

COUNTY OF HAWAII - STATE OF HAWAII
 ORDINANCE NO. **857**

AN ORDINANCE AMENDING SECTION 7.29 (THE CITY OF HILO ZONE MAP), ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-10) TO LIMITED INDUSTRIAL (ML-20) AT WAIAKEA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-2-35:64 & 107.

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

SECTION 1. Section 7.29, Article 2, Chapter 8, (Zoning Code), of the Hawaii County Code, as amended, is further amended to add a new subsection, to read as follows:

"7.29 (jjjjj). The district classification of the following area situated at Waiakea, South Hilo, Hawaii, shall be Limited Industrial (ML-20):

Beginning at the northeast corner of this parcel of land, being also the southeast corner of Grant 11,459 to Joseph V. Tavares and on the west side of Kanoelehua Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI", being 1,663.00 feet South and 11,062.50 feet East, thence running by azimuths measured clockwise from True South:

1. 360° 00' 60.00 feet along Kanoelehua Avenue;
2. Thence along the northwest corner of the intersection of Kanoelehua Avenue and Kekuanaoa Street on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:
45° 00' 42.43 feet;
3. 90° 00' 180.50 feet along Kekuanaoa Street;
4. 180° 00' 90.00 feet along Grant 11,368 to Henry Yasuo Kodani (Lot 15);

5. 270° 00' 210.50 feet along
Grant 11,459 to Joseph
V. Tavares (Lot 14) to
the point of beginning
and containing an area
of 18,752 Square Feet.

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

This subsection is conditioned upon the following:

(A) that the petitioner or its authorized representative shall comply with all of the stated conditions of approval; (B) that plans for the consolidation of parcels 64 and 107 of Tax Map Key 2-2-35 shall be submitted within six (6) months from the effective date of the zone change; (C) that plans shall be submitted to the Planning Department for Plan Approval within one (1) year from the effective date of the zone change; (D) that construction shall commence within one (1) year from the date of receipt of Final Plan Approval and be completed within two (2) years thereafter; (E) that in the design and review of the proposed development due consideration for visual impact shall be required. This consideration shall entail the minimization of adverse visual impacts through the appropriate siting, height, bulk, color schemes, signage and landscaping; (F) that any activity conducted on the subject property shall not constitute a nuisance to the surrounding properties. Should any activity be determined to be a nuisance to the surrounding properties, the Planning Department shall impose additional mitigating measures in order to eliminate the nuisance; (G) that accesses to the subject property shall meet with the approval of the Department of Public Works and the State Department of Transportation, Highways Division; (H) that

a drainage system as required by the Department of Public Works shall be installed; and (I) that all other applicable rules, regulations, and requirements be complied with. Should any of the foregoing conditions not be met, rezoning of the area to its original or more appropriate designation may be initiated."

SECTION 2. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 3. This ordinance shall take effect upon its approval.

INTRODUCED BY:

