



TRANSMITTAL

TO: Honorable Tamara Paltin, Chair
Planning & Sustainable Land Use
Committee
County of Maui
200 South High Street
Wailuku, Hawaii 96793

DATE: July 23, 2019

PROJECT: Saint Anthony Church &
Schools (PSLU-31)
Community Plan
Amendment & Change in
Zoning

Attention: Mr. James Krueger

SUBJECT: 7/24/2019 Presentation

THE FOLLOWING ARE ENCLOSED:

FOR APPROVAL	<input checked="" type="checkbox"/>	FOR YOUR USE	<input checked="" type="checkbox"/>	AS REQUESTED
FOR YOUR REVIEW AND COMMENT	<input type="checkbox"/>	FOR YOUR INFORMATION	<input type="checkbox"/>	OTHER

QUANTITY	DESCRIPTION
1	CD with Presentation (PDF & PPTX formats) (Hand delivered)

REMARKS:

Please call or email me (rcabebe@chpmaui.com) if you have any questions or need anything else.

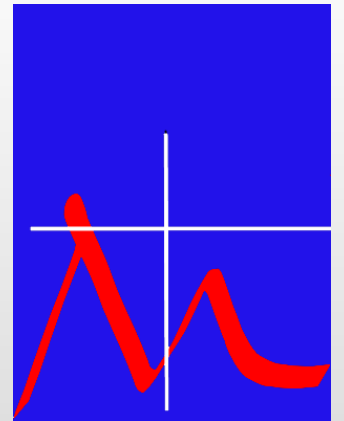
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BY: Raymond Cabebe

