

Wailea Tennis Center Parking Lot Expansion



Amendment to a Conditional Use Permit

Housing and Land Use Committee
May 10, 2023

Introduction

PROJECT TEAM

Owner/Applicant: Wailea Golf LLC

Planning and Landscape Architecture: Chris Hart and Partners, Inc.,
Brett Davis, David Sereda

Civil Engineer: DCI Engineering

Project Location Map



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Site Photographs



1. Looking west towards Wailea Ike Place and the ocean from the entrance of the Wailea Tennis Club Parking Lot.



2. Looking north towards the entrance of the Wailea Tennis Club Parking Lot. Beyond is the intersection of Wailea Ike Place that runs to the south connected to Wailea Ike Drive and Wailea Ike Place that runs to the north connected to Grand Champion Villas.



3. Looking west towards the ocean from within the Wailea Tennis Club Parking Lot. Two (2) ADA stalls with access aisle are seen on the right.



4. Looking east towards the mountain from within the Wailea Tennis Club Parking Lot. AC Hotel by Marriott (right) and Building D of the Wailea Town Center (left).



Note:
 - The above photo key shows approximate direction and location of photos taken.
 - The above photo key shows approximate property boundaries (highlighted in blue).
 See Figure 4 (Site Survey) for accurate boundaries.

Photographs taken on December 14, 2021.

