

COUNTY OF HAWAII - STATE OF HAWAII

536

ORDINANCE NO. _____

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 DOUBLE FAMILY RESIDENTIAL (RD-3.75) TO MULTIPLE FAMILY RESIDENTIAL (RM-1) AT WAIAKEA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-2-28:17.

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 (1). The district classification of the following area situated at Waiakea, South Hilo, Hawaii, shall be Multiple Family Residential (RM-1):

Beginning at the southwest corner of this parcel of land, being also the northwest corner of Lot 11-C of Land Court Application 1559, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 2,523.67 feet South and 7,896.09 feet East, thence running by azimuths measured clockwise from True South:

1. 187° 50' 30" 186.15 feet along Grant 4777 to T. Clive Davies;
2. 156° 17' 14.74 feet along same;
3. 251° 27' 311.97 feet along Grant 11,646 to Theo. H. Davies Co., Ltd.;
4. 360° 00' 297.14 feet along Iolani Street;
5. 90° 00' 315.24 feet along Lots 11-A, 11-B and 11-C of Land Court Application 1559 to the point of beginning and containing an area of 74,416 square feet or 1.708 acres.

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

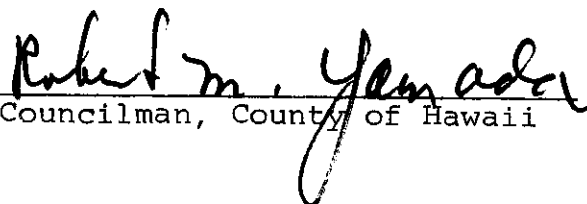
SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) the area be zoned in two increments with the first increment not exceeding one (1) acre in size and the second increment the remaining area. Thus, under the requested RM-1 zone, the

maximum density would be forty-three (43) units. Zoning for the second increment shall become effective only after substantial development has occurred on the first increment. Substantial development is defined as building permits issued and construction commenced on twenty-five (25) per cent of the permanent structure of the entire project; (B) the first increment be situated to the rear of the subject property and not parallel to the side property lines. Since this change of zone would be situated between an existing, built-up, single-family area and a light industrial and residential-duplex area, it is felt that the location of the building becomes critical. The rear area would afford the single-family area on the Puna side the semi-privacy it presently enjoys; (C) the owner or lessee of the subject area be responsible for securing a building permit and having construction started within one (1) year from the date of approval of the change of zone. Should this condition not be met, the Planning Commission shall reserve the right to reevaluate the subject area and initiate proceedings to rezone it to its former zoning designation; and (D) the development shall comply with the standards for multiple-residential development contained in the General Plan document, such as the ground cover and open space requirement.

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.

