

COUNTY OF HAWAII STATE OF HAWAII

BILL NO. 252

ORDINANCE NO. 86 128

AN ORDINANCE AMENDING SECTION 25-114 (CITY OF HILO ZONE MAP), ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, RELATING TO THE MODIFICATION OF A CONDITION TO THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT WAIAKEA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-2-46:17.

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 Single Family Residential (RS-10):

Beginning at the Southwest corner of this parcel of land, and on the easterly side of Kanoelehua Avenue, F.A.P. F-2(3), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 15,081.64 feet South and 11,013.48 feet East, thence running by azimuths measured clockwise from True South:

1. 175° 42' 500.00 feet along the easterly side of Kanoelehua Ave., F.A.P. F-2(3);
2. 265° 42' 30.00 feet along same;
3. 175° 42' 302.91 feet along same;
4. 265° 42' 454.00 feet along Grant 11537 to Heirs of Abner Kama, deceased;

5. 355° 42' 802.91 feet along Hawaiian Homes Land;
6. 85° 42' 484.00 feet along the remainder of Grant 8872 to Arcenia J. Gomes to the point of beginning and containing an area of 8.713 Acres.

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

Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) the subject area shall not be developed until after the completion of the Waiakea-Uka Flood Control Project; (B) the area to be developed in two (2) zoning increments. The first increment shall consist of a maximum of five (5) contiguous acres, and the second, the remaining area. The effective date of zoning for the second increment shall be after development has occurred on the first increment. Development is defined as building permit issued for single-family residential dwelling units and construction partially completed in the sense of having roofs on a minimum of twenty-five (25) percent of the units for the entire area of 8.5 acres; (C) the petitioner, Hiromu Yamanaka, submit a subdivision plan for the first increment and secure tentative approval within one (1) year from the completion of the Waiakea-Uka Flood Control Project, and also assume the responsibility of securing final subdivision approval of the first increment. The petitioner shall also be responsible for

submitting a subdivision plan and securing final subdivision approval of the second increment; (D) a hydrologic/drainage study and a grading plan be submitted with the subdivision application for the first increment to the Planning Department and the Chief Engineer of the Department of Public Works; (E) the petitioner be responsible to provide a water system in accordance with the County of Hawaii Department of Water Supply standards; (F) only one (1) access from Kanoelehua Avenue shall be permitted. [Since Kanoelehua Avenue will be one-way Hilo-bound fronting the property after the completion of the highway improvements, only right turn movements will be allowed in and out of the proposed subdivision. No through connection to the Keaau-bound lanes will be permitted at the subdivision access.] Access to all lots shall be from the interior subdivision roads; thus, no direct access shall be allowed from the lots onto Kanoelehua Avenue; (G) curbs, gutters and sidewalks shall be constructed within the proposed subdivision; (H) the method of sewage disposal shall meet with the requirements of the State Department of Health; (I) a park fee, using the guidelines of the Park Dedication Code, shall be assessed at the time of subdivision approval; and (J) all other applicable rules and regulations shall be complied with. Should any of the foregoing conditions not be met, rezoning of the property to its original zoning designation may be initiated.

SECTION 2. Material to be repealed is bracketed.

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.

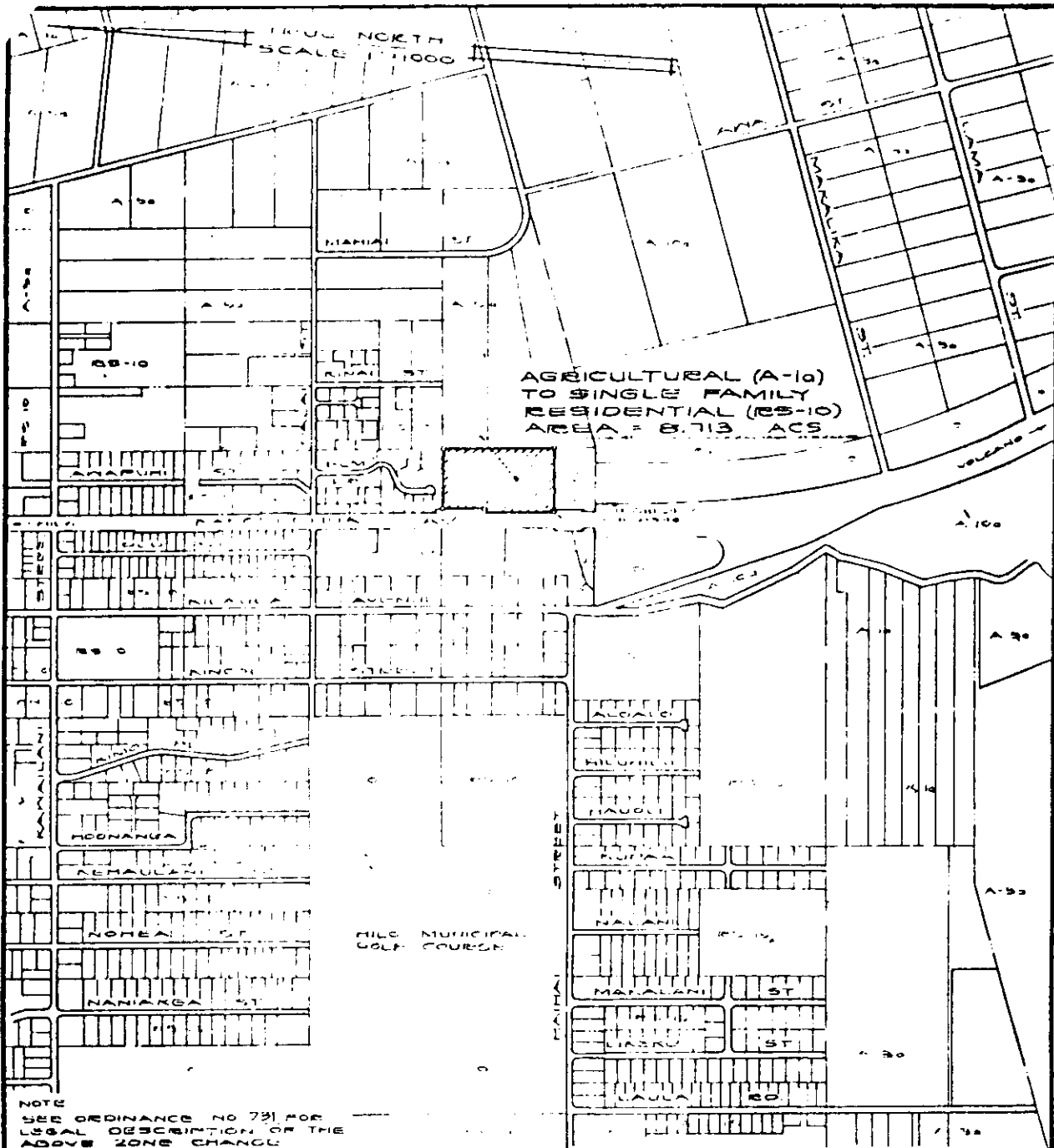
SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:


COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction:	November 3, 1986
Date of 1st Reading:	November 3, 1986
Date of 2nd Reading:	November 19, 1986
Effective Date:	November 25, 1986



AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 53 TO SECTION 7.29, THE CITY OF HILO ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-10) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT WAIAKEA, SOUTH HILO, HAWAII.

DATE OF PUBLIC HEARING: Sept. 10, 1981
DATE OF APPROVAL: NOV. 17, 1981
ORDINANCE NO 731
PREPARED BY PLANNING DEPARTMENT
COUNTY OF HAWAII