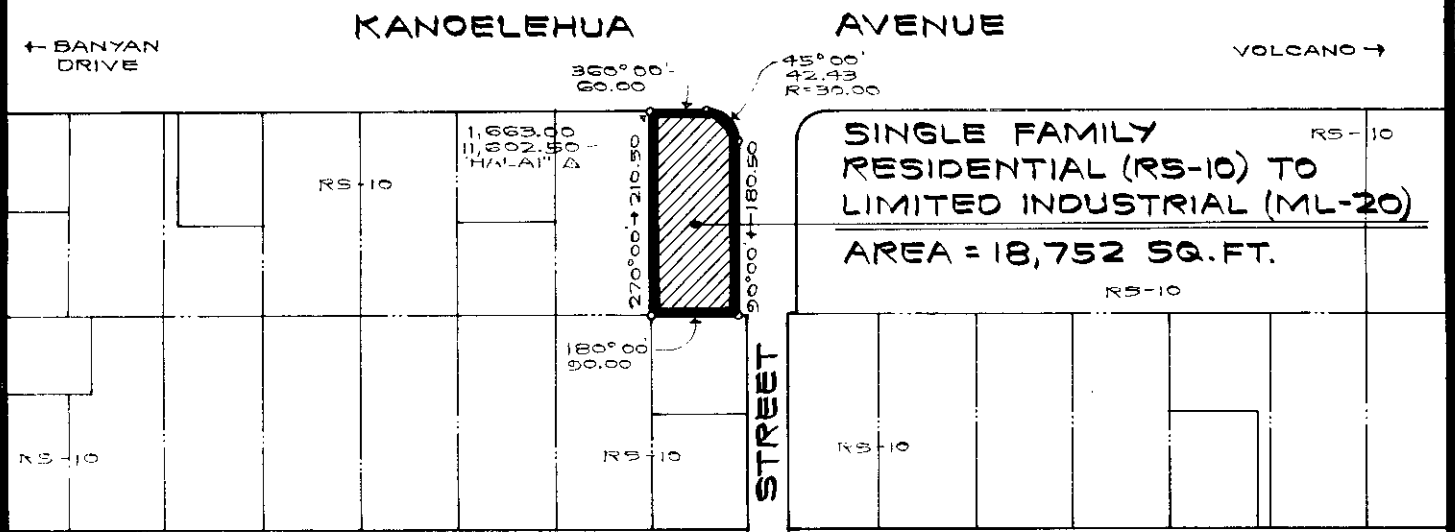
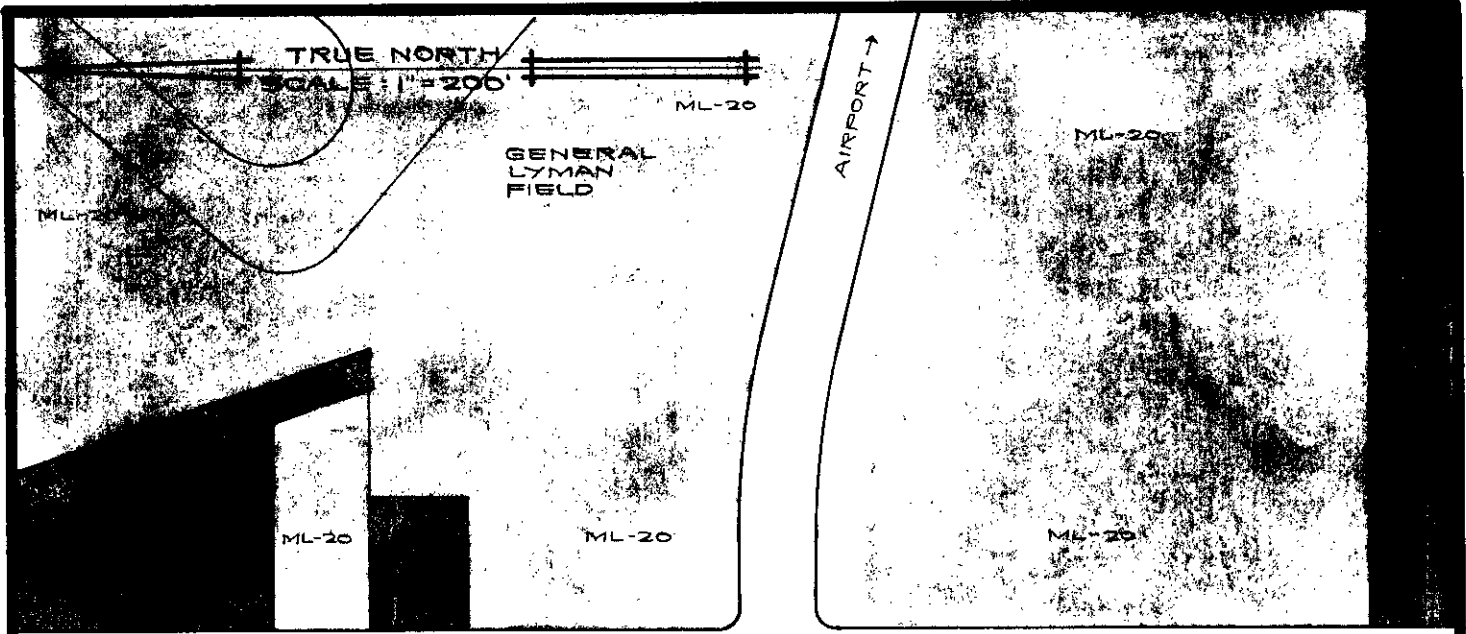

COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: February 16, 1983

Date of Adoption: March 16, 1983

Effective Date: March 23, 1983



AMENDMENT TO THE ZONING CODE

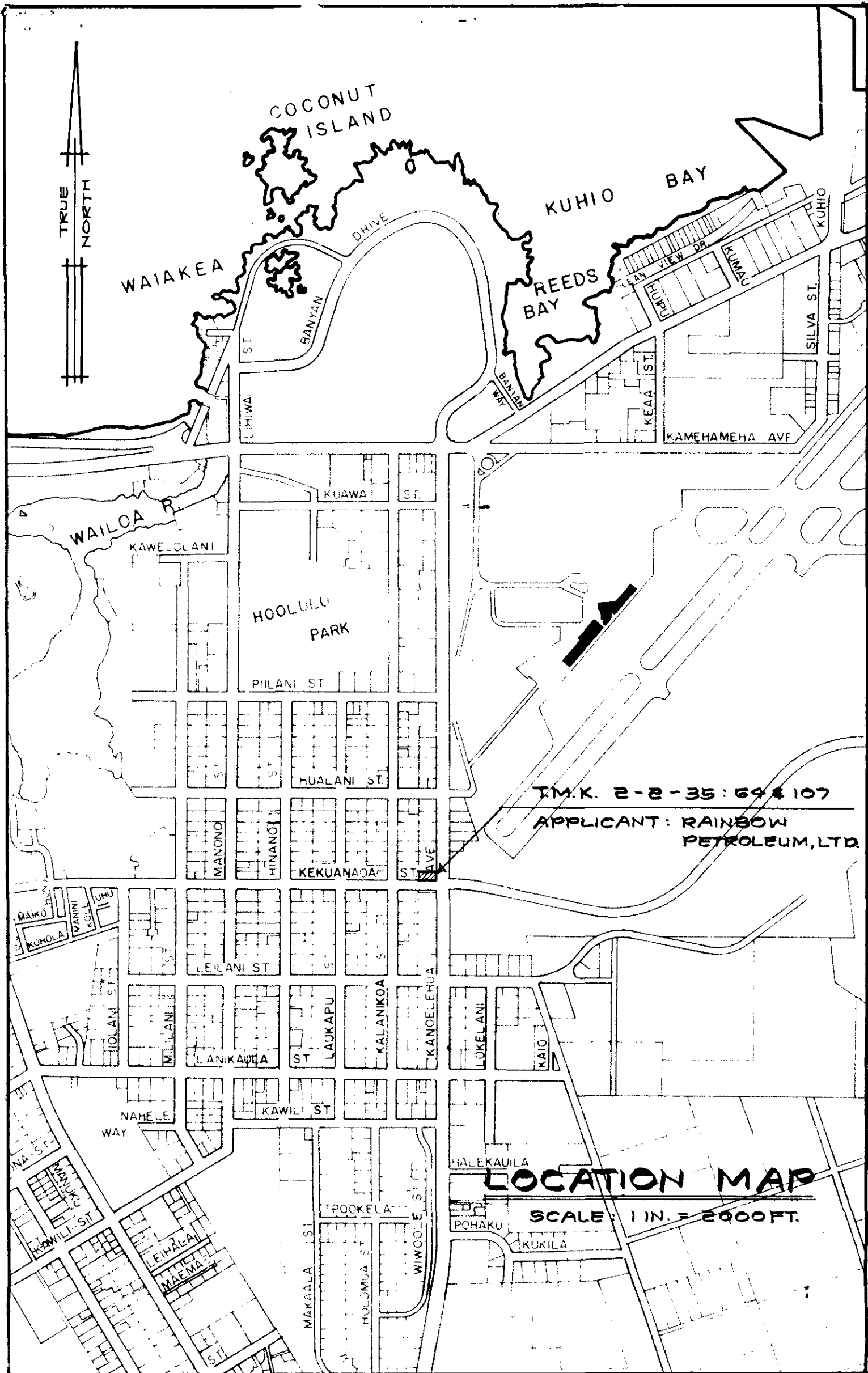
AMENDMENT NO. 114 TO SECTION 7.29 (THE CITY OF HILO ZONE MAP) ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-10) TO LIMITED INDUSTRIAL (ML-20) AT WAIAKEA, SOUTH HILO, HAWAII.