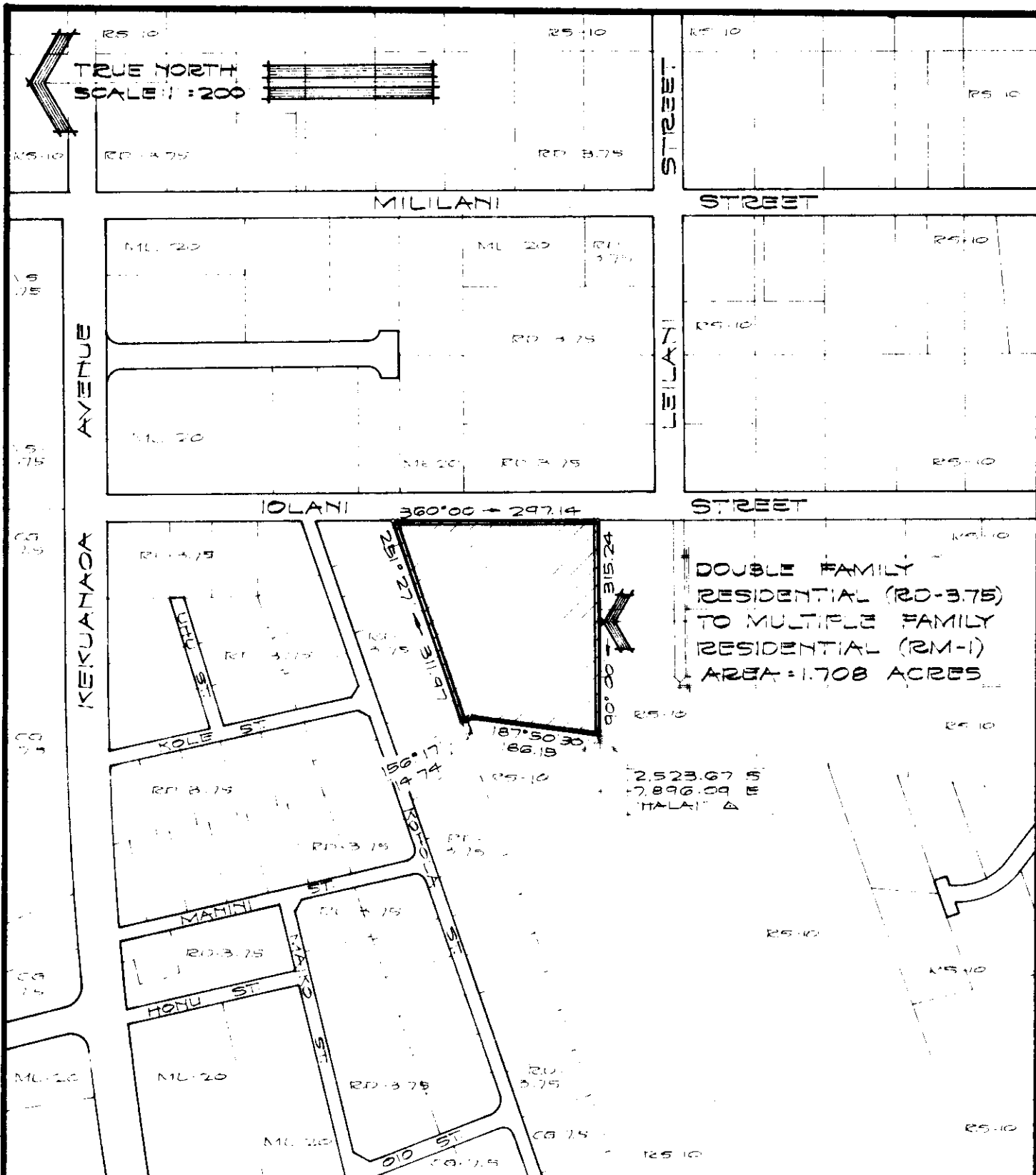
INTRODUCED BY:


