

# COUNTY OF HAWAII STATE OF HAWAII

Bill No. 326

## ORDINANCE NO. 87 33

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 MULTIPLE FAMILY RESIDENTIAL (RM-7) TO MULTIPLE FAMILY RESIDENTIAL (RM-4) AT WAIAKEA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-2-38:29.

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 Multiple Family Residential (RM-4):

Beginning at the North corner of this parcel of land, on the Southwest side of Kilauea Avenue, the coordinates of which referred to Government Survey Triangulation Station "HALAI" being 5,693.30 feet South and 8,572.63 feet East, and running by azimuths measured clockwise from True South:

1. 328° 10' 90.00 feet along the Southwest side of Kilauea Avenue;
2. 58° 10' 242.00 feet along Lot 3-B of Block 302, Waiakea Homestead House Lots;
3. 148° 10' 90.00 feet along Lots 15-D and 15-C of Block 302, Waiakea Homestead House Lots;
4. 238° 10' 242.00 feet along remainder of Lot 4 of Block 302, Waiakea Homestead House Lots to the point of beginning and containing an area of 21,780 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 shall submit the required water commitment payment to the Department of Water Supply in accordance with its "Water Commitment Guidelines Policy" within ninety days from the date of approval of the change of zone. The zoning of the property shall not be in effect until the water commitment payment is accepted by the Department of Water Supply; (B) the petitioner, successors, or assigns shall be responsible for complying with all of the stated conditions of approval; (C) plans, including landscaping and parking, shall be submitted for plan approval review within one year from the effective date of the change of zone. The number of on-site parking spaces provided shall be double of that specified in the Zoning Code; (D) a drainage system in accordance with the requirements of the Department of Public Works shall be installed; (E) access to the property shall meet with the approval of the Department of Public Works. Further, access to the property shall be restricted to right turn in and right turn out movements only. This condition shall be included in the ownership deeds and recorded with the State Bureau of Conveyances, and shall be honored by all future owners, heirs, assignees, tenants, etc.; (F) a 10-foot wide future road widening line should be delineated on the plans

submitted for plan approval review. The minimum front yard setback shall be taken from this future road widening line; (G) the sewage generated from the property shall be discharged into the public sewer system; and, (H) 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.

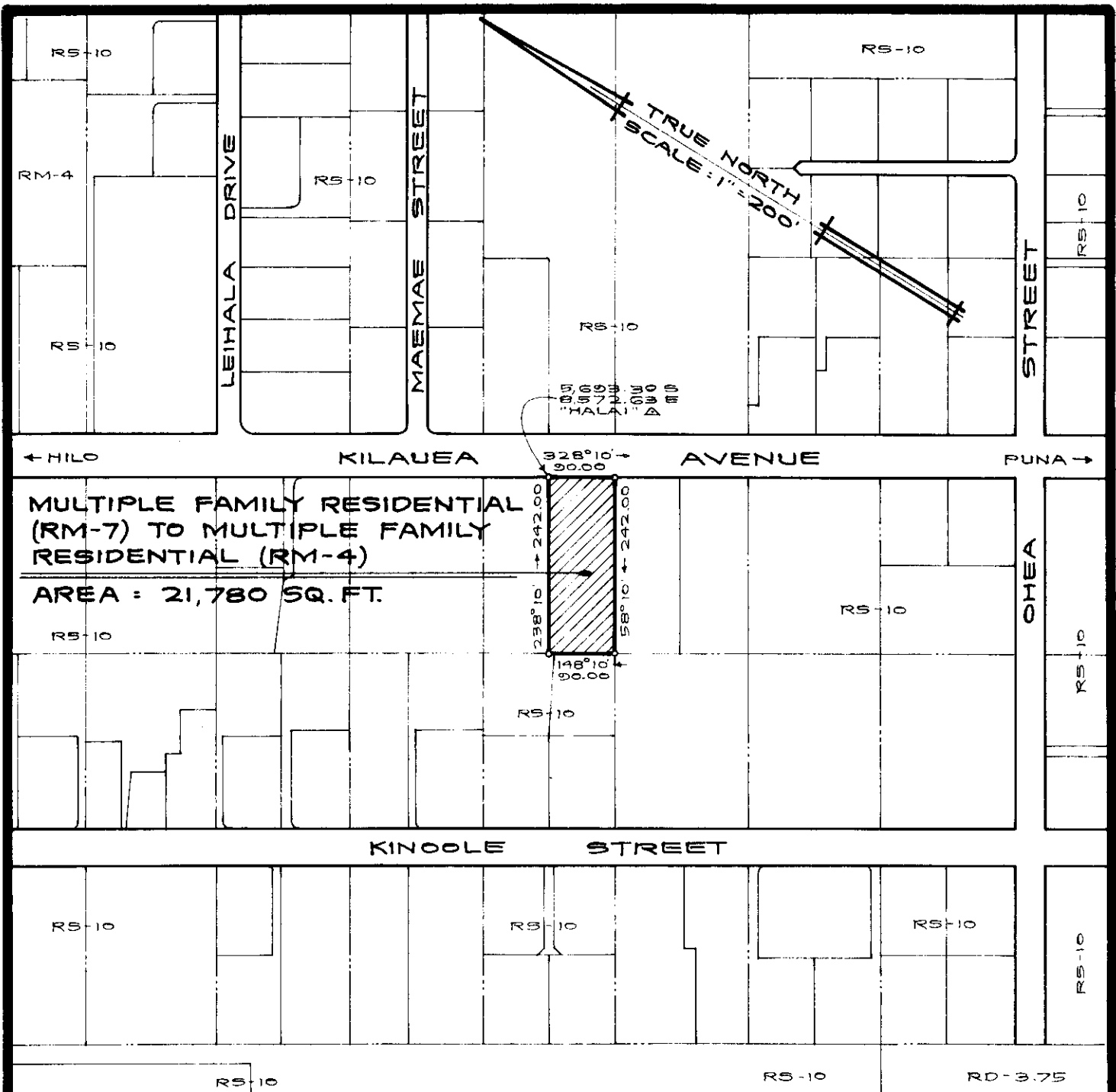
SECTION 4. This ordinance shall take effect upon its approval.

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



**MULTIPLE FAMILY RESIDENTIAL (RM-7) TO MULTIPLE FAMILY RESIDENTIAL (RM-4)**  
**AREA : 21,780 SQ. FT.**

## 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 MULTIPLE FAMILY RESIDENTIAL (RM-7) TO MULTIPLE FAMILY RESIDENTIAL (RM-4) AT WAIAKEA, SOUTH HILO, HAWAII.

PREPARED BY : PLANNING DEPARTMENT  
 COUNTY OF HAWAII

TMK: 2-2-38: 29

JAN. 8, 1987