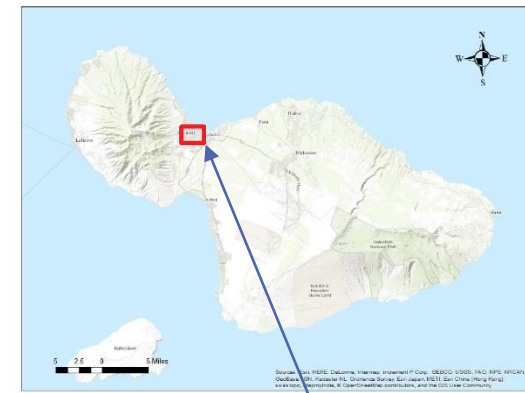
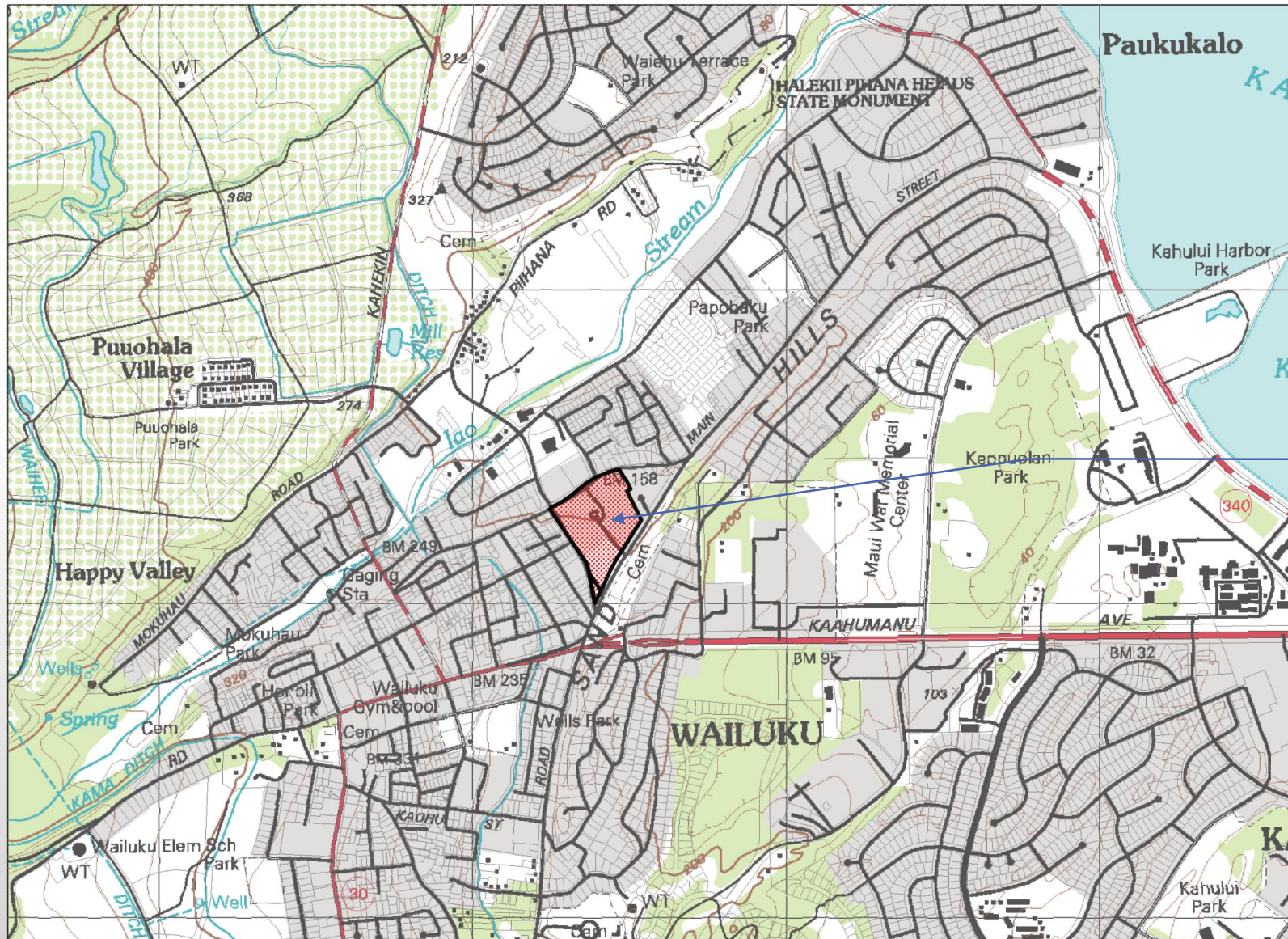


