

**CP Application for Proposed Michael Spalding's Realty Office
(CP 2015/0009)**

RECEIVED AT LU MEETING ON 8/16/17
(MICHAEL SPALDING)

About Business

Founded 1979 by Michael Spalding

Commercial real estate – sales, leasing and property management

Family-owned and operated – wife and 2 daughters work for business

2 full-time and 3 part-time employees

Proposed use of house:

Administrative Support

Bookkeeping

Records storage

Current Land Use Designations

State Land Use District Boundary: Urban

Wailuku-Kahului Community Plan: Single Family

County Zoning: R-2 Residential

Maui Island Plan: Urban Growth
Boundary

Other: Outside SMA

Permit Request

Conditional Use Permit

Proposed use is not specifically permitted within the R-2 Residential District

Recommendation of approval from Maui Planning Commission on February 14, 2017



293 Waiale Road, Wailuku

Surrounding Land Uses





293 Waiale Road – corner of Kaohu St. & Waiale Rd.

Front View of the House – from Waiale Rd



Front and Side View of the House



View East of House Toward Sandhills



View West of House Toward Appraisal Building





View South of
House of Front
Yard and Parking
Lot Area, from
Waiale Rd



View of Waiale Rd
and Kaohu St.
intersection

Front View of House, Showing Residences to the North, from Waiale Road



View South of Driveway Entrance, Kaohu St. and County Dept. of Environmental Mgmt. Baseyard



Rear View of House

Two-car garage



Rear View of House & Parking Space



Kitchen



Living Area



One of Bedrooms



Another Bedroom



Project Overview

Adaptive Reuse of Existing 1,280 sf House Built in 1951

Lot Size: 3,600 sf

Owned by Kaohu LLC

Reciprocal Access Easement for Parcel 8 (also owned by Kaohu, LLC) for Shared Driveway Access

Proposed real estate office:

- Foyer
- Five (5) rooms for office space
- Kitchen
- Bathroom
- Office bath/utility space
- Two-car garage & Parking Space to Rear of House
- Landscaping: Ti leaf, croton plants, a lime tree, puakenikeni, jabong, Surinam cherry bush

WAIALE PARKING ANALYSIS				
Area	Ratio Per MCC 19.36A			Sub-Total
	Code	Per SF		
293 Waiale Road				
Office	1280	1 per	500	= 2.56
Utility/Office Bath	400	1 per	500	= 0.8
Total Parking Required				= 3.36
Total Parking Required for Waiale				= 3

