STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

February 13, 1970
1:30 p.m.

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A69-231 - KEALAKEKUA RANCH, LIMITED

Pursuant to statutory requirements, a public hearing was duly held on this request on November 20, 1969, to rezone approximately 11.9 acres situated at Captain Cook, South Kona, Hawaii, from an Agricultural to an Urban designation.

Both the Hawaii County Planning Commission and the Land Use Commission staff recommended approval of the petition since the property is adjacent to an existing urban development containing city-like concentrations of people, structures, urban levels of public services and facilities; contains soils unsuitable for intensive agriculture; and is in conformity with the County's General Plan.

In regard to the petitioner's stated intention to develop the property for low income employee housing, the staff suggested at the hearing that the applicant be requested to submit a feasibility study of the proposed project and a development timetable and site plan including housing costs to potential purchasers prior to action by the Land Use Commission, in order to allow further evaluation of the request by the Commission.

Since the public hearing attorney Roy Vitousek has submitted the following:

1. a copy of the Articles of Association of Kealakekua Mauka Corporation showing the officers and directors as:

   Sherwood Greenwell - President & Director

   Stanley Taylor, Jr. - Vice President, Treasurer, & Director

   Roy Vitousek, Jr. - Secretary & Director

2. a schematic development study (marked Exhibit "A") prepared by Belt Collins & Associates showing:

   50 two-story building housing

   150 one-bedroom units

   100 two-bedroom units on 13.1 acres of land, including roadways, parking areas, and a recreation center.

It is noted by the staff that the acreage shown on this plan exceeds the 11.9 acres under petition through the inclusion of an abutting 1.16-acre parcel owned by Kealakekua Ranch which is not under petition. Accordingly, the data contained on this map needs to be adjusted.

Mr. Vitousek's letter of transmittal states in part:

"It is the intention of the corporation to proceed immediately with the development of the property and to build thereon housing units for rent.

The rental figures are being worked up by Belt Collins and will be submitted before your action meeting."

On January 26, 1970, Mr. Vitousek submitted a nine-page statement indicating that the development would contain a total of 206 one, two, and three bedroom units to be constructed by a major mainland building systems prefabricator.

The average two-bedroom unit would cost about $23,300. However, the addition of other project costs would increase the price to $26,709.

Construction of the first increment of 21 townhouse-type units will be initiated this year and ready for occupancy in 1971.

The second through fifth increments will be constructed in 1971-72, and the sixth to tenth increments will be constructed in 1972-74.

In addition, Mr. Vitousek states that the Directors of Kealakekua Mauka have agreed that if construction is not initiated within two years of the date of approval, the Land Use Commission may return the land to its present classification.

Therefore, pending the favorable evaluation of the development schedule and rental data which the petitioner

has stated will be submitted prior to action by the Land Use Commission, the staff again recommends that this petition be approved.