet along the northeasterly side of Komohana Street; thence following along a curve to the right having a radius of 27.00 feet, the chord azimuth and distance being:

8. 193° 10' 38.18 feet;
9. 238° 10' 11.50 feet along the southeasterly side of Kukuau Street; thence following along the southeasterly side of Kukuau Street on a curve to the left having a radius of 330.38 feet, the chord azimuth and distance being:
10. 228° 40' 109.06 feet;
11. 219° 10' 316.47 feet along the southeasterly side of Kukuau Street;
12. 129° 10' 5.38 feet along Kukuau Street;
13. 219° 10' 195.33 feet along the southeasterly side of Kukuau Street;
14. 112° 00' 20.11 feet along Kukuau Street;
15. 219° 17' 658.15 feet along the southeasterly side of Kukuau Street;
16. 229° 56' 710.07 feet along the southeasterly side of Kukuau Street to the point of beginning and containing an area of 37.145 acres.

Subject, however, to an easement for road purposes as shown on Map 7 of Land Court Application 1205.

"All as outlined in red on the map attached hereto, marked Exhibit "A" and by reference made a part hereof."

SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the conditions that (1) the proposed multiple residential portion of the development comply with the goals, policies and standards for multiple residential developments as contained in the General Plan document; (2) the applicant's proposed project for the area recommended for the change of zone comply with the Planned Unit Development provisions of Ordinance No. 63, County of Hawaii; and (3) the area shall be incrementally zoned as follows:

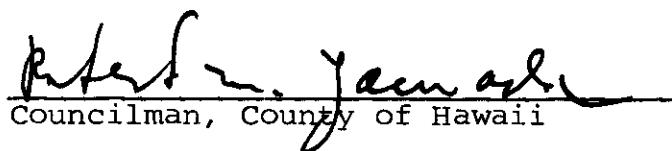
- a) there shall be three sections of development. These three sections are the apartment, townhouse, and single-family residential unit areas.
- b) zoning for each section shall be done in increments. The apartment section shall consist of 4 increments; the town-

houses in 7 increments; and the single-family in 2 increments. The zoning for the next increment of any section shall not become effective until substantial development has occurred on the previous zoning increment of that particular section. Substantial development is defined as building permits issued and construction partially completed--partially completed in a sense of having at least roofs on them--on 15 per cent of the permanent structures of each increment. The order of increments for the townhouse and apartment sections shall be determined at the time of consideration of the Planned Unit Development application. There shall be no order of increments for the single-family residential section, except that there shall be two increments--one consisting of all those lots (13) encompassed by the subdivision road for that section, and the other consisting of the remaining lots (19).

SECTION 3. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:

