

**PC Committee**

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**From:** Jennifer Maydan <Jennifer.Maydan@co.maui.hi.us>  
**Sent:** Thursday, June 01, 2017 2:19 PM  
**To:** PC Committee  
**Cc:** Michele McLean; Pam Eaton; William Spence  
**Subject:** Molokai Community Plan Update (PC-2)  
**Attachments:** LCP\_Ch 9 Land Use\_Relationship of CP LU Designation & Zoning.pdf; LCP\_Appx 9.2.pdf

Chair King & Planning Committee Members,

In response to your request at the June 1, 2017 Planning Committee meeting, attached please find two documents from the recently updated and adopted Lanai Community Plan.

Attachments:

1. Excerpt from Ch 9 Land Use - Section "Relationship of Community Plan Designations and County Zoning"
2. Appendix 9.2 - Comparison of Lanai Community Plan Land Use Designations and Typical County Zoning District

Should you have any questions please do not hesitate to contact me.

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of the DHHL subdivision,<sup>26</sup> 2) the County's Lāna'i City Affordable Housing Project, and 3) the DOE's expansion of the Lāna'i Elementary and High School campus<sup>27</sup> (see Map 9.3). Lāna'i has two PDs, Mānele and Kō'ele, that have resort hotels and nearby dispersed residential development. The Mānele and Kō'ele PDs were approved in 1986, yet only a small fraction of the approved units has been constructed. Only about 6 percent of the entitled housing units in the Kō'ele PD and approximately 18 percent of the entitled housing units at Mānele have been constructed.<sup>28</sup> In addition, the PDs have required agreements and conditions that must be fulfilled.

The island's primary industrial areas are located southwest of Lāna'i City, near the Lāna'i Airport, and at Kaumālapa'u Harbor. These industrial areas are a very small percentage of the total lands (see Maps 9.4 and 9.6). Most land on Lāna'i is interim-zoned and needs to be rezoned to be consistent with the community plan.

### **Future Conditions – Planned Growth**

Five areas on Lāna'i are proposed for future development by Pūlama Lāna'i (see Maps 9.3 to 9.6). The mix and composition of the proposed land uses within these five growth areas are intended to provide economic diversity, promote sustainability and efficient use of existing infrastructure, offer a diversity of housing options and locations, improve the diversity of resort experiences, and broaden educational opportunities. These areas are meant to be interrelated and supportive of each other, with the goal of achieving economic and community sustainability.

Approximately 2,500 acres are proposed to be developed or conserved with the following community plan land use designations: mixed-use residential, hotel, airport, heavy and light industrial, public/quasi-public, park, rural, and open space (see Table 9.2 and Appendix 9.2). The new development will incorporate smart-growth principles with walkable neighborhoods, green infrastructure, and multi-modal transportation options. The new development will also continue the historic urban form of Lāna'i City by using block sizes and appropriate building types and scale, and by maintaining the traditional rural character and open spaces of the island.

### **Relationship of Community Plan Designations and County Zoning**

Under Section 8-8.5(5), Revised Charter of the County of Maui (1983), as amended, "community plans created and revised by the citizen advisory committees shall set forth, in detail, land uses within the community plan regions of the county." Historically, land use designations in the various County community plans have been described generally and have not included a detailed list of permitted uses, standards, and regulations to implement the designations. The zoning code by law is enacted consistent with the community plans of the County. Zoning districts within the code are described specifically and include permitted uses and standards necessary to regulate and maintain the character of the zoning districts. The zoning districts have statements of purpose and

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<sup>26</sup> Department of Hawaiian Home Lands, State of Hawai'i (2010). *Island of Lāna'i Regional Plan*.

<sup>27</sup> Department of Education, State of Hawai'i (2011). *Final Environmental Assessment Lāna'i High and Elementary School Master Plan* (Gerald Park, Urban Planner, Mililani).

<sup>28</sup> WUDP, Ordinance 3885 (2011).

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intent that align with the descriptions of land use designations in the community plans of the County. For each community plan land use designation, there may be one or more zoning districts that establish uses consistent with those envisioned by the community plan. In the event that a land use designation does not have a typical, matching or corresponding zoning district, a new zoning district(s) will be established in the Maui County Code.

In lieu of repeating in detail the allowable land uses within the Lānaʻi community plan area, Appendix 9.2, Comparison of Lānaʻi Community Plan Designations and Typical County Zoning Districts, sets forth each community plan land use designation applicable on Lānaʻi and identifies the zoning district or districts that would typically allow the uses envisioned by the community plan.

The Lānaʻi community plan land use map (collectively, Maps 9.2 through 9.6) has been prepared in compliance with the requirements of Sections 2.80B.070(A) and (E)(14), MCC. For site-specific determinations of community plan land use designations and zoning, please contact the Department of Planning, Zoning Administration and Enforcement Division.

## APPENDICES

### Appendix 9.2 Comparison of Lāna`i Community Plan Land Use Designations and Typical County Zoning District

In lieu of repeating in detail the allowable land uses within the Lāna`i community plan area, this Appendix 9.2 sets forth each community plan land use designation and identifies the zoning district or districts that would typically allow the uses envisioned by the community plan. In the event that a land use designation does not have a typical, matching or corresponding zoning district, a new zoning district(s) will be established in the Maui County Code.

