

ORDINANCE NO. _____

BILL NO. _____ (2019)

A BILL FOR AN ORDINANCE TO AMEND ORDINANCE 3061 (2002),
WAILUKU-KAHULUI COMMUNITY PLAN AND LAND USE MAP,
FROM PROJECT DISTRICT 5, SINGLE-FAMILY, AND
AGRICULTURAL TO WAIKAPU COUNTRY TOWN (WCT)
FOR PROPERTY SITUATED AT WAILUKU, MAUI, HAWAII

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Pursuant to Chapter 2.80B, Maui County Code, the Wailuku-Kahului Community Plan and Land Use Map is ~~hereby~~ amended for certain parcels of land situated at Wailuku, Maui, Hawaii, from Project District 5, Single-Family, and Agricultural to Waikapu Country Town (WCT), as identified in Table 1, comprising ~~approximately~~ 495.905 acres, and more particularly described in Exhibit "A", which is attached hereto and made a part hereof, ~~as shown and~~ in Community Plan ~~Map Nos. Maps~~ CP-426, CP-427, CP-428, CP-429, CP-430, and CP-431, which are ~~on file in the Office of the County Clerk of the~~ attached hereto as Exhibit "B" and ~~County of Maui,~~ and by reference made a part hereof.

Table 1

COMMUNITY PLAN AMENDMENT			
TMK	FROM	TO	ACRES
(2) 3-6-004: POR por. of 003;	AG	Waikapu	87.832
(2) 3-6-004: POR por. of 003;	AG	Country Town	48.807
(2) 3-6-004:006;	PD-5	(WCT)	53.630
(2) 3-6-006:036;	SF		0.721
(2) 3-6-004: POR por. of 003;	SF		2.089
(2) 3-6-005:007;	PD-5		59.054

RECEIVED AT PSLU MEETING ON 6/26/19
(Committee Chair)

(2) 3-6-002: POR <u>por.</u> of 003	AG		243.772
Total			495.905

SECTION 2. Part V.A. of the Wailuku-Kahului Community Plan, adopted by Ordinance ~~No. 3061, (2002)~~, relating to Land Use ~~Maps~~Map, Land Use Categories and Definitions, is amended by inserting the following entry to be placed at the end of the list of Land Use Categories and Definitions, to read as follows:

~~“WAIKAPU COUNTRY TOWN (WCT) 495.905 acres~~

~~The following description and planning standards are provided in Chapter 8, Directed Growth Plan of the Maui Island Plan, adopted December 2002.~~

Waikapu Country Town -(WCT) 495.905 acres

Waikapu Country Town is intended to provide the urban character of a traditional small town, with a diverse mix of single-family, multi-family, and rural residences; park land; open space; commercial and employment uses; and an elementary or intermediate school to create a “complete community”. Pedestrian and bicycling infrastructure that includes sidewalks, separated multi-use pedestrian paths and trails, traffic calming along neighborhood and collector roadways, and interconnected networks of parks and open spaces shall be integrated into the community design to create a walkable and bikeable community.

The town includes prime agricultural lands south and west of the growth boundaries. The agricultural lands to the south of the growth boundary, encompassing ~~approximately 800~~877.5 acres, are to be preserved in perpetuity through an agricultural or conservation easement. The remaining agricultural lands, encompassing approximately 280 acres, are located mostly to the west (mauka) of the growth boundaries and may be subdivided into a total of five ~~(5) additional~~ agricultural lots.

The rural lots mauka of Honoapiilani Highway are to be developed using a Conservation Subdivision Design. The design ~~should~~shall

provide uninterrupted walking and bicycling trails, preserve mauka and makai views, and protect environmentally sensitive lands along the Waikapu Stream and mauka of the rural subdivision.”

Planning Guidelines Standards:

<u>Dwelling Unit and Rural Lot Count:</u>	<u>Up to 1,433 residential units, not including plus up to 146 accessory dwelling units. (dwelling units. Up to eighty (80) of these units can be rural residences. Up to 146 additional lots, on which there may be 1 residential unit and 1 accessory dwelling units may be constructed unit.</u>
<u>Residential Product Mix</u>	<u>Between 25% percent to 50% percent of the residential units shall be multi-family units.</u>
<u>Parks and Open Space</u>	<u>A diversity of park types and open space elements shall be provided in a manner that is consistent with the project's zoning code and design guidelines <u>guidelines.</u></u>

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SECTION 3. New material is underscored. In printing this bill, the County Clerk need not include the underscoring.

SECTION 4. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:
~~AND LEGALITY:~~

MICHAEL J. HOPPER
Deputy

Department of the Corporation Counsel
County of Maui ~~LF 2018-1445~~
~~2019-02-12 Ordinance Amd CPA~~

[pslu:misc:030abill01c:jgk](#)