

PSLU Committee

From: Scott Forsythe <Scott.Forsythe@co.maui.hi.us>
Sent: Wednesday, July 21, 2021 12:02 PM
To: PSLU Committee
Subject: July 22nd PSLU presentation - Wailuku Redevelopment Area (PSLU-24)
Attachments: PSLU-24 WRA Presentation.pdf

Aloha:

Find attached the Department's presentation for tomorrow's PSLU agenda item, Wailuku Redevelopment Area (PSLU-24).

Please contact me if you have any questions.

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WAILUKU REDEVELOPMENT AREA

Maui County Code Title 19 Amendment

Planning and Sustainable Land Use Committee

July 22, 2021

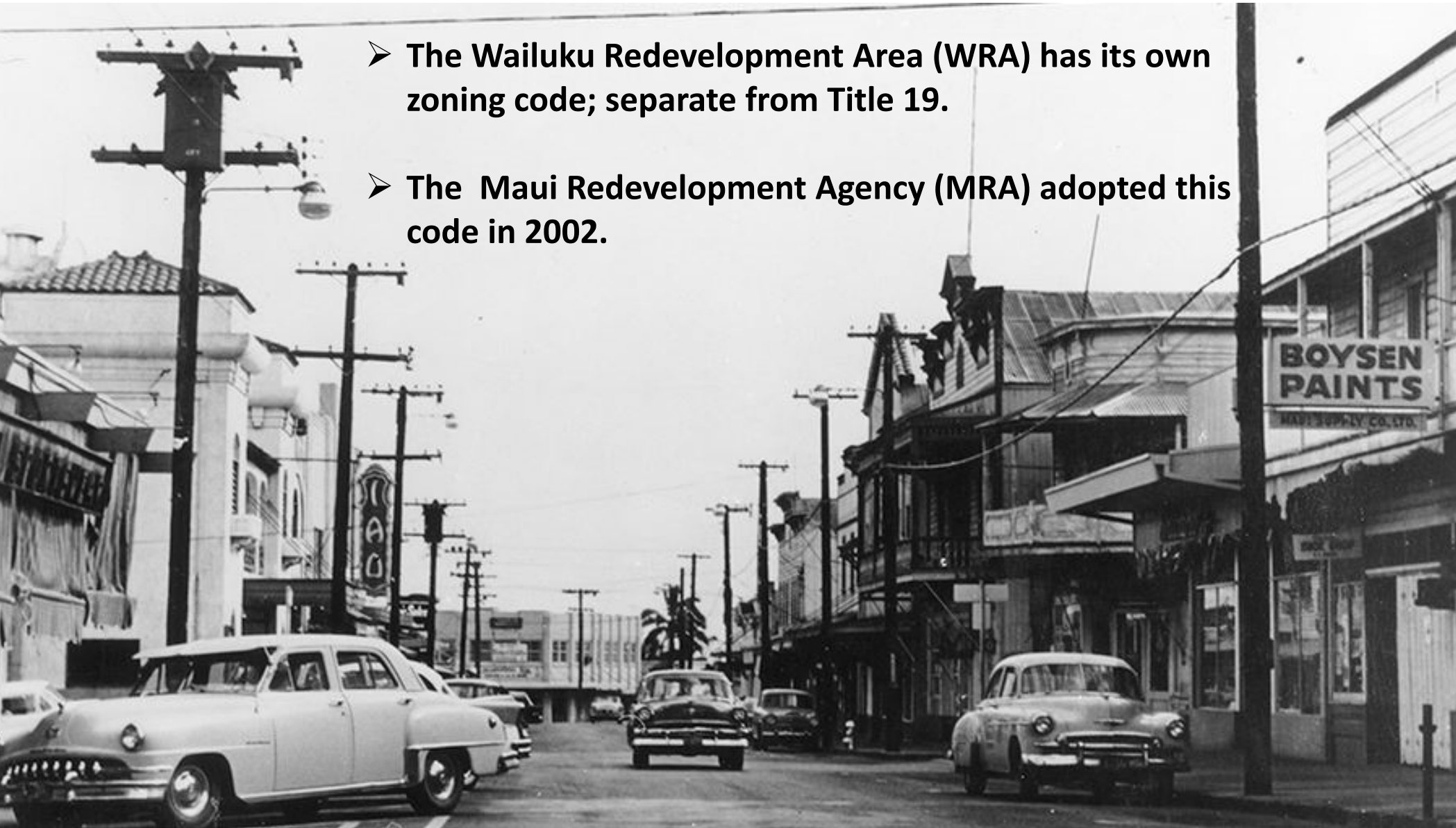
Department of Planning

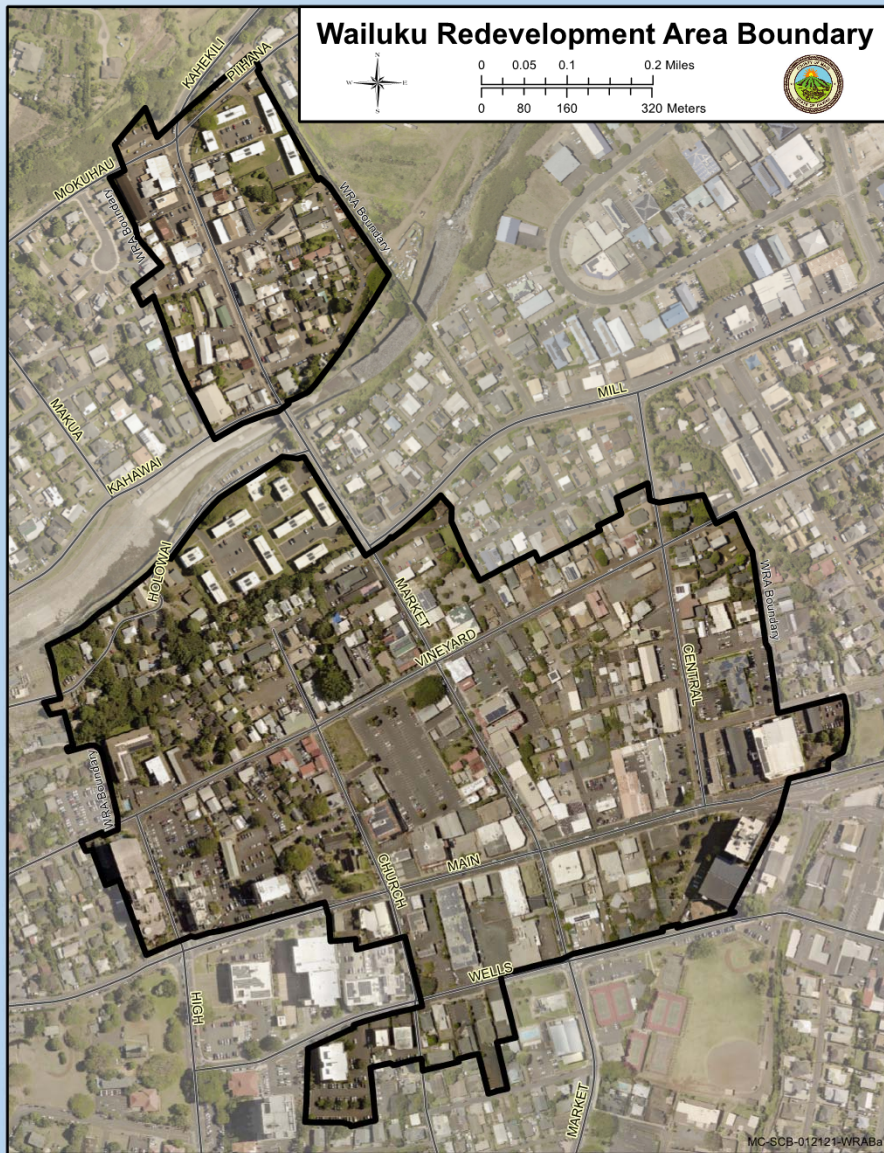
PURPOSE

Amend Title 19, Maui County Code to:

- Incorporate the Wailuku Redevelopment Area Zoning and Development Code (WRAZ&DC), into Title 19 as new Chapter 19.39
- Incorporate the Maui Redevelopment Agency's (MRA) variance process into the existing Section 19.520.050, relating to variance procedures and standards

- The Wailuku Redevelopment Area (WRA) has its own zoning code; separate from Title 19.
- The Maui Redevelopment Agency (MRA) adopted this code in 2002.