ST. ANTHONY of Padua

Community Plan Amendment & Change in Zoning



Location Map

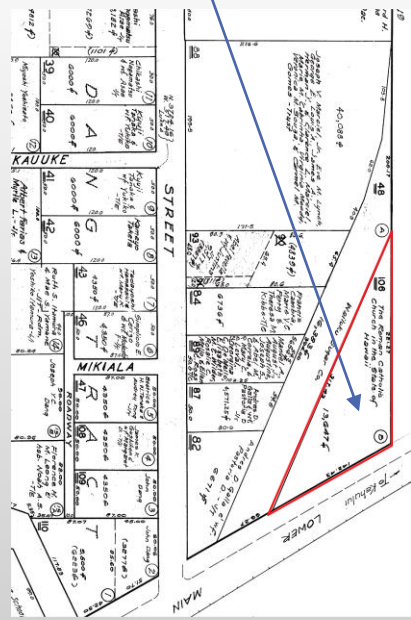
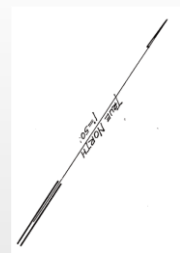
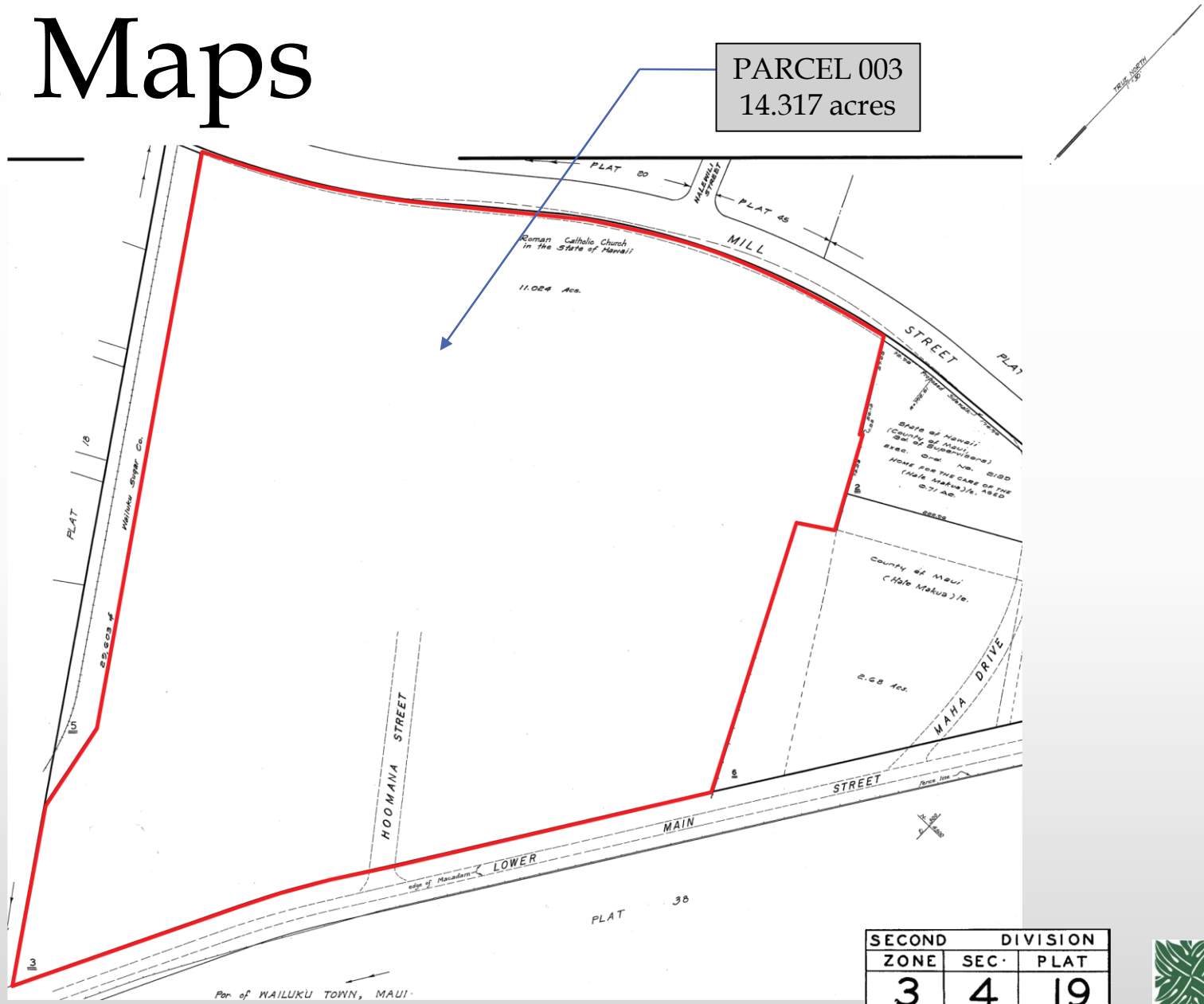


PROJECT SITE

Tax Maps

PARCEL 003
14.317 acres

PARCEL 106
0.3133 acres
(13,647 sq. ft.)



SECOND DIVISION		
ZONE	SEC.	PLAT
3	4	18
CONTAINING		PARCELS
Scale: 1 in. = 50 ft.		

