STATE OF HAWAII
LAND USE COMMISSION

OK. FOR 1st UNIT

MEMORANDUM

November 20, 1969
7:30 p.m.

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A68-208 - KID McCOY, JR.

1 -
2
3 - 125
4 150
5 - 165
600 ± units.

This petition to rezone two non-contiguous parcels situated at the southern fringe of the Captain Cook Urban District in Kona, Hawaii, from an Agricultural to an Urban designation was publicly heard on April 18, 1969.

At the public hearing, the Commissioners expressed the importance of having County support for the petition if the proposed development as presented is to be realized. This point was emphasized in view of the adverse recommendation from the County and the fact that the County General Plan and zoning did not reflect the intent of the petitioner.

The Captain Cook Community Association and D'Arcy G. Rothwell, realtor, have expressed their support for the petitioner. Both concur with the petitioner that a demand for low-cost housing exists and the land petitioned is suitable for housing.

In a letter dated April 25, 1969, the petitioner informed the Commission that he was modifying his development concept in order to meet County standards. He also said he was requesting an amendment to the County General Plan and

reconsideration by the County Planning Commission of its recommendation to retain all but seven acres of the subject land in agriculture.

Action on this petition by the Land Use Commission was deferred on June 14 and July 18, 1969, pursuant to the petitioner's request.

A letter received at the June 14 meeting in Kona from the petitioner indicated that a feasibility study, a development proposal and a timetable for development of the subject property will be submitted. The petitioner also felt that the seven acres recommended for approval by the County "be expedited on its own merits" and suggested that this area be expanded to 11.2 acres to provide a developable parcel.

On July 10, 1969, the following were received from the petitioner:

1. A preliminary estimated cost breakdown of off-site improvements (streets, sewers, water, drainage, etc.) for five subdivision units. The total cost is estimated to be $2,003,100.
2. A preliminary estimated cost breakdown of on-site improvements indicating:
   a. for cluster and single family units--
      a range of between $21,950 for a one-story,

800 square foot, 2 bedroom unit to $31,200 for a two-story, 1,380 square foot, 5 bedroom unit.

b. for apartment units--a one-story, one bedroom, 650 square foot unit for $19,950 and a one-story, 2 bedroom, 900 square foot unit for $23,550.

The proposed development would provide 767 single family units, 254 cluster units and 480 apartment units for a total of 1,500 units.

3. A feasibility study conducted jointly by Engineering Service Corporation, Harris & Rice and the Zuckerman Building Company indicating that current and projected population trends, prevailing and projected incomes , growth of the tourist industry, and the relative lack of residential construction activity as compared to deteriorating and dilapidated residential units in Kona all point to a continuing and pressing demand for more low-cost residential units in Kona.

The report recommends:

a. development of low to moderate income units to be sold in fee simple, leased,

and leased with an option to purchase in fee.

b. that Unit I containing 11.2 acres be developed first, since the topography of this area will permit high density apartment development.

c. that the intervening properties comprising 36 acres which are not included as part of this petition be included in the planning, and

d. that the rate of development be adjusted to the market response to the initial increment and to the money market.

No timetable for the development of the subject property was submitted.

A letter dated July 17, 1969, was received from Mr. Bruce McCall, Managing Director in the Office of the Mayor of Hawaii County, advising the petitioner that no action has been taken by the Planning Commission or the Council on Dr. McCoy's request to amend the County General Plan but that action is expected in the near future. However, no further communication on this matter has been received to date.

In light of existing information, the staff again recommends that the petition be denied for the following reasons:

1. ample urban land already exists in the general area,
2. the land has serious limitations for urban development because of stoniness, shallow soil and steep slopes,
3. the subject parcels are non-contiguous and the large parcel would result in spot zoning and contribute to undesirable urban scatteration, and
4. the area in question does not substantially conform to the County General Plan.

The seven-acre parcel along the Belt Road is a logical extension of the existing Urban District as recommended by the County. However, there is no justification of "need" for its reclassification at this time.