WHAT IS THE WAILUKU REDEVELOPMENT AREA

- Approximately 68 acres
- Evolved through decades of planning efforts

1962 Urban Planning Wailuku-Kahului Plan

1972 General Plan

1973 Vineyard Urban Renewal Plan

1987 Wailuku-Kahului Community Plan

1991 Draft Wailuku Redevelopment Plan

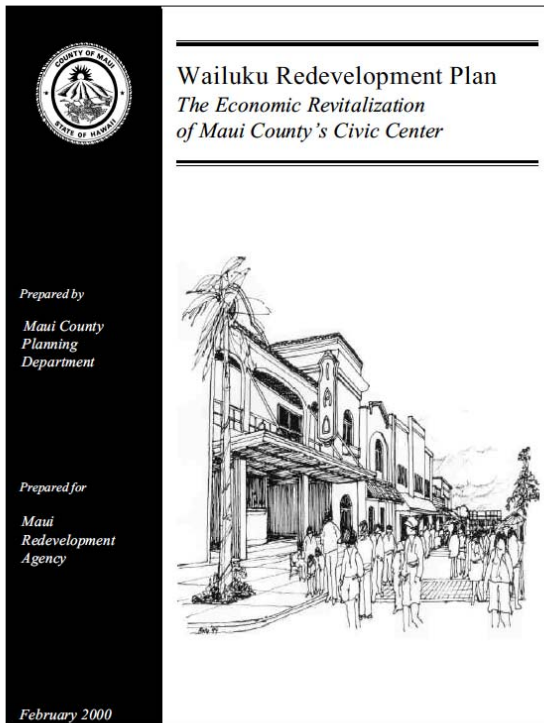
1999 Wailuku-Kahului Community Plan

2000 Wailuku Redevelopment Plan

WHAT IS THE MAUI REDEVELOPMENT AGENCY

- Existed in various forms since 1964
 - Hawaii Revised Statutes, Chapter 53, Urban Renewal Law
 - 1989 Maui County Code Section 2.4.050 established the MRA
 - Five-member board appointed by Mayor and approved by Council
 - Develops plans, studies, capital projects, community programs
- Reviews applications for proposed developments, renovations, and use activities

GUIDING DOCUMENTS



Wailuku Redevelopment Area **Zoning and Development Code**



Maui Redevelopment Agency
September 2002

WAILUKU REDEVELOPMENT AREA DESIGN GUIDELINES

WAILUKU ■ MAUI ■ HAWAII



Maui County Planning Department
Wailuku, Hawaii
January 2006

WAILUKU REDEVELOPMENT AREA ZONING & DEVELOPMENT CODE, 2002

Zoning Districts:

Allowed uses and development standards (setbacks, building heights, lot size)

General and Specific Uses:

Standards for adjoining land uses; Accessory dwellings; Fence/wall heights; Home occupations; Day cares; Outside dining, markets, or sales

Other Regulations

Canopy, balcony, sunshade requirements; Parking and landscaping; Non-Conformities and existing uses, structures, and lots