SECOND DIVISION		
ZONE	SEC.	PLAT
3	4	19
CONTAINING		PARCELS
SCALE: 1 in. = 50 ft.		



Aerial Map

14.6303 acres



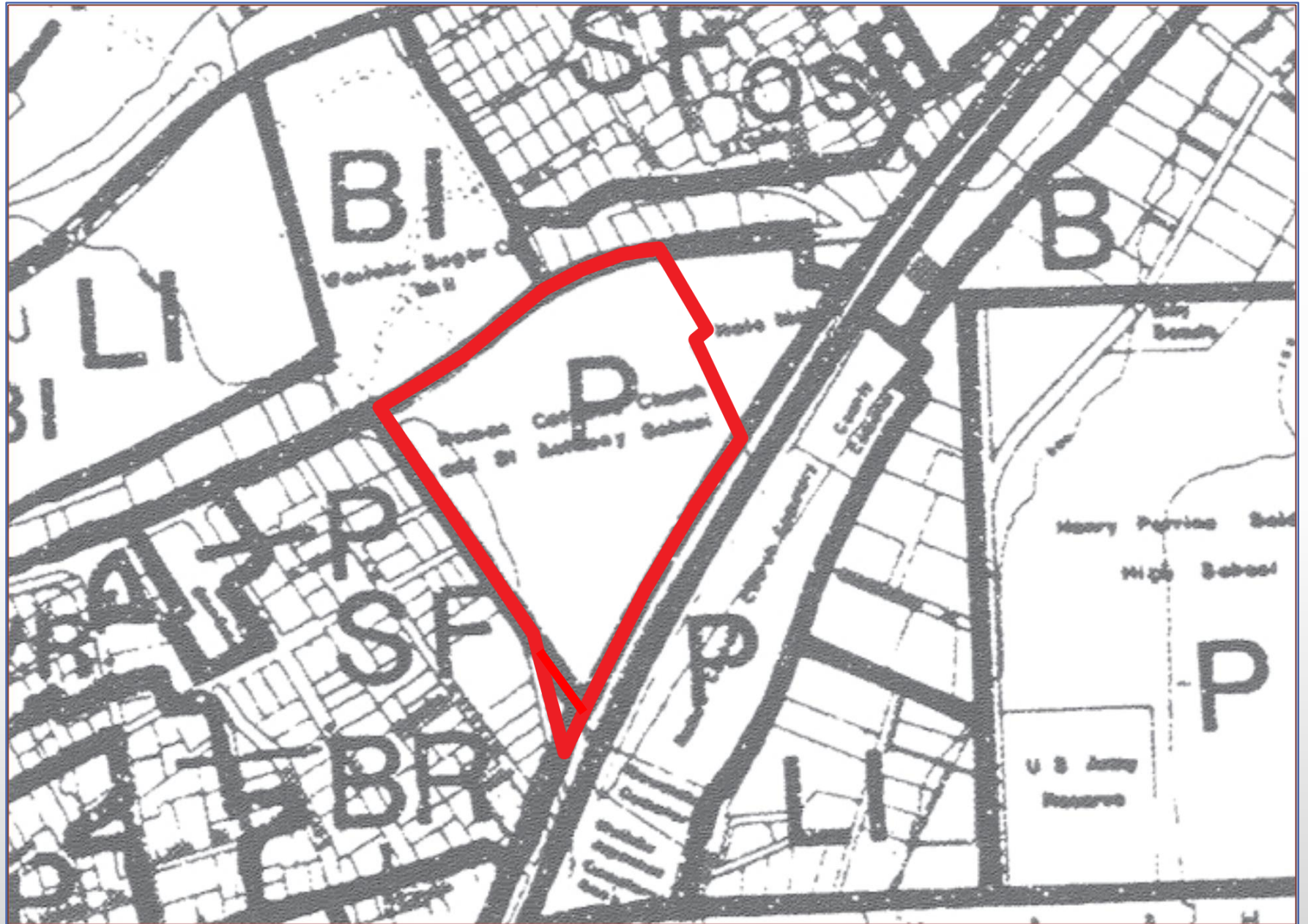
Significant Buildings

- Church (1980, previous 1873 church destroyed by fire in 1977)
- Damien Hall (1925)
- Chaminade Hall (1925)
- Maryknoll Hall (1940)
- Convent (1949)



