STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

June 1, 1973
10:00 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A72-353 - MABEL M. DAVIS

A public hearing was held on March 30, 1973 on this request by Mrs. Mabel M. Davis to rezone 1.5 acres of land at Waimea, South Kohala, Hawaii from Agricultural to Urban in order to provide homesites for her children.

At the hearing, it was noted that the Hawaii County Planning Commission recommended denial of the petition since Mrs. Davis has sufficient Urban designated lands in the frontal portion of her property which can accommodate the proposed use.

By letter dated April 9, 1973, Mrs. Davis related that she and her husband are not in the best of health and felt it urgent that their children be provided residential lots soon. She further advised that the portion of her property now in the Urban District and zoned Neighborhood Commercial will be leased or sold as is, and that the matter is presently in the hands of a realtor. She feels that the rezoning would automatically resolve the "error" of the 36 feet which are zoned Agriculture 5a by the County and situated in the State's Urban District. She further feels that the County's suggestion of locating her children's homes in the commercial-zoned area is poor planning.

It is noted that with the exception of the Hawaii County Planning Department, other governmental agencies such as the State Departments of Education, Taxation, Agriculture, Water Supply, Health, and County agencies such as the Departments of Water Supply, Fire and Police, have expressed no objections or foresee no adverse effects resulting from the proposed reclassification. The property is level and adaptable for the proposed use, basic utilities and access are available, and the property is contiguous to an existing Urban District.

Amenities such as shopping, employment, schools and governmental facilities, are located less than 1 mile away from the subject property. Further, the proposed use is in conformance with the County's General Plan land use guide map designation

of low density urban use; would not adversely affect surrounding property since it is adjacent to existing urban developments; and would not unreasonably burden public agencies to provide services and facilities, as these are already available.

Based on the above reasons, staff recommends approval of this petition.