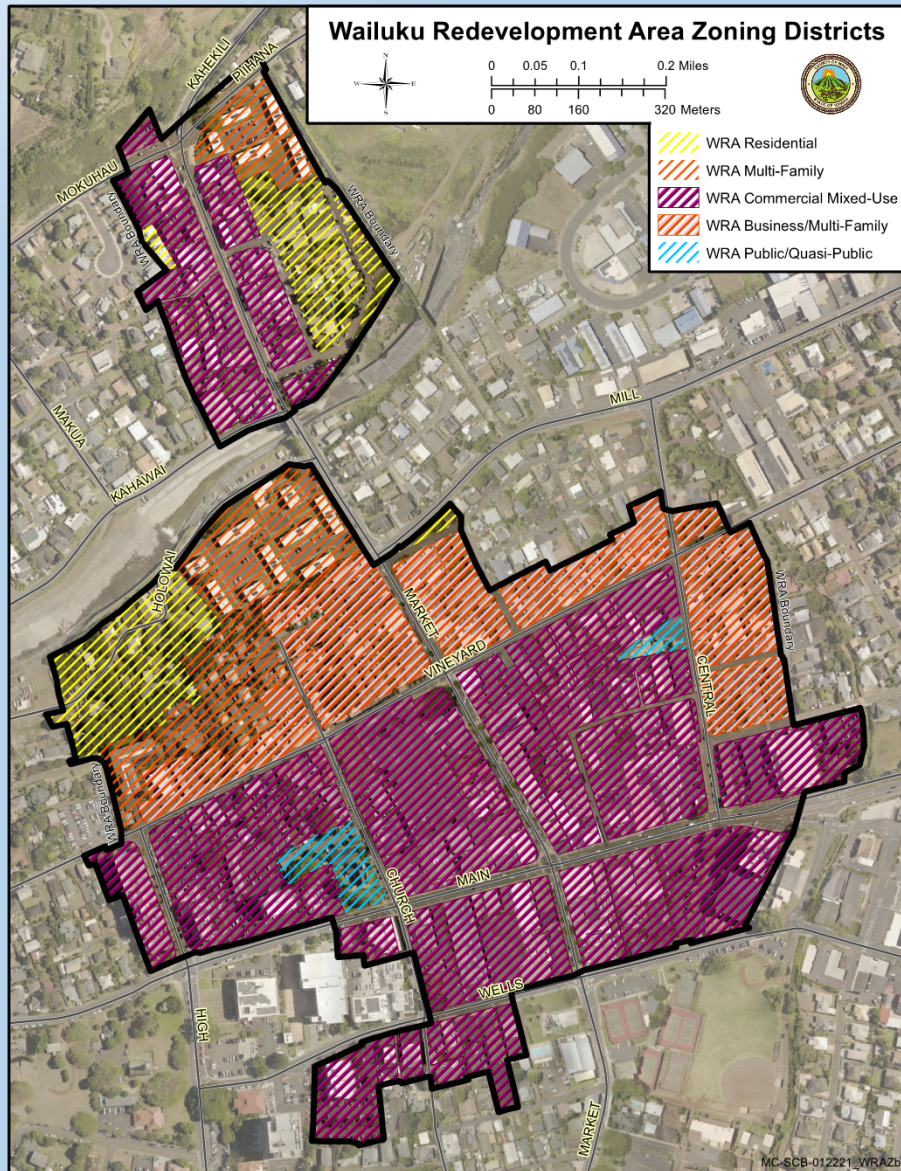
Application's and Permit Types:

Administrative Review Permits; MRA Use Permits; Variance; Design Review

WAILUKU REDEVELOPMENT AREA
ZONING AND DEVELOPMENT CODE
(WRAZ&D
SEPTEMBER 2002)

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WAILUKU REDEVELOPMENT AREA ZONING DISTRICTS

RESIDENTIAL

MULTI-FAMILY

COMMERCIAL MIXED-USE

BUSINESS/MULTI-FAMILY

PUBLIC/QUASI-PUBLIC

WHY THE WAILUKU CODE NEEDS TO BE INCORPORATED INTO TITLE 19

- Would be consistent to incorporate Wailuku's zoning standards in with the rest of the County's zoning code
- Only the County Council by ordinance can zone or rezone land, after review by the Maui Planning Commission
- Variances to the zoning code requires determination by the Board of Variances and Appeals