Wailuku- Kahului Community Plan Map

Public-Quasi
Public &
Single
Family
Residential



Maui County Zoning Map

R-1 Residential District

Legend

	R-0 Residential		RU-0.5 Rural 1/2 Acre
	R-1 Residential		Kihei Research and Technology Park District
	R-2 Residential		Maui Research and Technology Park District
	R-3 Residential		PD Project District
	D-2 Duplex		OS Open Space
	A-1 Apartment		OS-1 Passive Open Space
	A-2 Apartment		OS-2 Active Open Space
	H-1 Hotel		Drainage
	HM Hotel		OZ Open Zone
	H-2 Hotel		P-1 Public/Quasi Public
	B-1 Business-Neighborhood		P Public Use
	B-2 Business-Community		Beach Right -of-Way
	BR Business-Resort		PK - Golf Course
	M-1 Light Industrial		PK Park
	M-2 Heavy Industrial		Interim
	M-3 Heavy Industrial		Proposed Road
	AG Agriculture		Road
	R Rural		Not Zoned



FEMA Map

Zone X



Land Use Designations

	Parcel 003	Parcel 106
Area	14.317 acres	.3133 acre
County Zoning	R-1 Residential	R-1 Residential
Wailuku-Kahului Community Plan	Public/Quasi-Public	Single Family
State Land Use	Urban	Urban

Community Plan Amendment and Change in Zoning

Wailuku-Kahului Community Plan	
Residential (Parcel 106 only)	→ Public/Quasi-Public
Maui County Zoning	
R-1 Residential (both parcels)	→ P-2 Public/Quasi-Public

The requested CPA and CIZ actions are for the purpose of creating land use consistency with the established use occurring on the property since 1848.

Community Plan Amendment and Change in Zoning

The Maui Council Council's Bills for Ordinance propose to grant a Community Plan Amendment (CPA) for Parcel 106 from Single Family to Public/Quasi-Public and a Change in Zoning (CIZ) for Parcel 003 and Parcel 106 from R-1 Residential District to P-2 Public/Quasi-Public District.

- February 2, 2018 – Resolution introduced by Councilmember Atay.
- February 14, 2018 – Review by Land Use Committee.
- November 13, 2018 – Review by Maui Planning Commission.

Purpose

The St. Anthony Master Plan, completed in 2016, concluded that land use designation updates are necessary for church and school uses. The land use entitlement changes proposed would allow for new structures as well as renovations of existing church structures.

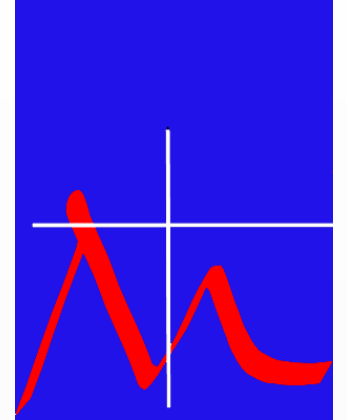
The lack of a gymnasium is a critical issue for the school. Heights permitted by the P-2 Public/Quasi-Public District will be required for a gym structure.

Summary/Conclusion

The proposed Community Plan Amendment and Change in Zoning actions is not anticipated to result in significant environmental impacts to the surrounding neighborhood since St. Anthony Church and Schools have existed within the community since the 1800s.



ST. ANTHONY of Padua



MAHALO

Community Plan Amendment &
Change in Zoning