

COUNTY OF HAWAII STATE OF HAWAII

BILL NO. 122

ORDINANCE NO. 86 11

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-10) AT WAIAKEA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-2-49:27.

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-10):

Beginning at the northeast corner of this lot and on the West boundary of Lot 4, Block 47, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 3,593.00 feet South and 10,963.50 feet East, and running by azimuths measured clockwise from True South:

1. 360° 00' 100.00 feet along Lot 4, Block 47;
2. 90° 00' 111.50 feet along Government land;
3. 180° 00' 200.00 feet along Lot 2, Block 47;
4. 270° 00' 11.50 feet along Lanikaula Street;
5. 360° 00' 100.00 feet;
6. 270° 00' 100.00 feet to the point of beginning and containing an area of 12,300 square feet.

All as shown 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 assigns shall be responsible for complying with all of the stated conditions of approval of the zone change; (B) plans for the proposed development shall be submitted to the Planning Department for Plan Approval within one year from the effective date of the zone change; (C) construction shall commence within one year from the date of receipt of Final Plan Approval and be completed within two years thereafter; (D) a drainage system shall be installed in accordance with the requirement of the Department of Public Works; (E) improvement to Lanikaula Street between Kanoelehua Avenue and Kalanikoa Street for a distance of seventy-two feet shall be constructed, including curbs, gutters, and sidewalks, and such improvements shall be constructed in accordance with the requirements of the Department of Public Works and completed within one year from the issuance of final plan approval for the proposed development. The location of the improvements shall meet with the approval of the Department of Public Works. In lieu of actual construction within such period, the petitioner, successors or its assigns shall within one year from the issuance of final plan approval give legal and/or financial assurances meeting with the approval of the Planning Director,

Chief Engineer, and the Corporation Counsel for the completion of such improvements within two years thereafter. Further, should an Improvement District or similar arrangements be initiated, the landowner shall automatically participate in such an arrangement; (F) in the design and review of any improvements, due consideration for any potential 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; (G) any activity conducted on the 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 may impose additional mitigating measures in order to eliminate the nuisance; (H) the method of sewage disposal shall meet with the approval of the appropriate governmental agencies; and (I) all other applicable rules, regulations and requirements shall be complied with. The Planning Director may administratively grant extensions to the foregoing time conditions. Further, should any of the foregoing conditions not be met or substantially complied within a timely fashion, the Director may initiate rezoning of the area to its original or more appropriate designation.

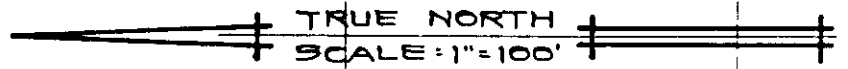
SECTION 3. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

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

INTRODUCED BY:


COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii
Date of Introduction: February 5, 1986
Date of 1st Reading: February 5, 1986
Date of 2nd Reading: February 19, 1986
Effective Date: February 24, 1986



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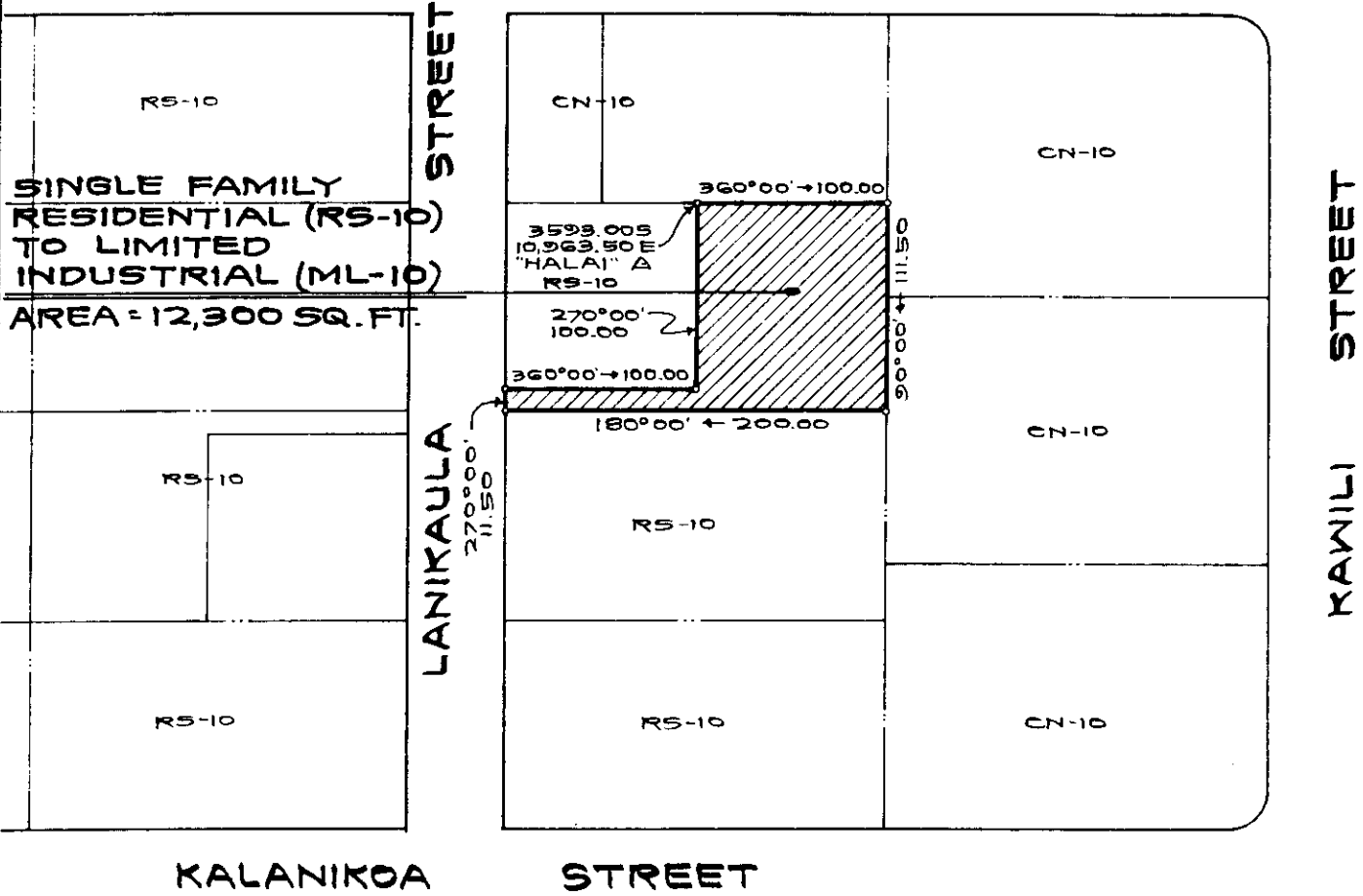
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← KAMEHAMEHA AVE.

KANOELEHUA AVENUE

VOLCANO →



AMENDMENT TO THE ZONING CODE

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-10) AT WAIAKEA, SOUTH HILO, HAWAII.

PREPARED BY: PLANNING DEPARTMENT
COUNTY OF HAWAII

TMK: 2-2-49:27

OCT. 10, 1985

EXHIBIT "A"