STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

November 3, 1972
10:30 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A72-323 - AGNES P. SMITH

A public hearing was held on August 24, 1972, on a request from Mrs. Agnes P. Smith to amend the district boundaries for 1.56 acres of land situated at Kainaliu, North Kona, Hawaii, from an Agricultural to an Urban designation. The Urban designation would permit the petitioner to lease the subject property to the Salvation Army who desires to construct a total of 26 low-cost housing units.

The Hawaii County Planning Commission has recommended approval of this request based on its satisfaction of the requirement of the general plan land use allocation guide map designation of medium density urban development; its encouragement of a concentration of residential uses while minimizing the potential for strip development; its location in an area conveniently located to shopping and other public and private services and within easy and convenient access to employment centers; and its limited agricultural potential, under existing technology.

The subject request also conforms to the provision in the State Land Use District Regulations stating that the "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.

Upon evaluation of this petition, the staff finds that the requested change is logical and desirable in that:

1. It is contiguous to the existing Urban District.

2. It conforms to the Hawaii County General Plan.

3. The basic utilities are readily available.

4. Access to shopping, entertainment, and other public and private services exists.

5. It would enable the Salvation Army to proceed with this non-profit project aimed at providing low-cost rental housing for elderly single persons in the community, the majority of whom are expected to be on the State's welfare rolls.

The staff therefore recommends approval of this request.