

COUNTY OF HAWAII STATE OF HAWAII

BILL NO. 1016  
(Draft 2)

ORDINANCE NO. 85 10

AN ORDINANCE AMENDING SECTION 25-114 (CITY OF HILO ZONE MAP), ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, 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 2-2-35:62 & 108.

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

SECTION 1. Section 25-114, Article 3, Chapter 25 (Zoning Code) of the Hawaii County Code, is amended to change the district classification of property described hereinafter as follows:

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

Beginning at the Southeast corner of this parcel of land, also being the Northeast corner of Grant 11,459 to Joseph V. Tavares (Lot 14, Block 23, Waiakea House Lots, 1st Series) on the West side of Kanoelehua Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 1,563.00 feet South and 11,062.50 feet East and running by azimuths measured clockwise from True South:

1. 90° 00' 210.50 feet along Grant 11,459 to Joseph V. Tavares (Lot 14, Block 23, Waiakea House Lots, 1st Series);

2. 180° 00' 100.00 feet along Grant 12,805 to Yoshito and Tom Tatsumi Hoota (Lot 11, Block 23, Waiakea House Lots, 1st Series);
3. 270° 00' 210.50 feet along Grant 11,469 to Daniel and Margaret Pavao (Lot 10, Block 23, Waiakea House Lots, 1st Series);
4. 360° 00' 100.00 feet along the West side of Kanoelehua Avenue to the point of beginning and containing an area of 21,050 Square Feet.

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

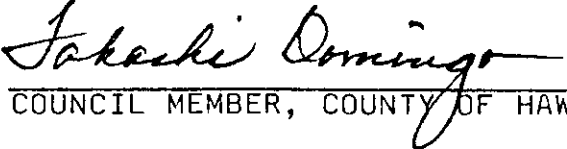
SECTION 2. This change in district classification is conditioned upon the following: (A) the petitioner, successors, or its authorized assigns shall comply with all of the stated conditions of approval; (B) that plans for the consolidation of parcels 62 and 108 of Tax Map Key 2-2-35 shall be submitted within six months from the effective date of the zone change; (C) plans for the conversion of the existing single family dwelling to the proposed use shall be submitted to the Planning Department for Plan Approval within one year from the date of receipt of final consolidation approval; (D) construction for the

the proposed use and parking area shall commence within one year from the date of receipt of Final Plan Approval and be completed within one year thereafter; (E) 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. Further, landscaping shall be provided along the front and rear of the property; (F) the allowable use shall be limited to a model home and activity shall be confined to real estate sales office or other similar activities for a period of five years or until such time as any of the surrounding properties are rezoned to limited industrial district, whichever occurs first; (G) accesses to the subject property shall meet with the approval of the State Department of Transportation, Highways Division; (H) a drainage system as required by the Department of Public Works shall be installed; and (I) that all other applicable rules, regulations, and requirements, including those of the Department of Water Supply, 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 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:

  
COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction:	February 8, 1985
Date of 1st Reading:	February 8, 1985
Date of 2nd Reading:	February 14, 1985
Effective Date:	February 25, 1985