Councilman, County of Hawaii

Hilo, Hawaii

Date of Introduction: October 25, 1972

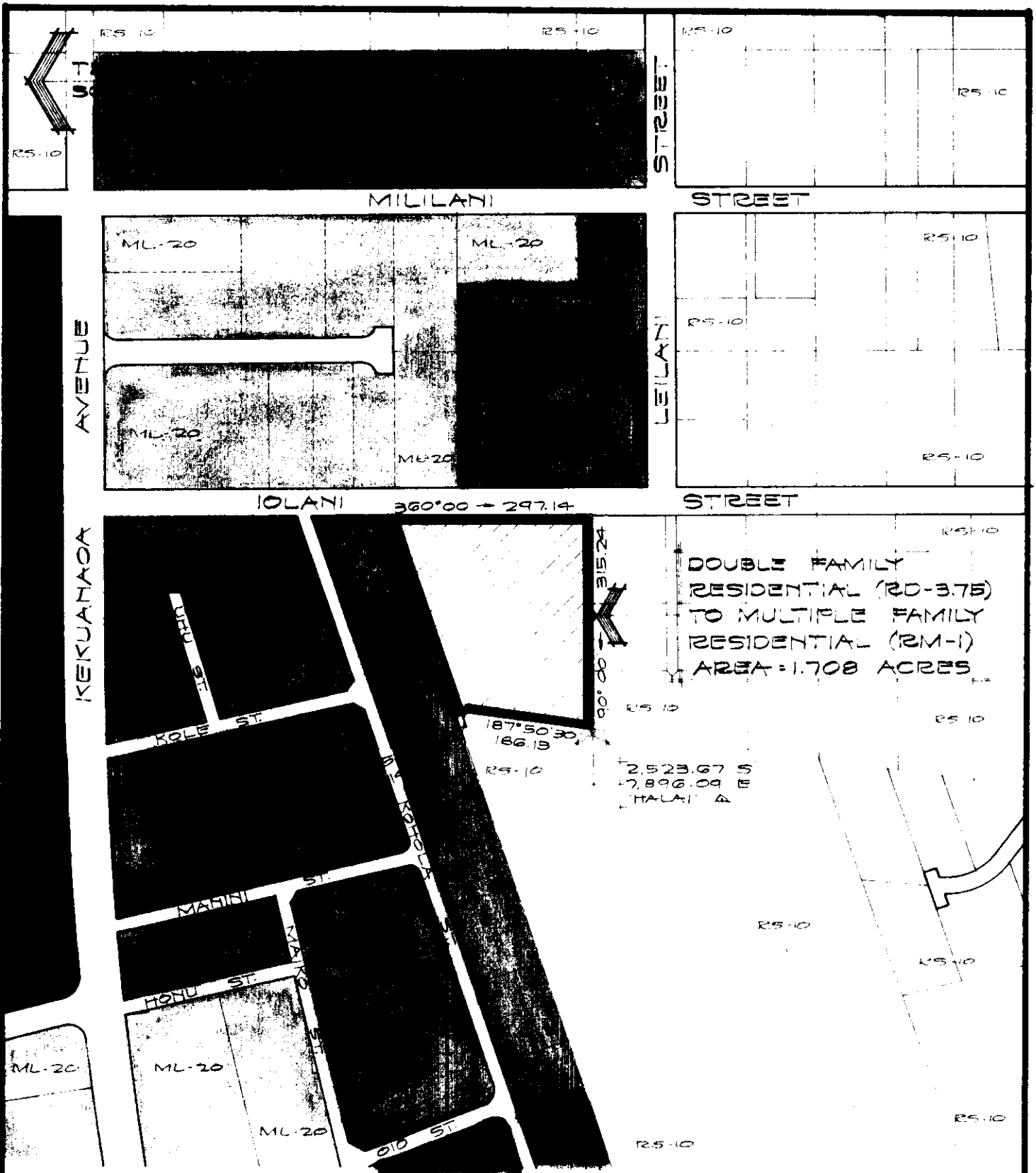
Date of Adoption: November 9, 1972



AMENDMENT TO THE COUNTY ZONING ORDINANCE

AMENDMENT NO. 12 OF SECTION 7.29, THE CITY OF HILO ZONE MAP, PORTION OF ORDINANCE NO. 187, CHANGING THE DISTRICT CLASSIFICATION FROM DOUBLE FAMILY RESIDENTIAL (RD-3.75) TO MULTIPLE FAMILY RESIDENTIAL (RM-1) AT WAIAKEA, SOUTH HILO, HAWAII.

