

ORDINANCE NO. _____

BILL NO. 69 (2024)

A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM
URBAN RESERVE TO BUSINESS COUNTRY TOWN (CONDITIONAL)
FOR APPROXIMATELY 21,711 SQUARE FEET
IN HANA, MAUI, HAWAII, IDENTIFIED AS TAX MAP KEY (2) 1-4-013:001

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

SECTION 1. Pursuant to Chapters 19.24 and 19.510, Maui County Code, a change of zoning from Urban Reserve to Business Country Town (conditional) is granted for real property situated in Hana, Maui, Hawaii, identified for real property tax purposes as tax map key (2) 1-4-013:001, comprising approximately 21,711 square feet, and more particularly described in and attached as Exhibit "A" and in Land Zoning Map L-1620, attached as Exhibit "B."

SECTION 2. The conditional zoning grant outlined herein is subject to the conditions established in Exhibit "C."

SECTION 3. In accordance with Chapter 19.510.050, Maui County Code, the zoning granted by this ordinance is subject to the Unilateral Agreement and Declaration of Conditional Zoning in Exhibit "D."

SECTION 4. This Ordinance takes effect on approval. The Department of Planning is authorized and requested to make appropriate updates to the Maui Digital Zoning Map concurrent with this Ordinance's approval.

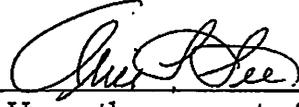
APPROVED AS TO FORM
AND LEGALITY:



KRISTIN K. TARNSTROM
Deputy Corporation Counsel
County of Maui

LF2024-0315
2024-03-06 Mani Hana Resorts CIZ.docx

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "Paul R. Lee". The signature is written in black ink and is positioned above a horizontal line.

Upon the request of the Mayor.

EXHIBIT "A"

LAND DESCRIPTION

Lot 1

Of

HANA RANCH HOUSELOTS SUBDIVISION (FILE PLAN 866)

All of that certain parcel of land, being Lot 1 of HANA RANCH HOUSELOTS SUBDIVISION (FILE PLAN 866) being portions of Grant 883 to G P Judd and Royal Patent 3108, Land Commission award 419:1 to Kawainui, situated on easterly side of Hana Highway, Wananaku, Hana, Island and county of Maui, State of Hawaii and being more particularly described as follows:

Beginning at the northwesterly corner of this parcel of land on the easterly boundary of Hana Highway, said corner also being the southwest corner of Lot 9 of "HANA RANCH HOUSELOTS SUBDIVISION" (FILE PLAN 866), the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAUIKI", being:

382.20 feet North
2122.77 feet West

and running by azimuths measured clockwise from true South:

- | | | | |
|----|---|-------------|--|
| 1. | 250°30' | 107.91 feet | along the southerly line of Lot 9 of "HANA RANCH HOUSELOTS SUBDIVISION" to the Southeastly corner of lot 10; thence, |
| 2. | 256°00' | 16.77 feet | along Lot 10 to the northwest corner of Lot 2 of "HANA RANCH HOUSELOTS SUBDIVISION"; thence, |
| 3. | 340°30' | 162.34 feet | along the westerly line of Lot 2 of "HANA RANCH HOUSELOTS SUBDIVISION" to a point on the northerly boundary line of Keawa Place; thence, |
| 4. | 64°30' | 107.94 feet | along the northerly boundary line of Keawa place; thence, |
| 5. | along same, along a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being: | | |
| | 113°04'30" | 29.99 feet | To a point on the easterly boundary right of way of Hana Highway, thence, |
| 6. | 161°39' | 122.86 feet | along the easterly boundary of Hana Highway, thence, |

1 166'41 32 19 feet

along same to the point of beginning and
containing 21,711 square feet of land more or
less

Prepared by: Maui Land Surveyors LLC
Date: September 1, 2021

This work was prepared by me or under my direct supervision

Allen Hale
Licensed Professional Land Surveyor
State of Hawai'i Certification Number LS18574
License Expiration Date: April 30, 2022



EXHIBIT "B"