DATE OF PUBLIC HEARING: DEC. 9, 1982
 EFFECTIVE DATE: MARCH 23, 1983
 ORDINANCE NUMBER: 857
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII

TMK: 2-2-35: 64 & 107

NOV. 19, 1982

EXHIBIT "A"

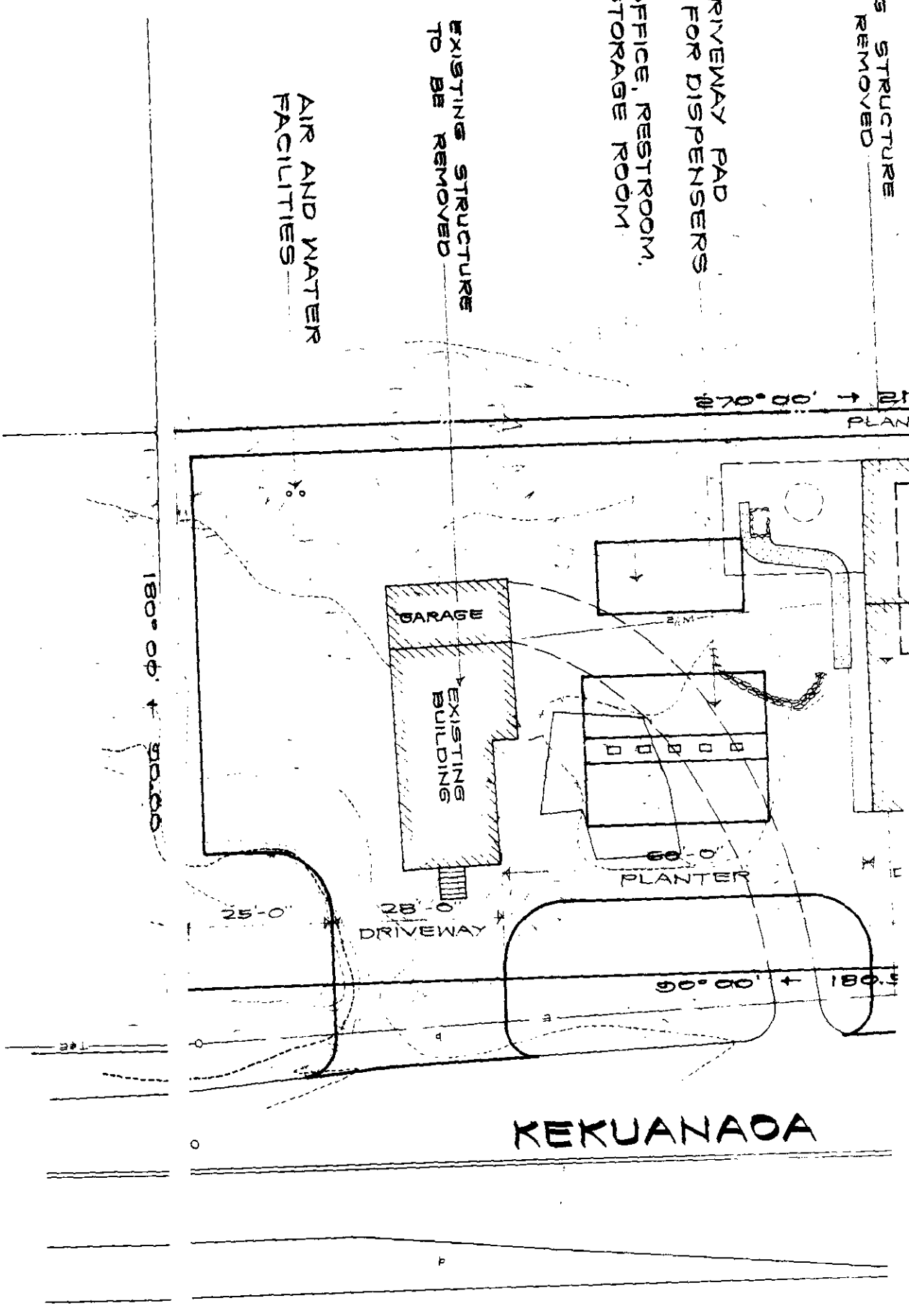


EXISTING STRUCTURE
TO BE REMOVED

CONCRETE DRIVEWAY PAD
WITH ISLAND FOR DISPENSERS
BUILDING ~ OFFICE, RESTROOM,