MAUI PLANNING COMMISSION REVIEW

- The MPC held a public hearing and reviewed the proposed bill on January 26, 2021
- They recommended approval of the proposed bill 7-0.
- No substantive changes, though they discussed whether to reduce the maximum building height
- Seven written testimonies in support of the proposed bill were received
- Five individuals testified – three in support, one in opposition, and one with comments

CHANGES INCORPORATED INTO ORDINANCE

← Presented to the Maui Planning Commission, January 2021

Newly proposed changes. (Refer to agenda material, County Communication 21-156-2)



Subsequent to the Commission's review of the subject bill, the Department recognized the need to clarify a few sections of text and therefore proposes the following minor updates:

1. Section 19.39.030.C.B.3 – WRA Commercial mixed-use districts development standards for minimum setbacks: Reference to 1st, 2nd, 3rd, and 4th story is eliminated and replaced by measurements in 15 foot ranges. Justification for this proposed change is that measurements in range by feet are a more accurate assessment of story height.
2. Section 19.39.040.C.B.3 – WRA Business / multi-family districts development standards for minimum setbacks: Non-substantive change that clarifies the setbacks in 15 foot ranges so as to be consistent with No. 1 above.
3. Section 19.39.050.C.B.3 – WRA Multi-family districts development standards for minimum setbacks: Non-substantive change that clarifies the setbacks in 15 foot ranges so as to be consistent with No. 1 above.
4. Section 19.39.050.C.B.6 – WRA Multi-family districts development standards for maximum lot coverage: Non-substantive change that clarifies the setbacks in 15 foot ranges so as to be consistent with No. 1 above.

Subsection	Summary of Change	Rationale
19.39.030	Adds "WRA" to existing "Commercial mixed-use district"	Designates "WRA" as a zoning district in Title 19
19.39.040	Adds "WRA" to existing "Business/multi-family district"	Designates "WRA" as a zoning district in Title 19
19.39.050	Adds "WRA" to existing "Multi-family district"	Designates "WRA" as a zoning district in Title 19
19.39.060	Add "WRA" to existing "Residential district"	Designates "WRA" as a zoning district in Title 19
19.39.070	Adds "WRA" to existing "Public/quasi-public district"	Designates "WRA" as a zoning district in Title 19
19.39.020	New definition: "Administrative Use"	Clarifies uses that can be approved administratively
	Deleted definition: "Beverage service kiosk"	Redundant with existing definition: "Food, beverage and merchandise kiosk"
	Deleted definition: "Common open space"	Not relevant
	Deleted definition: "Conditional Permit"	Not a WRA permit type
	Deleted definition: "Maui Redevelopment Area"	Replaced with "Wailuku Redevelopment Area"
	Modified definition: "Maui redevelopment agency – director"	Proposed to include, "or the director of the department that provides administrative support for the agency if no director has been appointed"
	New definition: "Maui redevelopment use"	Clarification for permit type
19.39.030.C 19.39.040.C 19.39.050.C	Development standards for "Maximum height" eliminates the term "stories" and retains the existing numeric building height, (e.g. 60 feet)	Simplifies the standard
19.39.080.E	"Dwellings, accessory" increased from one to two per lot and limits size pursuant to Chapter 19.35 regarding accessory dwellings	Proposed to update the 2002 WRAZ&DC standards with County standards codified in 2018
19.39.160	"General administrative procedures sections" eliminates MRA variance application, procedures, and MRA final determination	Proposed for WRA variance criteria to be incorporated into 19.520.050 regarding "Variance procedure and standards" which specifies variance determination by the BVA

PROPOSED BILL

“A BILL FOR AN ORDINANCE AMENDING TITLE 19, MAUI COUNTY CODE,
TO ESTABLISH A NEW CHAPTER 19.39, MAUI COUNTY CODE, RELATING TO
THE WAILUKU REDEVELOPMENT AREA, AND TO AMEND CHAPTER 19.520,
MAUI COUNTY CODE, RELATING TO VARIANCES IN THE WAILUKU
REDEVELOPMENT AREA”

Mahalo!



Eric Okdeh (October 2020) Photo: Sean Hower