PROJECT DATA

PROJECT CODE: 2006 IBC W/
MAUI COUNTY
AMENDMENTS

TAX MAP KEY: (2) 3-4-09.36

LOT AREA: 3,600 SQ FT

BUILDING DESCRIPTION:
RESIDENTIAL

OCCUPANCY: B

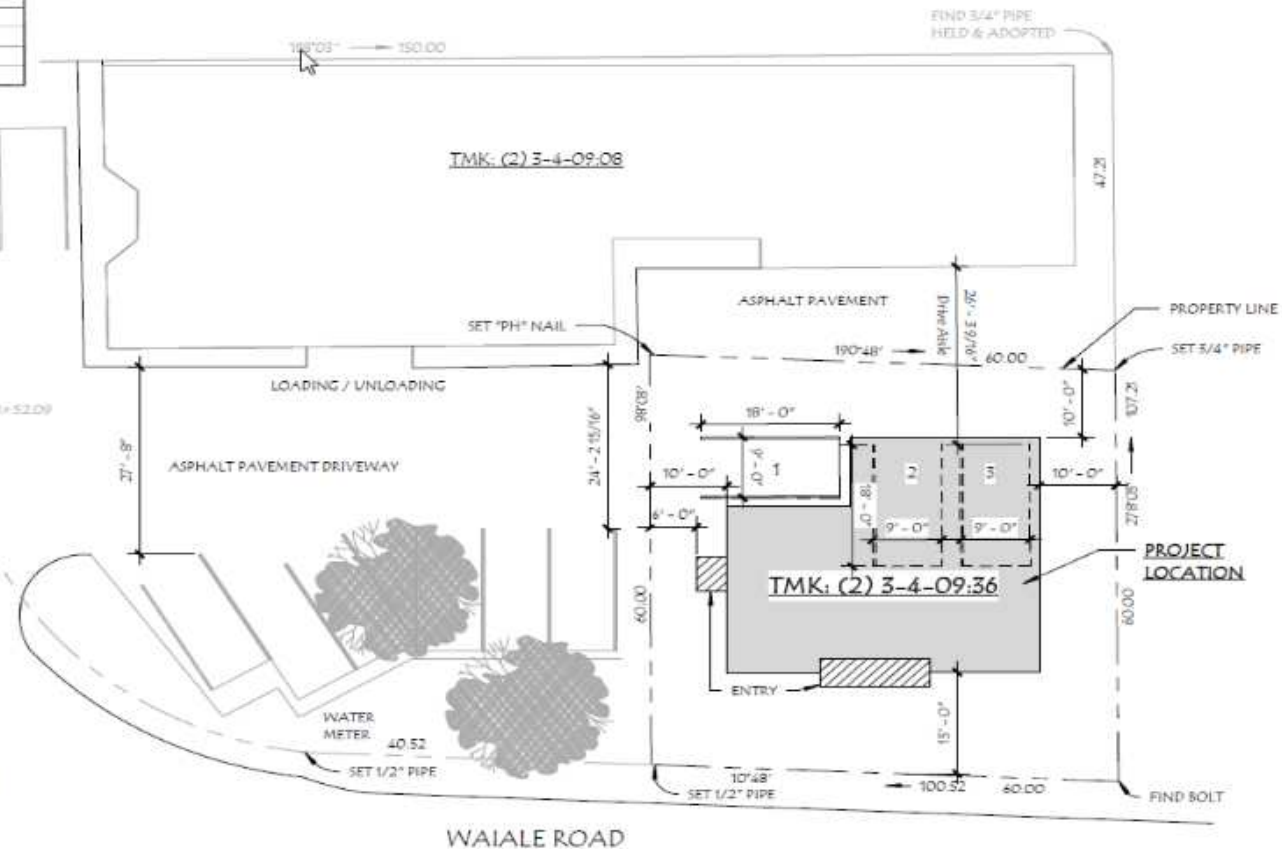
TYPE OF CONSTRUCTION: V-B
(NON SPRINKLED)

ZONING: R-2 / STATE URBAN
DISTRICT

MAXIMUM ALLOWABLE
BUILDING HEIGHT: 2 STORIES

PARKING SUMMARY:
EXISTING TO REMAIN

SETRACKS: FRONT: 15'
SIDE & REAR: 6'



1 SITE PLAN
AO-1 SCALE 1/16" = 1'-0"

Scale bar: 0, 8', 16', 32'

Scale: SCALE 1/16" = 1'-0"

North arrow pointing towards the top-right.

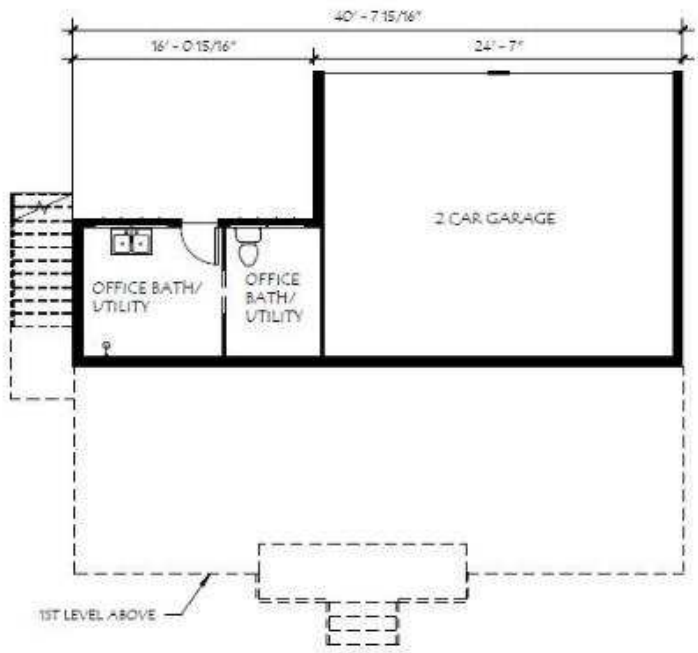
MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com

