

KAHANA SUNSET

Applications for Community Plan Amendment, & Change in Zoning

**Land Use Committee
Maui County Council
August 17, 2016**



RECEIVED AT LU MEETING ON 8/17/16

LU-19 mgf

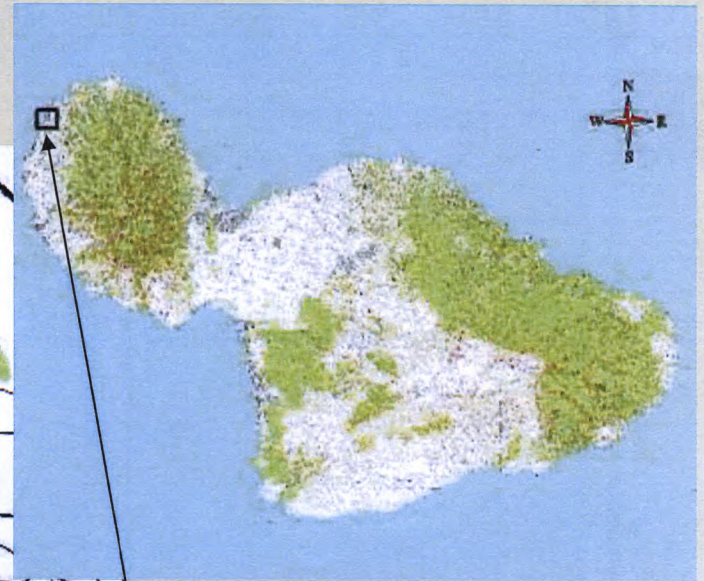
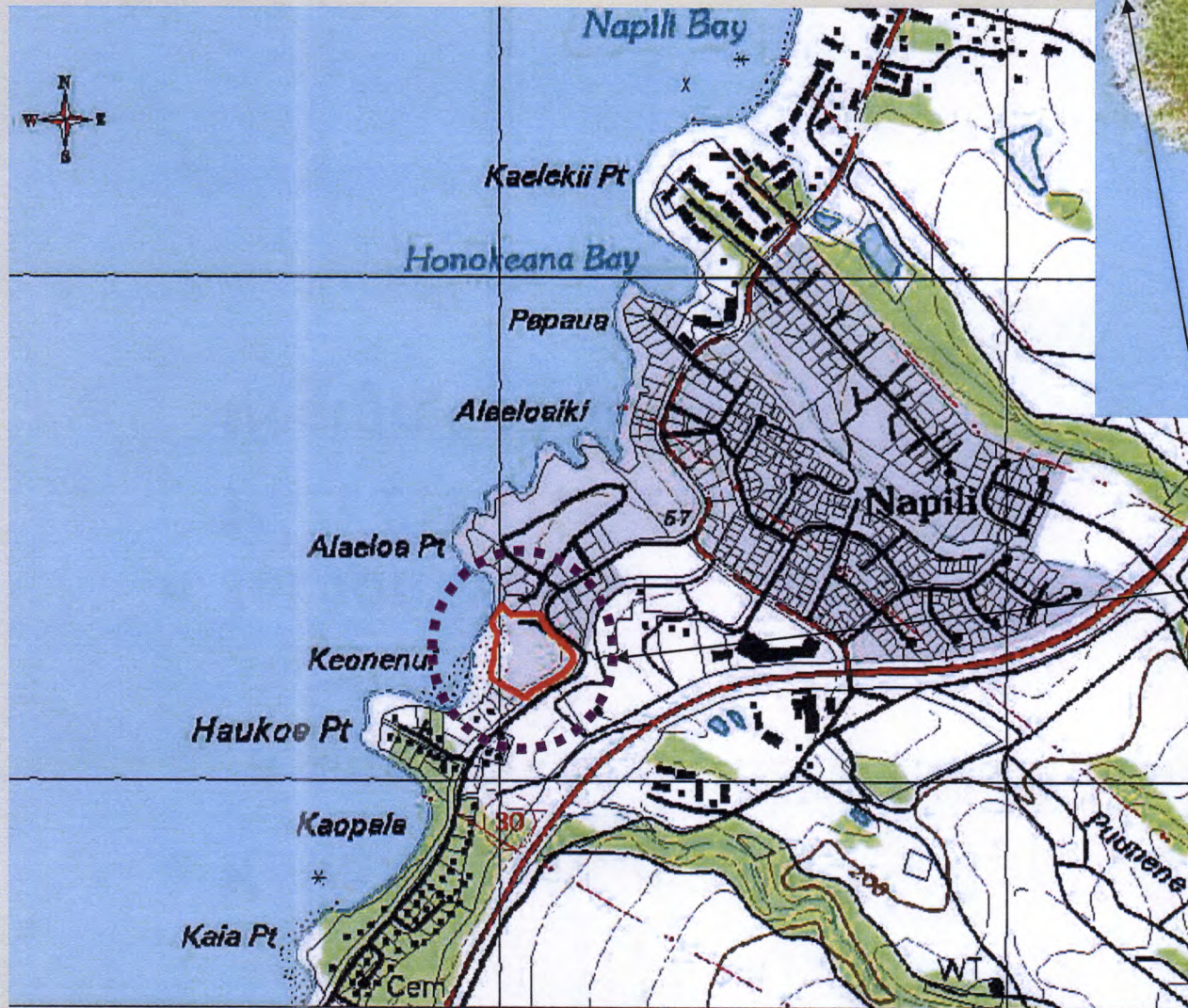
Presentation Outline