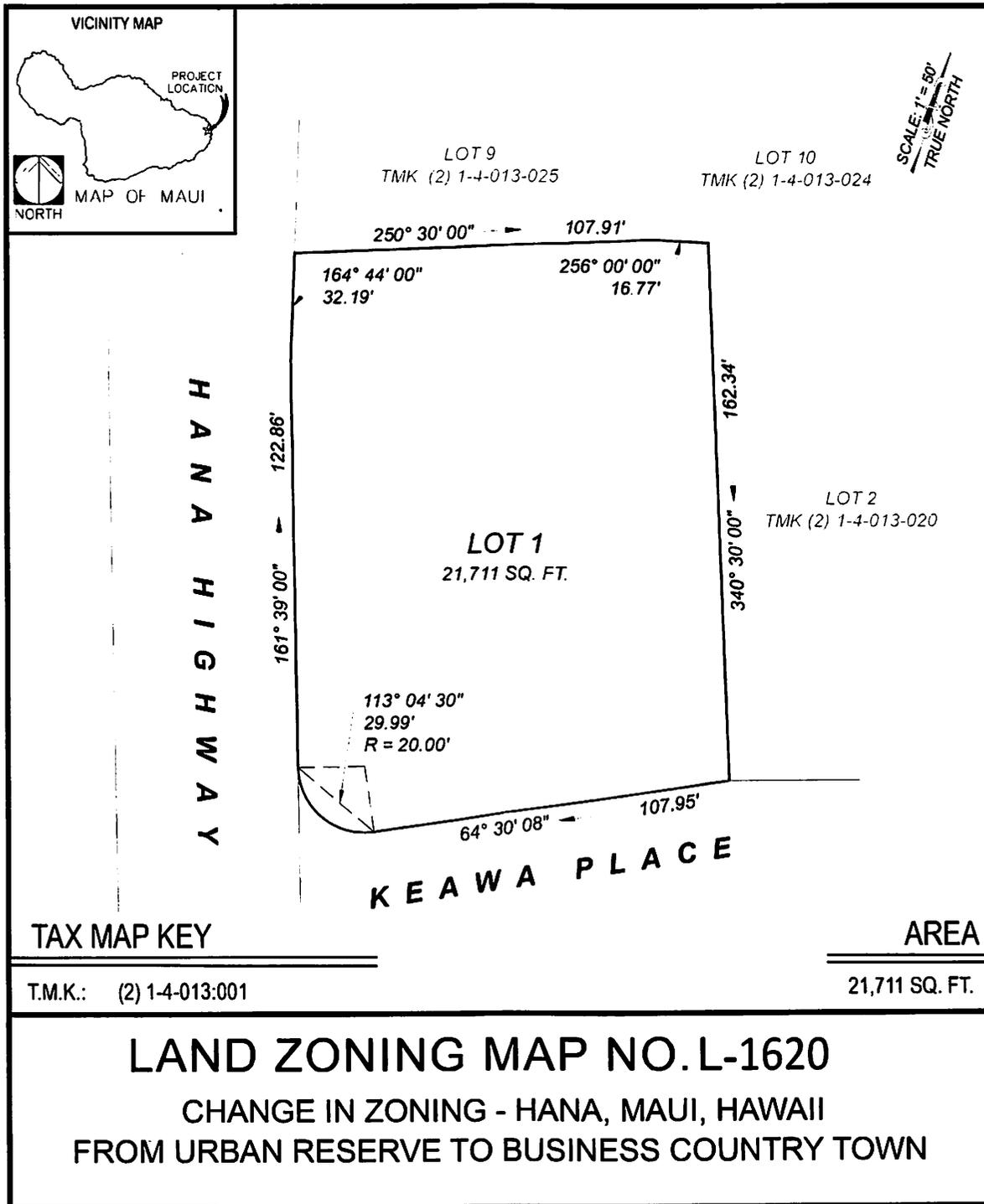


EXHIBIT "C"

CONDITIONS

That the permitted uses within the "B-CT Business Country Town" District shall be limited to those outlined in the following table:

Permitted Uses	Criteria or limitations
Amusement and recreational activities	Provided that such uses shall be permitted by the Hana Advisory Committee and Maui Planning Commission as applicable
Art and culturally appropriate music studios	
Eating and drinking establishments that are locally owned and operated	Provided that such uses shall be permitted by the Hana Advisory Committee and Maui Planning Commission as applicable
General merchandizing	
General office	
Hardware, feed, and garden stores	Provided that feed and fertilizer are kept within an enclosed building
Libraries	
Museums	
Parking lots	If associated with another permitted use on the property or as allowed by an off-site parking permit
Warehouse facilities associated with a permitted use within the District or with the primary hotel within the Urban District in Hana	
Other similar businesses or commercial enterprises or activities that are not detrimental to the welfare of the surrounding area or to the historic character of the site	Provided that such uses shall be permitted by the Hana Advisory Committee and Maui Planning Commission as applicable