

CERTIFIED MAIL

May 30, 1985

Mr. Sidney Fuke
Planning Consultant
100 Pauahi St., Suite 212
Hilo, HI 96720

Dear Mr. Fuke:

Use Permit Application
Applicant: Dr. Dennis Sagawa
Tax Map Key: 2-2-22:11

The Planning Commission at its duly held public hearing on May 22, 1985, voted to approve the application, Use Permit No. 30, to allow the construction of a dental building to accommodate three dentists on 20,314 square feet of land situated within the Single Family Residential (RS-10) zoned district at Waiakea, South Hilo, Hawaii.

Approval of this request is based on the following:

The granting of the proposed use will be consistent with the general purpose of the zoned district, the intent and purpose of the Zoning Code, and the County General Plan. The establishment of a dental office within the Single Family zoned district may be permitted through the granting of a Use Permit. It should be further noted that the goals of the Land Use element of the General Plan states to "Designate and allocate land uses in appropriate proportions and in keeping with the social, cultural, and physical environments of the County." It is felt that the granting of the request at its particular location will still maintain the present environment of this area of the City of Hilo. While the property is surrounded by single family dwellings, other uses in the immediate vicinity include offices, service stations and warehouse space. As such, the establishment of a dental office on the subject property would not involve the introduction of a completely new use into the area. In fact, the dental office will be compatible with the uses already established.

Since all essential utilities and services are available to the property, the granting of this request will also be in the

MAY 31 1985

Mr. Sidney Fuke
Page 2
May 30, 1985

direction of fulfilling the land use policy of the General Plan which states to promote and encourage the utilization of urban areas which are serviced by basic community facilities and utilities. Finally, the granting of this request would still be consistent with one of the purposes of the Zoning Code which is to promote health, safety, morals or the general welfare of the community.

The proposed use will not be materially detrimental to the public welfare nor cause substantial adverse impact to the community's character or to surrounding properties. As stated previously, although the property is surrounded by single family dwellings, other land uses in the vicinity include offices, service stations and warehouse space. While the establishment of a dental office may have some impact on the adjacent residential uses, the impacts should be minimal. The subject property consists of 20,314 square feet of land area which provides ample space for all necessary improvements and a buffer from surrounding properties. Moreover, the impacts associated with a dental office are not expected to be overly noxious in nature.

The granting of the proposed use will not adversely affect similar or related existing uses within the surrounding area, community or region. Approval of the subject request would enable the petitioners to improve their services to the community. The new facility would be tailored to the individual needs of the dentists as well as accommodating the most modern form of dental technology. These improvements could not be accommodated within the existing facilities presently in use. One other area of improvement would be the better servicing of handicapped clients by meeting the present requirements of the building and zoning codes.

The granting of the proposed use will not unreasonably burden public agencies to provide roads and streets, sewer, water, drainage, schools, police and fire protection and other related infrastructure. The property is provided with all essential utilities and services. While traffic in this area will increase, it is expected to be quite negligible. The section of Kinoole Street fronting the property has a right-of-way width of sixty feet and is improved with a 36-foot wide pavement, curbs, gutters and sidewalks. As a condition of approval, the petitioners will also be required to continue the curb, gutter and sidewalk from Kinoole Street to the northerly corner of the property on Lanihuli Street. Water, as well as fire hydrants are available to service the property. It should be further noted that none of the cooperating agencies had any objections to the subject request.

Mr. Sidney Fuke
Page 3
May 30, 1985

Approval of this Use Permit request is subject to the following conditions:

- a. The petitioner, successors or its assigns shall comply with all of the stated conditions of approval.
- b. Plans, including parking and landscaping plans, shall be submitted for Plan Approval within one year from the effective date of the Use Permit.
- c. Construction shall commence within one year from the date of receipt of Final Plan Approval and be completed within two years thereafter.
- d. A drainage system meeting with the approval of the Department of Public Works shall be provided.
- e. Access improvements meeting with the approval of the Department of Public Works shall be provided.
- f. Curb, gutter and sidewalk improvements, meeting with the approval of the Department of Public Works, shall be provided along Lanihuli Street for the entire frontage of the subject property.
- g. All other applicable rules, regulations, and requirements, including those of the Department of Water Supply and the Department of Health shall be complied with.
- h. Should the Planning Department determine that any of the foregoing conditions have not been met or substantially complied with in a timely fashion, the Use Permit shall be void.

Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,



Donald Thompson
Chairman, Planning Commission

cc: Dr. Dennis Sagawa
Department of Public Works
Department of Water Supply
County Real Property Tax Division

bcc: Plan Approval Section