FIGURE 3 Site Photographs

Wailea Tennis Club Offsite Parking Improvements

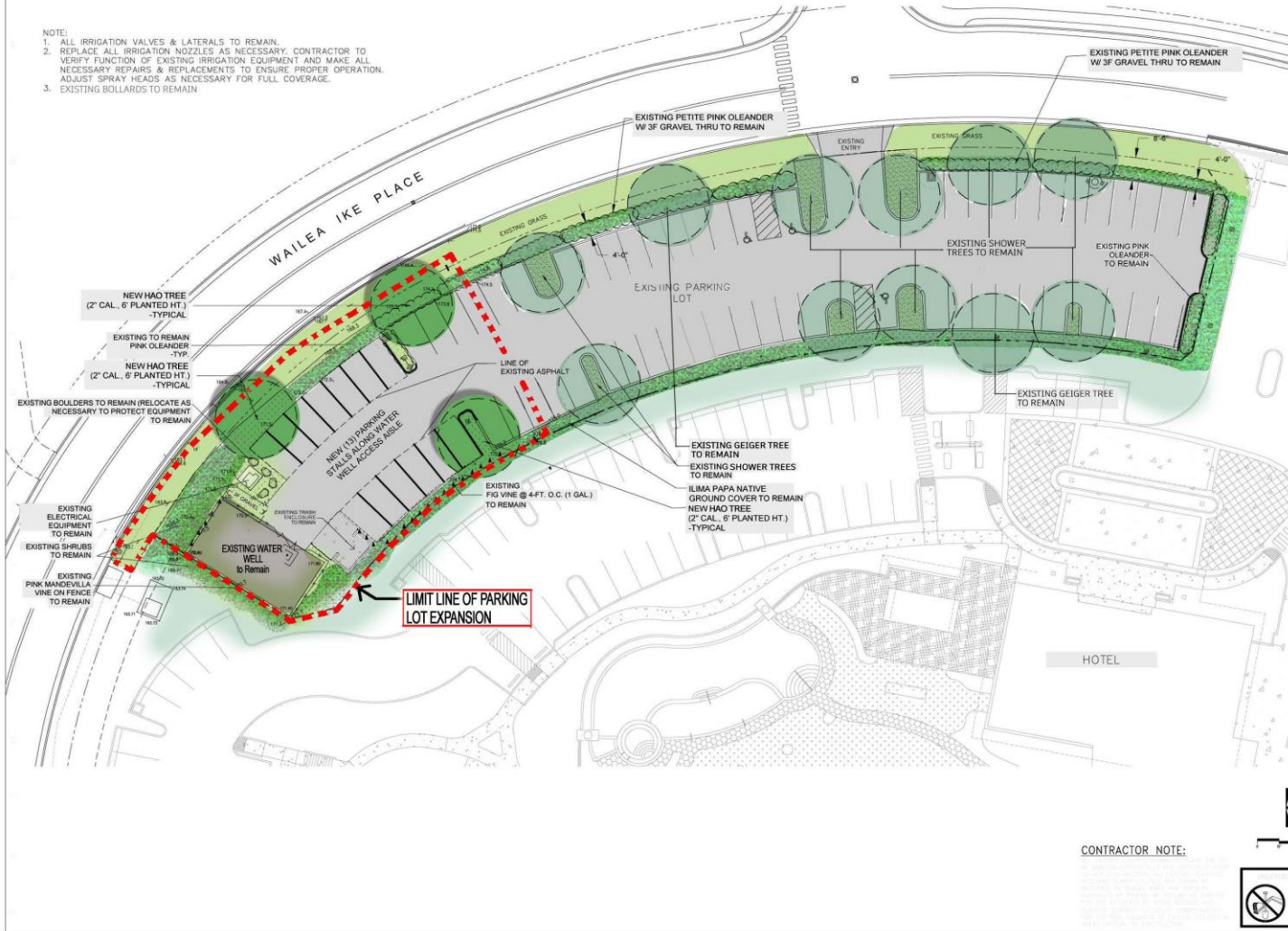


Project Description

- The existing 54 stall parking lot was approved in 1999 and in 2018 was granted an extension until 2030.
- The proposed 13 stall expansion is located between the existing stalls and water well.
- Currently the bollard lighting is down shielded and the lighting for the portion of the lot with additional stalls is similarly down shielded.
- Landscaping will be included, and the design of the parking lot has been supported by the Wailea Community Association.

Landscape Site Plan

- NOTE:
1. ALL IRRIGATION VALVES & LATERALS TO REMAIN.
 2. REPLACE ALL IRRIGATION NOZZLES AS NECESSARY. CONTRACTOR TO VERIFY FUNCTION OF EXISTING IRRIGATION EQUIPMENT AND MAKE ALL NECESSARY REPAIRS & REPLACEMENTS TO ENSURE PROPER OPERATION. ADJUST SPRAY HEADS AS NECESSARY FOR FULL COVERAGE.
 3. EXISTING BOLLARDS TO REMAIN



DATE:	1/20/2023
PROJECT:	WTC PARKING LOT IMPROVEMENTS
CLIENT:	WALDEA DEVELOPMENT
DESIGNER:	DAVID D. DECKER
CHECKER:	DAVID D. DECKER
DATE:	JANUARY 2023
SCALE:	

WTC PARKING LOT IMPROVEMENTS
 WALEA IKE PLACE
 WALEA, MAUI, HAWAII

PROJECT TITLE:	WTC PARKING LOT IMPROVEMENTS
SHEET TITLE:	LANDSCAPE PLAN
SHEET NO.:	9

CONTRACTOR NOTE:

