

COUNTY OF HAWAII STATE OF HAWAII



Bill No. 325 (Draft 2)

ORDINANCE NO. 87 32

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 OPEN (O) TO LIMITED INDUSTRIAL (ML-10) AT WAIAKEA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-2-35:72.

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 northwest corner of this parcel of land, being also the southeast corner of the intersection of Kanoelehua Avenue and Hualani Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 963.00 feet South and 11,187.50 feet East, thence running by azimuths measured clockwise from True South:

- 1. 270° 00' 107.61 feet along Hualani Street;
2. 341° 00' 105.76 feet along a Road Reserve;
3. 90° 00' 142.04 feet along Grant 11,505 to Hayato Okino (Lot 2, Block 24, Waiakea House Lots, First Series);

4. 180° 00' 100.00 feet along Kanoelehua Avenue to the point of beginning and containing an area of 12,482 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 applicant, its successors or assigns shall comply with all of the stated conditions of approval; (B) plans for the renovation of the existing building, including landscaping and parking, shall be submitted for plan approval review within one year from the effective date of approval of the change of zone; (C) construction shall commence within one year from the date of receipt of Final Plan Approval and be completed within two years thereafter; (D) [access from Kanoelehua Avenue shall meet with the approval of the State Department of Transportation, Highways Division. Further, except for the access from Kanoelehua Avenue which may be permitted by the State Department of Transportation, Highways Division, a 10-foot wide planting easement shall be delineated along the entire frontage of Kanoelehua Avenue] no access shall be allowed from Kanoelehua Avenue. A 10-foot wide planting easement shall be delineated along the entire frontage of Kanoelehua Avenue. Access shall be limited to Hualani Street; (E) access from Hualani Street shall meet with the approval of the Department

of Public Works; (F) a drainage system meet with the requirements of the Department of Public Works shall be installed; and, (G) all other applicable rules, regulations and requirements shall be complied with. The Planning Director may administratively grant extensions to any time condition. Further, should any of the foregoing conditions not be met or substantially complied with in a timely fashion, the Planning Director may initiate rezoning of the area to its original or more appropriate designation.

SECTION 3. In the event that any portion of the 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.

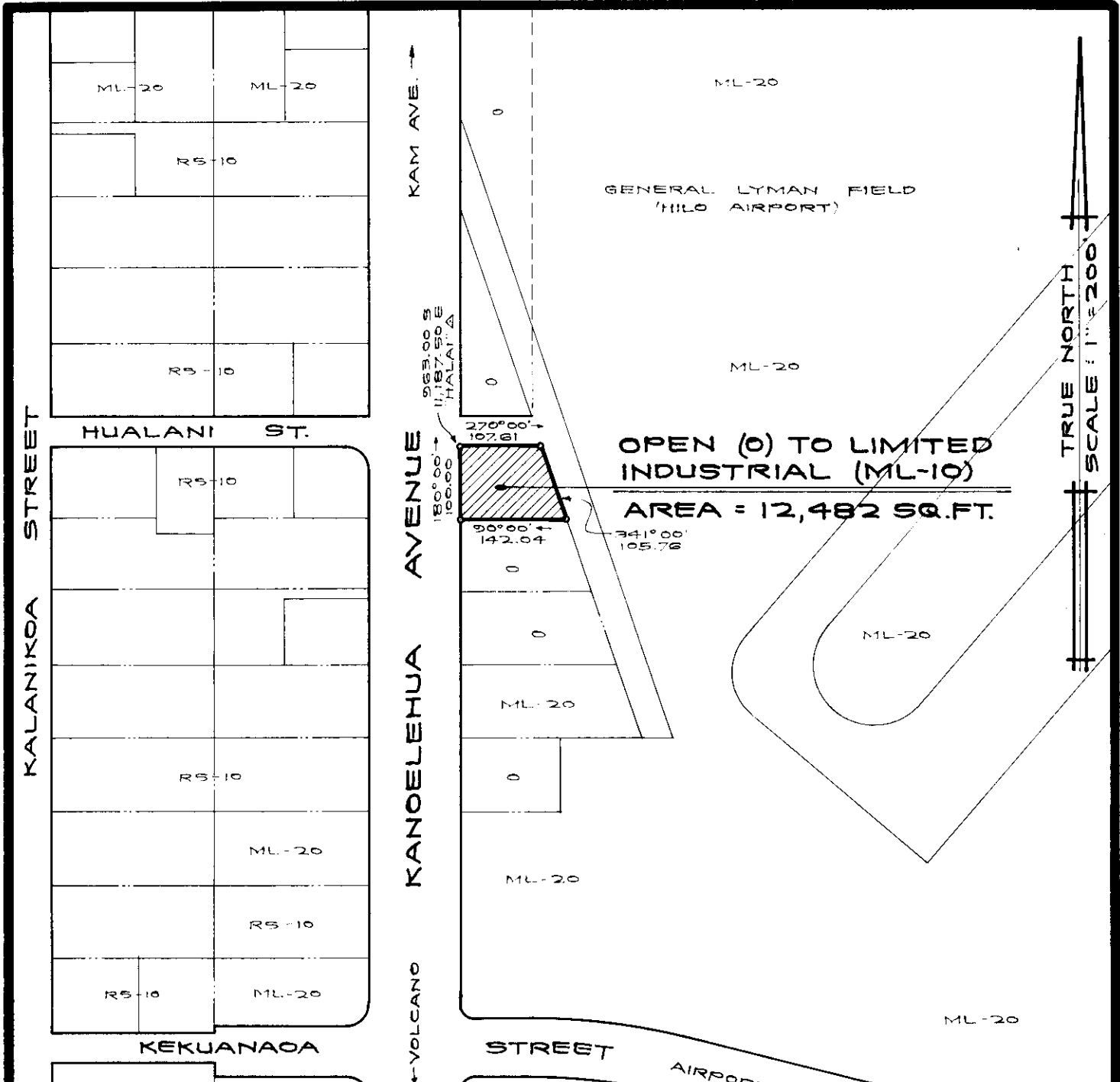
NOTE: Brackets and underscoring appear in this draft to highlight proposed amendments but will not appear in the final draft.

INTRODUCED BY:


COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: March 4, 1987
Date of 1st Reading: March 4, 1987
Date of 2nd Reading: March 20, 1987
Effective Date: April 1, 1987



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 OPEN (O) TO LIMITED INDUSTRIAL (ML-10) AT WAIAKEA, SOUTH HILO, HAWAII.

PREPARED BY : PLANNING DEPARTMENT
COUNTY OF HAWAII

TMK : 2-2-35 : 72

JAN. 5, 1987

EXHIBIT "A"