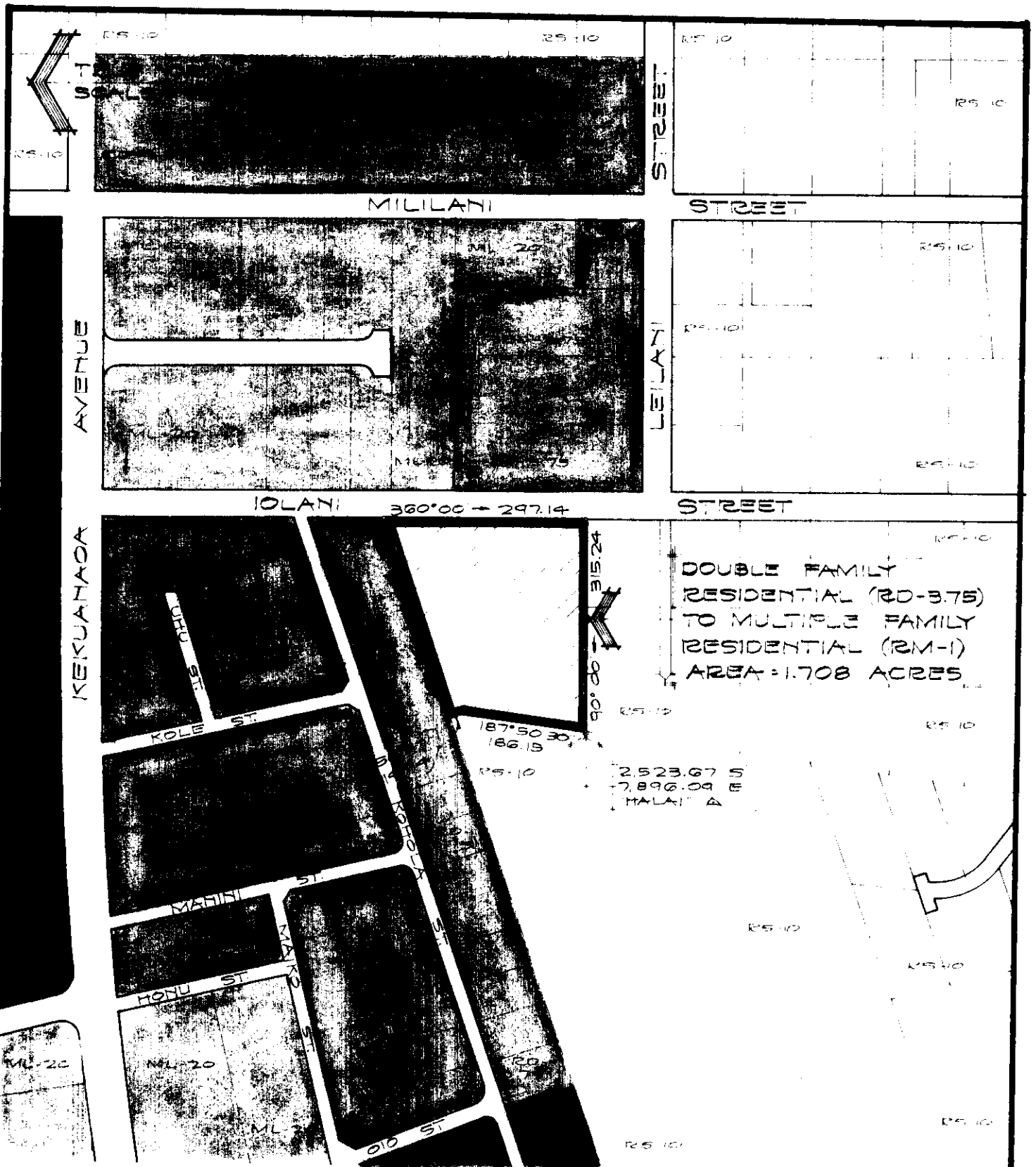
DATE OF PUBLIC HEARING: MAY 11, 1972
 DATE OF APPROVAL:
 ORDINANCE NO.
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII



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 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII

TMK 2-2-28:17

EXHIBIT "A"

27 SEPT. 1972

Hilo, Hawaii

Date: October 25, 1972

FIRST READING			
	AYES	NOES	A/E
Carpenter	X		
De Luz	X		
Edwards	X		
Greenwell	X		
Hisaoka	X		
Souza	X		
Yadao	X		
Yamada	X		
Chr Matayoshi	X		
	9	0	0

Publication Date: October 30, 1972

Hilo, Hawa

Date: November 9, 1972

SECOND & FINAL READING			
	AYES	NOES	A/E
Carpenter	X		
De Luz	X		
Edwards	X		
Greenwell	X		
Hisaoka	X		
Souza	X		
Yadao	X		
Yamada	X		
Chr Matayoshi	X		
	9	0	0

Publication Date: November 20, 1972

We do hereby certify that the foregoing BILL was adopted by the County Council and published as indicated above.


