STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

January 8, 1971
1 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A70-252 - SHUZO IKENO, SANJI IKENO & MASAICHI KIMOTO
A70-262 - SHUZO IKENO

Petition A70-252, submitted by Messrs. Shuzo Ikeno, Sanji Ikeno and Masaichi Kimoto, was publicly heard on June 12, 1970. The petitioners requested the reclassification of 9.18 acres of land at Keopuka, South Kona, Hawaii, from an Agricultural to an Urban designation for a houselot development.

Mr. Shuzo Ikeno intended to include parcel 2, containing 5.83 acres, as part of the original petition; but, this was inadvertently omitted. The second petition submitted by Mr. Ikeno, A70-262, which corrected the omission, was made necessary since the public hearing on the original petition was already held. A public hearing on the later petition was held on October 31, 1970.

Since the petitioner proposes to develop parcel 2 jointly with parcels 51 and 61 and since he has requested that action be deferred on the first application until the second application can be acted on, it would be proper, with the Commission's concurrence, to consolidate action on petitions A70-252 and A70-262 under Section 1.16 Consolidations of the Land Use Commission's Rules and Regulations.

At the public hearing of October 31, it was noted that the Hawaii County Planning Commission recommended: "Approval of the frontal portion designated by the General Plan as 'Medium Density Urban Development' for Urban designation"

on the bases of the following findings:

"1. Urban growth for the 6.5 acre portion recommended for approval is foreseen as indicated by the 'Medium Density Development' designation.

"2. The granting of an Urban designation would result in a more logical district designation by amending the Agricultural designated strips abutting the highway.

"3. The recommended area is in close proximity to basic services such as water, schools, hospital, centers of trade, the Kona Civic Center and is contiguous to the existing Urban area.

"4. The amending of the Agricultural designation for the recommended area would not be removing highly productive lands from the Agricultural District.

"5. The area has more of an Urban character than the Agricultural designation implies.

"It should be made aware that the County's endorsement to the Land Use Commission does not mean concurrence with all development proposals for the area. Recommendation is made on the basis that the County is in agreement that said area should be changed from Agricultural to Urban."

We have since the hearing received a letter from the Hawaii County Water Department advising that water is available from their 8" main along the highway.

A letter from the Kona Board of Realtors was received at the October 31 meeting (circulated to the Land Use Commission on November 4) urging the Commission not to approve urban rezoning requests involving residential subdivisions unless the developer can provide the required utilities, proper roadways and can initiate development within 5 years. A letter from the Kona Chamber of Commerce dated November 4 supports the recommendations.

The staff recommended at the hearing that approval be granted based on the following:

1. It would square off the presently aberrated Urban District boundary, resulting in a more

desirable and logical district delineation. This would also conform to the provision in the State Land Use District Regulations stating that "lands contiguous with existing urban areas shall be given more consideration than non-contiguous lands . . ." Further, it would not be contrary to the intents of the Land Use Law regarding the prevention of the scatteration of urban developments.

2. It would allow the petitioners to proceed with an integrated development involving all of the properties under consideration and the parcels owned by the petitioners which are already in the Urban District. It is noted that the application included parcels 75 and 60 (totaling 2 acres) but these were deleted by the staff since both are already zoned urban.

3. The subject property has direct access to the main highway. Public facilities and services such as Konawaena School, Kona Hospital, and the Kona Civic Center are conveniently located in relation to the property.

4. In view of the soil classification (very poor) of the mauka three-fourths of the property and considering the extent of development of the abutting residential subdivision, it is unlikely that any agricultural use would be established on the property.

However, the staff further recommended at the hearing and now reiterates the recommendation that approval be granted only upon a favorable evaluation by the Commission of the petitioners' timetable for development and evidence that actual home construction will occur on the property within the next 5 years. This is particularly significant since the petitioners indicated at the October 31 hearing that the land will be developed by J. M. Tanaka for lot sales only and that no home construction will be involved. It is noted that there are approximately 350 acres of undeveloped Urban zoned lands in the near vicinity.