STORAGE ROOM

EXISTING STRUCTURE
TO BE REMOVED

AIR AND WATER
FACILITIES



SITE PLAN

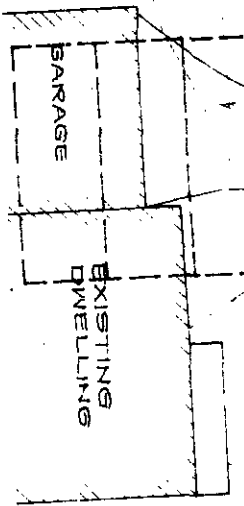
TOTAL AREA = 18,752 SQ. FT.

DESIGNED BY	
DRAWN BY	
CHECKED BY	
APPROVED BY	
JOB NO	
DATE	
SHEET NO.	

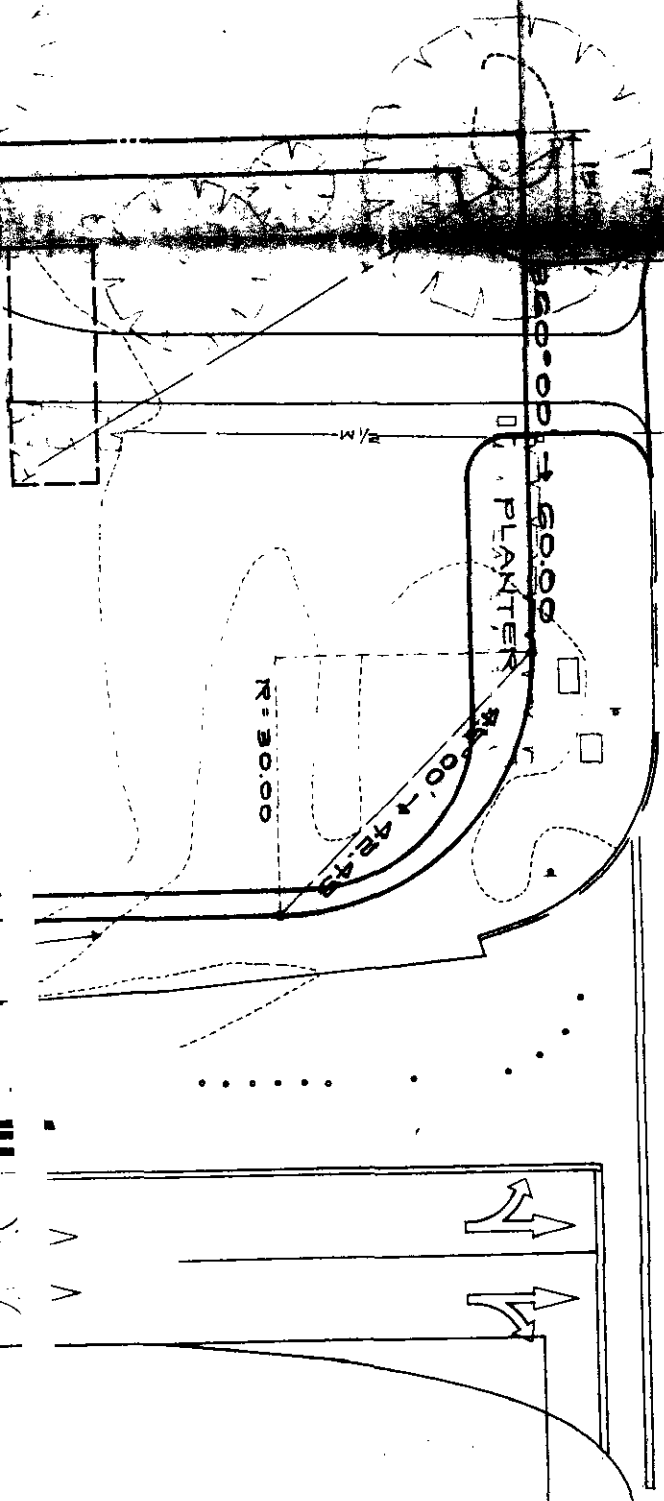
TAX MAP KEY : 3RD. DIV. 2-2-35 : 64 & 107
 JOB NO. H-74-03

