STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

January 7, 1971
10 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A71-305 - HARUMI & ASAYO NAKANO

A public hearing was held on November 5, 1971, on this petition by Mr. and Mrs. Nakano to reclassify 1.4 acres at Keauhou, North Kona, Hawaii, from an Agricultural to a Rural classification. The reclassification would allow the petitioners to construct another single-family dwelling on the property which presently contains a dwelling occupied by their daughter's family. Petitioners' current residence is located on Bishop Estate property on which the lease is about to expire.

A recommendation for approval of the petition was received from the Hawaii County Planning Commission. The Land Use Commission staff also recommends favorable action by the Commission based on the following findings:

1. The subject parcel originally comprised 2.47 acres of land which would have allowed the additional dwelling without a boundary change since the current County zoning is Ag 1 acre. However, in December, 1964, approximately 1 acre was acquired by the State for construction of the new Kuakini Highway,

thus necessitating the Rural classification in order that the petitioners may meet the density requirements.

2. The property in question abuts the Keauhou Rural District along 50 percent of its perimeter and is bounded on two sides by major roadways--Kuakini Highway to the west and Mamalahoa Highway to the east. It is noted that the existing Rural District is substantially developed with residences and that the proposed expansion is relatively minor.

3. The proposed use would not contribute to scattered urban development nor would it adversely affect surrounding property. Further, the land is suited for the proposed use topographically and from the standpoint of availability of utilities.