Pursuant to Section 2.80B.030(B), MCC, if a property's community plan land use designation and zoning do not correspond as listed in the table below, the property's zoning regulates the uses and standards allowed on the property when only ministerial permits or approvals by government agencies are required. Discretionary actions by government agencies, such as a change in zoning, shall conform to the community plan; during the change in zoning process, the typical zoning districts listed below should be established to correspond with and implement the community plan.

LĀNA`I COMMUNITY PLAN LAND USE DESIGNATIONS	STATE LAND USE DISTRICTS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICTS
Agriculture	Agricultural	Envisions agricultural uses and related and compatible uses.	Agricultural District.
Airport	Urban	Envisions general and commercial aviation airport facilities and support services, and related and compatible uses.	Airport District.

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LĀNA'I COMMUNITY PLAN LAND USE DESIGNATIONS	STATE LAND USE DISTRICTS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICTS
Business Commercial	Urban	Envisions retail stores, offices, entertainment enterprises, and other commercial services, and related and compatible uses.	B-1 Neighborhood Business District; B-2 Community Business District; B-3 Central Business District; B-R Resort Commercial District; B-CT Country Town Business District; and Service Business Residential (SBR) District.
Heavy Industrial	Urban	Envisions major industrial operations with potentially noxious impacts from noise, airborne emissions, or liquid discharges. May also include light industrial and business commercial operations, and related and compatible uses.	M-2 Heavy Industrial District; and M-3 Restricted Industrial District.
Hotel	Urban	Envisions transient accommodations and commercial uses predominantly intended to serve guests; includes hotels, condominiums, and apartments having more than two dwellings; single-family, duplex, and 'ohana dwellings; and related and compatible uses.	H-1 Hotel District; H-M Hotel District; H-2 Hotel District; and Hotel District.

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LĀNA'I COMMUNITY PLAN LAND USE DESIGNATIONS	STATE LAND USE DISTRICTS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICTS
Light Industrial	Urban	Envisions warehousing, light assembly, service, and similar industrial operations; also may include business commercial operations, and related and compatible uses.	M-1 Light Industrial District.
Mixed-Use Residential	Urban	Envisions primarily single-family and multi-family dwellings, but also includes a mix of park, commercial, and public/quasi-public uses; and related and compatible uses. Light industrial and heavy industrial uses are excluded.	<i>Until a new Mixed-Use Residential zoning district is established in the Comprehensive Zoning Ordinance, a mixture of existing residential, apartment, park, business, and public/quasi-public zoning would correspond with and implement this community plan land use designation.</i>
Multi-Family	Urban	Envisions apartments and condominiums having more than two dwellings; also includes single-family, duplex, and 'ohana dwellings, and related and compatible uses.	Two-family (Duplex) District; A 1 Apartment District; and A-2 Apartment District.

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LĀNA'I COMMUNITY PLAN LAND USE DESIGNATIONS	STATE LAND USE DISTRICTS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICTS
Open Space	Agricultural Rural Urban Conservation	Envisions areas that are inappropriate for intensive development because of environmental, physical, or scenic factors, including shoreline and landscape buffer areas, drainageways, view planes, flood plains, and tsunami-inundation areas.	OS-1 (Passive) Open Space District; OS-2 (Active) Open Space District; and Urban Reserve District.
Park	Agricultural Rural Urban Conservation	Envisions recreational uses, including public and private active and passive parks, and related and compatible uses.	General Park (PK) District; and Urban Reserve District.
Park/Golf Course	Agricultural Rural Urban Conservation	Envisions golf courses and related and compatible uses.	Golf Course (GC) District.
Project District	Urban	Envisions a variety of land uses and development standards that are unique to a particular project; specific uses are established by a project district zoning ordinance.	<i>Implementing the Project District designation requires uses and standards for a particular project district be established in the Comprehensive Zoning Ordinance. Lāna'i currently has two project districts: 1) the Lāna'i Project District I (Mānele) set forth in Chapter 19.70, MCC, and</i>

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LĀNA'I COMMUNITY PLAN LAND USE DESIGNATIONS	STATE LAND USE DISTRICTS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICTS
			<i>2) the Lāna'i Project District 2 (Kō'ele) set forth in Chapter 19.71, MCC. Additional project districts may be developed over time.</i>
Public/Quasi-Public	Rural Urban Conservation	Envisions schools, libraries, fire and police stations, government buildings, public utilities, hospitals, churches, cemeteries, community centers, and related and compatible uses.	P-1 Public/Quasi-Public District; and P-2 Public/Quasi-Public District.
Rural	Rural	Envisions small farms intermixed with low-density single-family dwellings, and related and compatible uses.	County Rural; RU-0.5 District; RU-1 District; RU-2 District; RU-5 District; and RU-10 District.
Single-Family	Urban	Envisions single-family, duplex, and 'ohana dwellings, and related and compatible uses.	R-1 Residential District; R-2 Residential District; R-3 Residential District; R-0 Zero Lot Line Residential District; Two-family (Duplex) District; Service Business Residential (SBR) District; and Urban Reserve District.

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LĀNA'I COMMUNITY PLAN LAND USE DESIGNATIONS	STATE LAND USE DISTRICTS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICTS
None	Conservation	Indicates lands designated Conservation District by the State Land Use Commission.	None.