STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

February 15, 1974
10:00 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A73-371 - LEO I. FLEMING

The matter of this request to rezone 0.56 acre of land at Kealakehe, North Kona, Hawaii from Agricultural to Urban was publicly heard on November 29, 1973.

Approval of the reclassification has been recommended by the Hawaii County Planning Commission based on the findings that it conforms to the County's General Plan; is in close proximity to urban concentration; abuts the existing Urban District, and fits in with development progress foreseeable on a 10 year projection.

Since the hearing, the petitioner advises that Mr. Pipella, owner of the subject property, will construct at least 2 homes within 18 months of final rezoning approval by the County Council. He also stated that Mr. Pipella's present intent is "to construct these houses in a 4-bedroom, 2-bathroom, with carport configuration and put them on the market in the $45,000 range, based on today's costs."

The staff finds that the rezoning of this 1/2 acre parcel would not necessarily establish an undesirable precedent in that most of the lots immediately situated on the mauka side of the Urban District are large agricultural sized lots ranging from 5 to 18 acres in area. Immediately abutting the north boundary of the parcel in question are 3 small lots of 1.3, 0.2 and 0.4 acres, respectively. These 3 parcels may reasonably be considered for inclusion in the Urban classification, possibly when the Kealakehe Urban District is evaluated during this year's comprehensive review.

Staff concurs with the findings of the Hawaii County Planning Commission and also recommends approval of this request.