UNDERGROUND FUEL
STORAGE TANKS

310.50
ENTER



28'-0"
DRIVEWAY



20'-0"
DRIVEWAY

← BANYAN DRIVE

KANOELERUA AVENUE

↑ TRULY NORTH
SCALE 1" = 80 FT.

VOLCANO →

STREET

associates, inc.
SURVEYORS LAND SURVEYORS
1000 ST ROOM 3A HONOLULU HAWAII 96814
1000 EAA ST HILO HAWAII 96720



APPROVED
BUREAU HEAD, D P W _____ DATE _____

THIS WORK WAS PREPARED BY ME
OR UNDER MY SUPERVISION AND
CONSTRUCTION OF THIS PROJECT
WILL BE UNDER MY SUPERVISION

Hilo, Hawaii

Date: February 16, 1983

FIRST READING			
	AYES	NOES	A/E
Dahlberg	X		
De Luz	X		
Domingo	X		
Fujii	X		
Hale	X		
Kawahara			X
Lai	X		
Schutte	X		
Chr. Yamashiro	X		
	8	0	1

Publication Date: _____

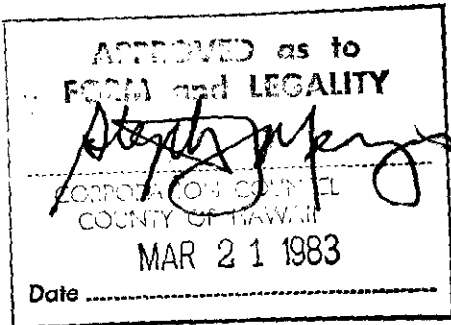
Hilo, Hawaii

Date: March 16, 1983

SECOND & FINAL READING			
	AYES	NOES	A/E
Dahlberg	X		
De Luz	X		
Domingo			X
Fujii	X		
Hale	X		
Kawahara			X
Lai	X		
Schutte	X		
Chr. Yamashiro			X
	6	0	3

Publication Date: APR 5 1983

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



[Signature]
Council Chairman

[Signature]
County Clerk

Approved/Disapproved this 23rd day of March, 1983.

[Signature]
Mayor, County of Hawaii

Bill No. 913
Reference: PC-180/C-10
M.B. No. _____
Ord. No. 857