REGISTERED PROFESSIONAL ARCHITECT
No. 10006
ARCHITECT, U.S.A.
EXP. 07/2018

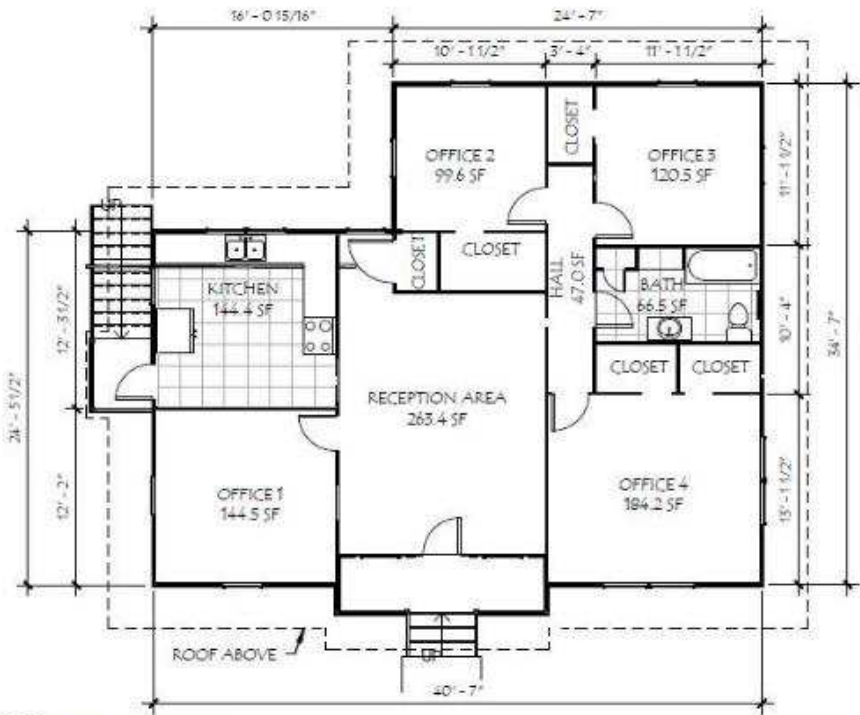
WAIALE OFFICE
293 WAIALE ROAD
WAILUKU, MAUI, HI, 96795
TMK: (2) 3-4-09.36

DATE: 09/24/2016
SCALE: As Indicated
PROJECT NUMBER: AO-1

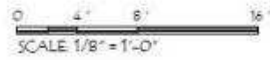
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2 GARAGE & STORAGE
A-1 SCALE 1/8" = 1'-0"



1 FLOOR PLAN
A-1 SCALE 1/8" = 1'-0"



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TRAVIS W. WILSON/REGISTERED ARCHITECT
STATE OF HAWAII LICENSE NO. 10000
TRAVIS WILSON ARCHITECTURE, INC.
1000 KALANANAKU DRIVE, SUITE 200
HONOLULU, HAWAII 96813

WAIALE OFFICE
238 WAIALE ROAD
WAILUKA, MAUI, HI 96795
T.M.S. (2) 3-4-09-36

No. 12/01

FLOOR PLAN & ROOF PLAN

DATE: 09/26/2016

SCALE: 1/8" = 1'-0"

PROJECT NUMBER: WAIALE OFFICE

A-1

Drawing Code: 16-03-0017-02-01-04

Studies

Traffic Impact Assessment Report

Phillip Rowell and Associates (July 2016)

Traffic generated: 3 trips during AM peak hour, 3 trips during PM peak hour

No change to level of service – no mitigation recommended

Utilities

Water

5/8" water meter

Serviced by the Central Maui Water System

Several fire hydrants nearby: 185 Waiale Rd, across Kaohu St. at County baseyard entrance, south corner of Church of the Living God

Department of Water Supply had no comment

Wastewater

Wastewater capacity is available

Developer shall pay assessment fees

Wastewater contribution calculations are required before the building permit is issued

Non-contact cooling water and condensate should not drain to the wastewater system

Drainage

French grated inlet toward rear of house

Runoff flows south to north toward inlet

Department of Public Works had no comment.

(continued)

Utilities (cont.)

Roadways

Ingress and egress from Kaohu Street

Based on level-of-service analysis, no mitigation recommended

Department of Public Works had not comment.

Electrical & Telephone

Large electric pole located on Waiale Road

Maui Electric Company & Hawaiian Telcom services the site

Summary/Conclusion

Proposed project involves adaptive reuse and no development is proposed.

The proposed project will not have any significant impact on the shoreline, a particularly sensitive habitat or ecosystem.

The proposed project will not be significantly detrimental to public interest, convenience and welfare, and will be in harmony with the area in which it is located.