 Council Chairman


 County Clerk

Approved/Disapproved this 10th day of
November, 19 72


 Mayor, County of Hawaii

Bill No. 934
 Reference: C-2148/PEDLC-89
 M.B. No. 2013-2542
 ORD. No. 576

Bill No. 934 - 1972

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 DOUBLE FAMILY RESIDENTIAL (RD-3.75) TO MULTIPLE FAMILY RESIDENTIAL (RM-1) AT WAIAKEA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-2-28:17.

This Bill proposes to amend the City of Hilo Zone Map by changing the district classification of land from a double family residential (RD-3.75) to a multiple family residential (RM-1) zoned district at Waiakea, South Hilo, Hawaii.

Date Introduced: October 25, 1972

Copies of the foregoing Bill, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Bill passed first reading at the meeting of the County Council on October 25, 1972, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Edwards, Greenwell, Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 9.

NOES: None.



COUNTY CLERK
COUNTY OF HAWAII

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 DOUBLE FAMILY RESIDENTIAL (RD-3.75) TO MULTIPLE FAMILY RESIDENTIAL (RM-1) AT WAIAKEA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-2-28:17.

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AYES: Councilmen Carpenter, De Luz, Edwards, Greenwell, Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 9.

NOES: None.

Tadashi Suzuki
COUNTY CLERK
COUNTY OF HAWAII

ORDINANCE NO. 536
(Bill No. 934-1972)

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 DOUBLE FAMILY RESIDENTIAL (RD-3.75) TO MULTIPLE FAMILY RESIDENTIAL (RM-1) AT WAIAKEA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-2-28:17.

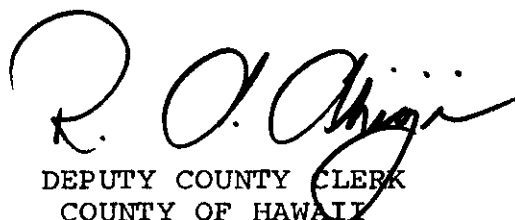
Date Approved: November 9, 1972
Date Effective: November 14, 1972

Copies of the foregoing Ordinance, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on November 9, 1972, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Edwards, Greenwell, Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 9.

NOES: None.


DEPUTY COUNTY CLERK
COUNTY OF HAWAII

ORDINANCE NO. 536, (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM DOUBLE FAMILY RESIDENTIAL (RD-3.75) TO MULTIPLE FAMILY RESIDENTIAL (RM-1) AT WAIAKEA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-2-28:17.

Date Approved: November 9, 1972
Date Effective: November 14, 1972

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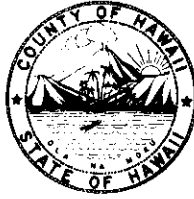
I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on November 9, 1972, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Edwards, Greenwell, Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 9.

NOES: None.

R. S. SHOJI
DEPUTY COUNTY CLERK
COUNTY OF HAWAII

Tadashi Suzuki
COUNTY CLERK



Robert Shioji
DEPUTY COUNTY CLERK

OFFICE OF THE COUNTY CLERK
COUNTY OF HAWAII
HILO, HAWAII 96720

Mayor Shunichi Kimura
County of Hawaii
Hilo, Hawaii

I hereby transmit Ordinance Bill No. 934 passed by
the County Council on second and final reading.

Tadashi Suzuki
COUNTY CLERK

Encl.

Dated: November 10, 1972