

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

September 18, 2017

RECEIVED

2017 SEP 19 AM 9:58

OFFICE OF THE MAYOR

Honorable Alan M. Arakawa
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Robert Carroll, Chair
Land Use Committee
Maui County Council
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL


Mayor 9/18/17
Date

Dear Chair Carroll:

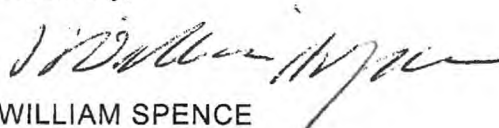
SUBJECT: DISTRICT BOUNDARY AMENDMENT, COMMUNITY PLAN AMENDMENT, AND CHANGE IN ZONING FOR HUI NO'EAU VISUAL ARTS CENTER (LU-23)

Thank you for your correspondence dated September 14, 2017, requesting completion of Zoning and Flood Confirmation Forms.

The completed forms are attached.

Please feel free to contact me should you have further questions or need additional information.

Sincerely,


WILLIAM SPENCE
Planning Director

Attachments

xc: John Rapacz, Planning Program Administrator (PDF)
David Raatz, Administrative Planning Officer (PDF)

WRS:DMR:atw
Project File
General File

S:\ALL\APO\LU-43 Hui No'eau\reply



ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME Hawaii Land Use Group LLC TELEPHONE (808) 298-7622
PROJECT NAME Hui No`eau Visual Arts Center E-MAIL RCole@HawaiiLandUseGroup.com
PROPERTY ADDRESS 0 Baldwin Avenue TAX MAP KEY (2) 2-4-002:006

Yes No Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) Yes No Will it be processed under a consistency exemption from [Section 18.04.030\(B\), MCC?](#)
IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____

B) State the purpose of subdivision and the proposed land uses (ie 1-lot into 2-lots for all land uses allowed by law):

- INSTRUCTIONS:**
- 1) Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.
 - 2) If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.
 - 3) If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: ¹

STATE DISTRICT: Urban Rural Agriculture Conservation

(SMA)
Special
Management Area

MAUI ISLAND PLAN Growth Boundary: ² Urban Small Town Rural Planned Growth Area Outside Growth Boundaries

Protected Area: ² Preservation Park Greenbelt Greenway Sensitive Land Outside Protected Areas

COMMUNITY PLAN: ² Agricultural

COUNTY ZONING: Agricultural

OTHER/COMMENTS:

FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.

FLOOD HAZARD AREA ZONES ³
& BASE FLOOD ELEVATIONS:

FEMA DESIGNATED FLOODWAY

For Flood Zone AO, FLOOD DEPTH:

(PD)
Planned
Development
 (PH)
Project District
 See
Additional
Comments (Pg.2)
 See
Attached LUD Map

SUBDIVISION LAND USE CONSISTENCY: Not Consistent, (LUDs appear to have NO permitted uses in common).

Not Applicable, (Due to processing under consistency exemption No. 1, 2, 3, 4, 5).

(Signature)

Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

⁴ Consistent, (LUDs appear to have ALL permitted uses in common).

⁴ Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.

⁴ Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:

- 1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change In Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land.
- 2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.
- 3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway; Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations; drainage reserves.
- 4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code].

REVIEWED & CONFIRMED BY:

Shelley M. Kan-Hui Shelley M. Kan-Hui

(Signature)

9/18/17

(Date)

For: John S Rapacz, Planning Program Administrator, Zoning Administration and Enforcement Division



ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME Hawaii Land Use Group LLC TELEPHONE (808) 298-7622
PROJECT NAME Hui No`eau Visual Arts Center E-MAIL RCole@HawaiiLandUseGroup.com
PROPERTY ADDRESS 2841 Baldwin Ave., Makawao, HI 96768 TAX MAP KEY (2) 2-4-002:011

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(SMA)

Special

Management Area

STATE DISTRICT: Urban Rural Agriculture Conservation

MAUI ISLAND PLAN Growth Boundary: ² Urban Small Town Rural Planned Growth Area Outside Growth Boundaries

PLAN Protected Area: ² Preservation Park Greenbelt Greenway Sensitive Land Outside Protected Areas

COMMUNITY PLAN: Public / Quasi-Public

(PD)

Planned
Development

(PH)

Project District

See

Additional
Comments (Pg.2)

See

Attached LUD Map

OTHER/COMMENTS:

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REVIEWED & CONFIRMED BY:

Shelly M. Kan-thai Shelly M. Kan-thai

(Signature)

9/18/17

(Date)

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