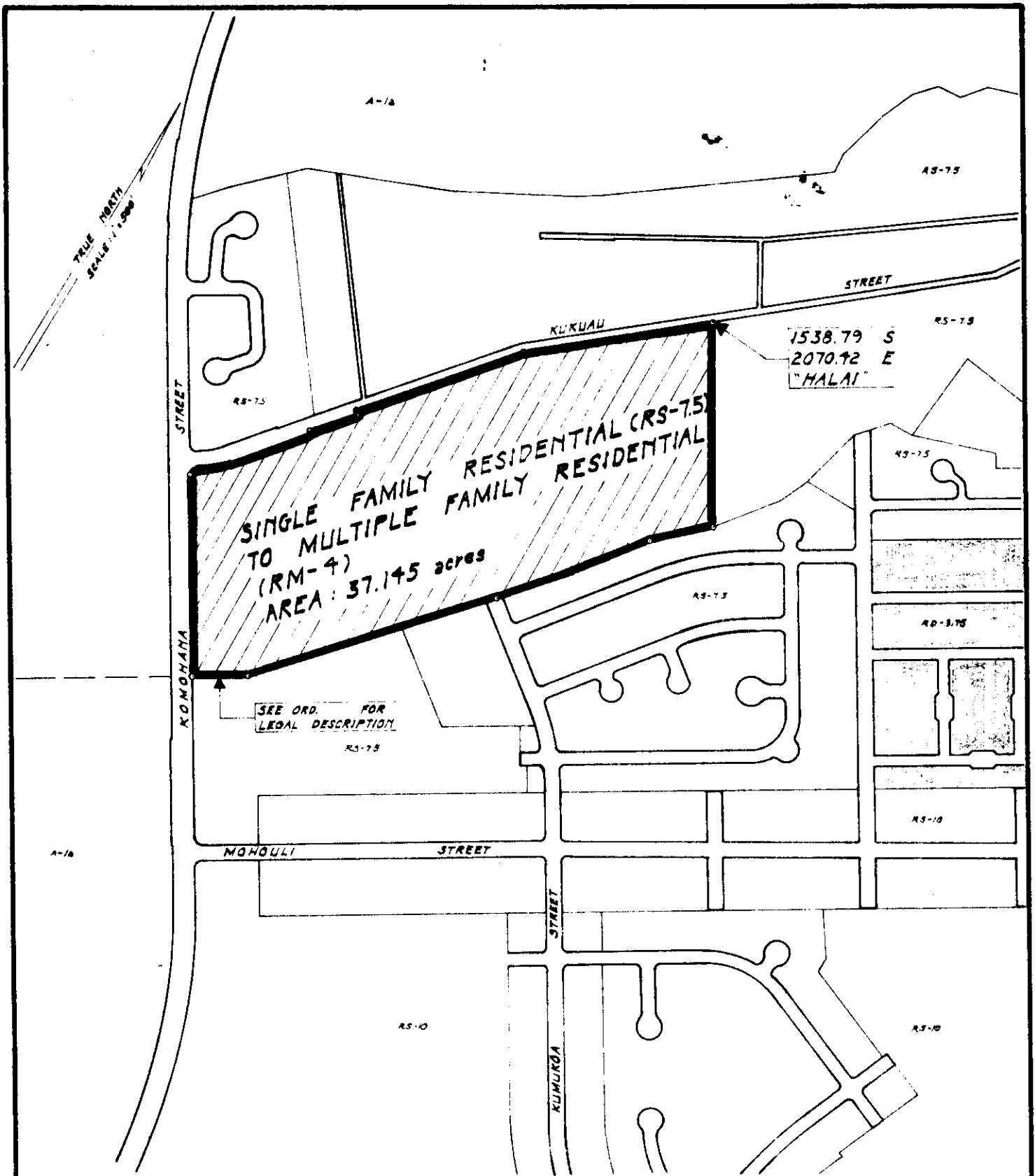
  
Councilman, County of Hawaii

Hilo, Hawaii

Date of Introduction: April 15, 1972

Date of Adoption: April 19, 1972

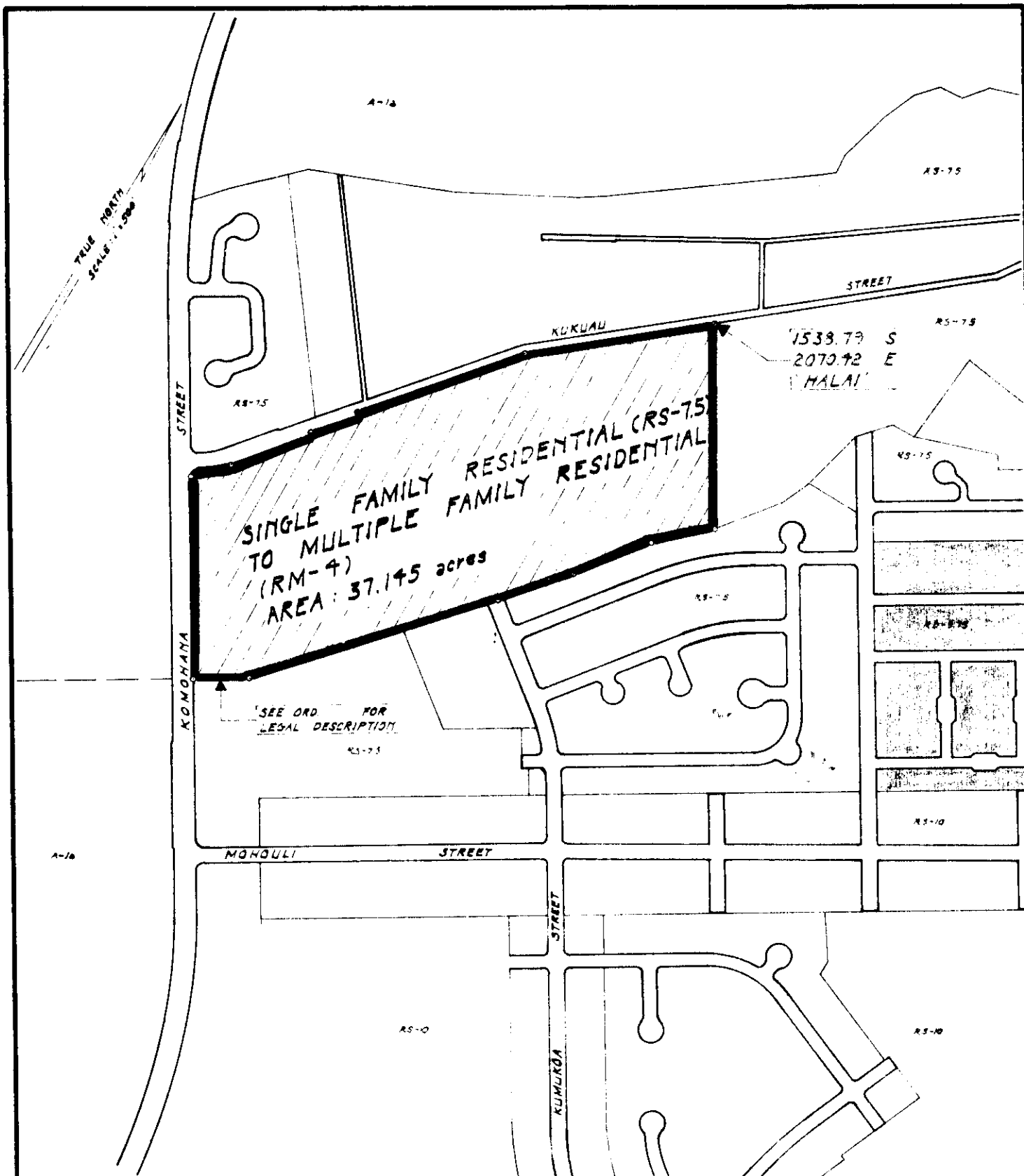




**AMENDMENT TO THE COUNTY ZONING ORDINANCE**

AMENDMENT NO. 6 OF SECTION 7.29, THE CITY OF HILO ZONE MAP, PORTION OF ORDINANCE NO. 187, CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-7.5) TO MULTIPLE FAMILY RESIDENTIAL (RM-4) IN KUKU'AU 1st, SOUTH HILO, HAWAII.

DATES OF PUBLIC HEARINGS: FEB. 25, 1972 & MARCH 9, 1972  
 DATE OF APPROVAL:  
 ORDINANCE NO.  
 PREPARED BY PLANNING DEPT  
 COUNTY OF HAWAII



## AMENDMENT TO THE COUNTY ZONING ORDINANCE

AMENDMENT NO. 6 OF SECTION 7.29, THE CITY OF HILO ZONE MAP, PORTION OF ORDINANCE NO. 187, CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-75) TO MULTIPLE FAMILY RESIDENTIAL (RM-4) IN KUKUAAU 1st, SOUTH HILO, HAWAII.

DATES OF PUBLIC HEARINGS: FEB. 25, 1972 & MARCH 9, 1972  
 DATE OF APPROVAL:  
 ORDINANCE NO.  
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 COUNTY OF HAWAII