ALL EXISTING UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

CALL TWO BUSINESS DAYS BEFORE 100% GC



Plant Exhibit

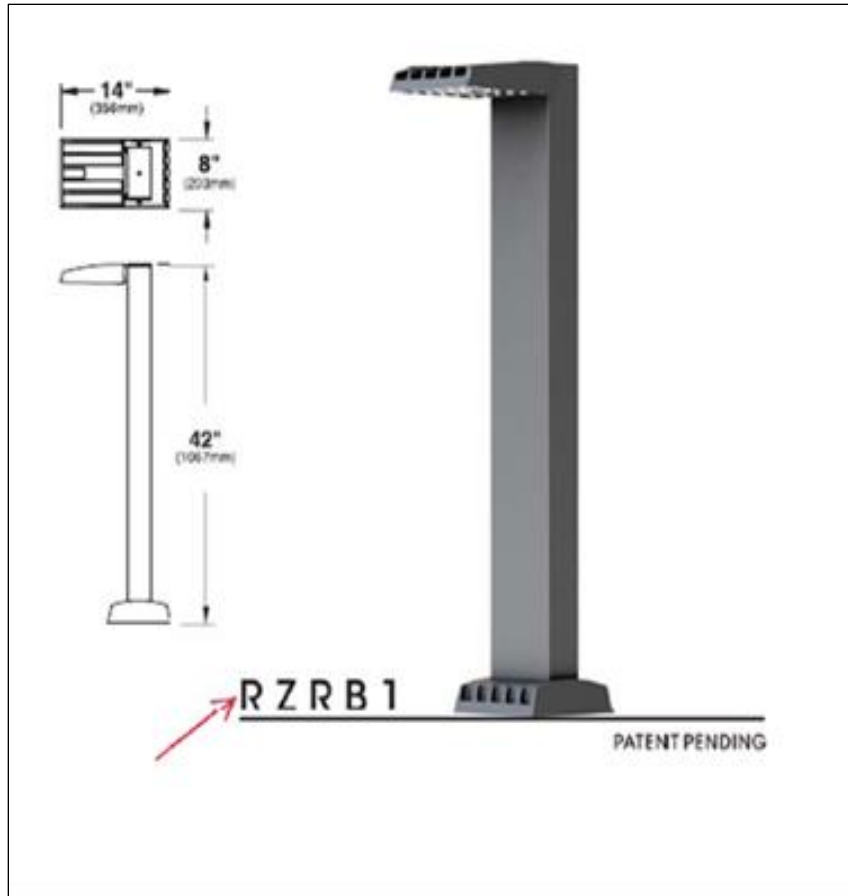


Hao Tree - *Rauvolfia sandwicensis*

An excellent and showy drought tolerant tree requiring watering only in the driest months. The tiny flowers of hao have a fragrance similar to plumeria, which belong to the same family. Hao is also the name for 'iron' in Hawaiian.

The bark was scraped and mixed with its flowers in water and the medicine was drunk to aid in curing pā'ao'ao (thrush). Though the smoke from hao is said to be poisonous, it is often found at heiau and perhaps was used for some religious purposes.

Existing Lighting



Proposed Amendments

1. Modification of Condition 6 to recognize the existing bollard lighting that is being utilized to limit light pollution.

6. That lighting for the parking lot shall be appropriately shielded to diminish glare and lighting impacts on the adjacent residential parcels. Bollard lighting may be utilized in the parking lot as shown in the application. Further, the lighting standard shall be 12-14 feet as noted by Wailea Golf LLC.

2. Addition of new Condition 10, to establish and clarify the Condition that was recommended in the MPC's November 3, 2022, letter to Wailea Golf.

10. That the Applicant will not plant any new Geiger trees and instead use Native Hawaiian trees listed in the Maui County Planting Plan.

Mahalo

HLU Committee

From: Brett Davis <BDavis@chpmaui.com>
Sent: Wednesday, May 10, 2023 7:54 AM
To: HLU Committee
Cc: Ana L. Lillis; Evan P. Dust
Subject: Wailea Tennis Center Parking Lot Presentation
Attachments: WTC_Presentation_to HLU_May 10_final.pptx; WTC_Presentation_to HLU_May 10_final.pdf

Good Morning HLU, Attached is the Presentation for today. I would like to go with option 1, having HLU share the presentation and I can ask you to advance the slides.

Below are list of the people who will be available at the meeting to answer questions if needed.

Chris Hart and Partners, Inc. (Planning and Landscape Architecture Consultant)

Brett Davis

David Sereda

Wailea Golf, LLC. (Owner/Applicant)

Anne Takabuki

RDO Olson Development (Developer of adjacent hotels in Wailea and if approved, will complete the parking lot work for Wailea Golf)

Tony Wrzosek

Mancini, Welch & Geiger LLP (Assisting Project team with drafting ordinances and coordination with Council services)

Jeff Ueoka

Thank you,

-Brett

Mr. Brett Davis, Senior Planner
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