- **Introduction**
- **Requests**
- **Existing Site**
- **Proposed Actions**
- **Conclusion**

Project Team

- **Kahana Sunset AOA0 – Applicant**
 - **Jacqueline Scheibel – Long Range Planning Committee**
- **Jordan Hart and Raymond Cabebe, Chris Hart & Partners- Planning & Landscape Design Consultant**

Location Map



**PROJECT
LOCATION**

Aerial Map



**PROJECT
SITE**



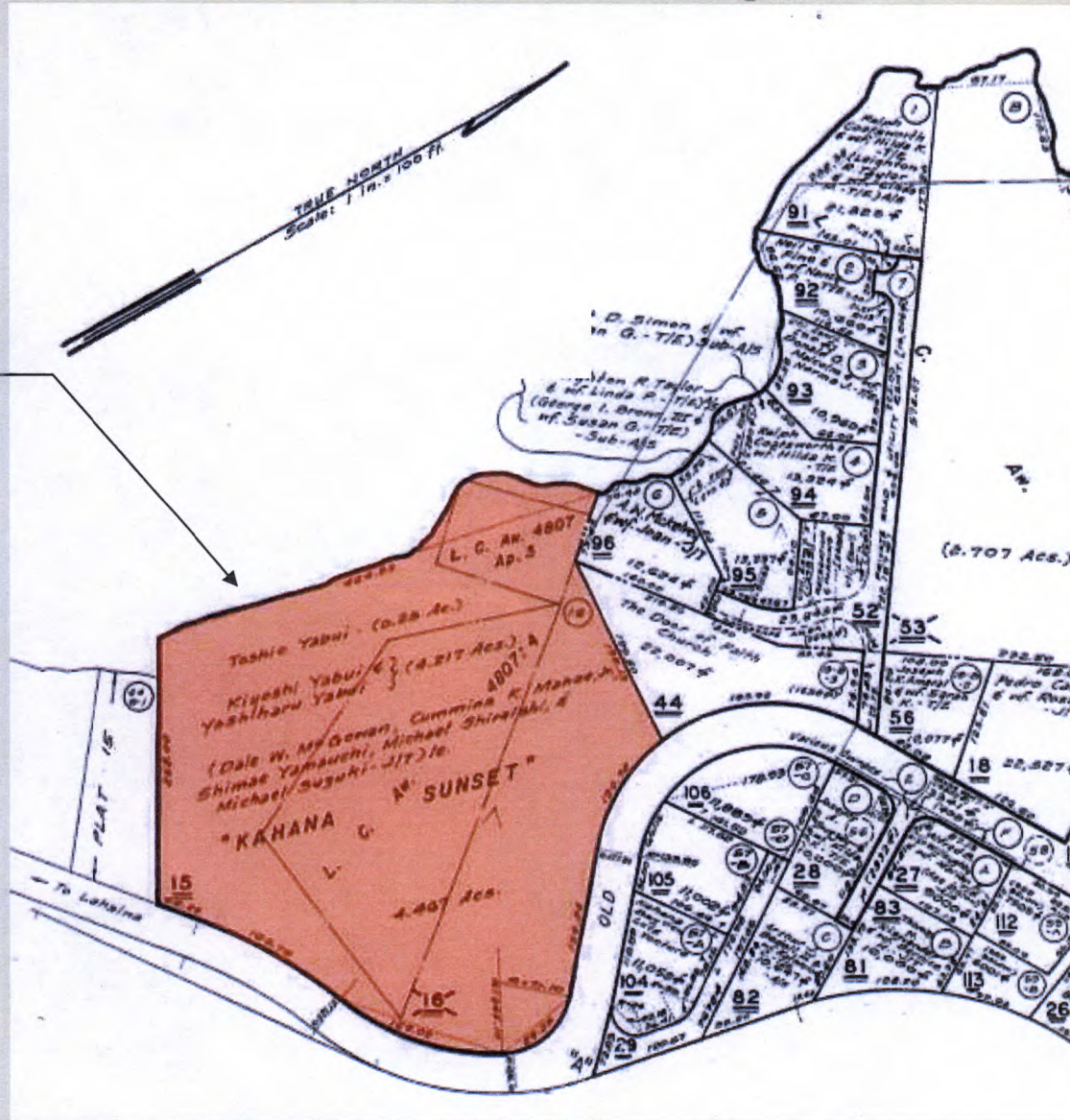
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KAHANA SUNSET CPA & CIZ

Tax Map

- Parcel 15
- 4.467 ac.

**PROJECT
SITE**



DEPARTMENT OF TAXATION PROPERTY TECHNICAL OFFICE TAX MAPS BRANCH STATE OF HAWAII TAX MAP		
SECOND TAXATION DISTRICT		
ZONE	SEC.	PLAT
4	3	03

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Existing Site

- **79 Unit Hotel-Condominium;**
 - **6 Apartment Buildings;**
- **4.467 acres;**
- **Constructed in 1971;**
- **Support building:**
 - **Office;**
 - **Manager's Residence;**
 - **Laundry.**

■ **Amenities:**

- **Pool;**
- **Cabana;**
- **Gazebos;**
- **Barbeques;**
- **Outdoor showers;**
- **Parking.**



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Existing Site

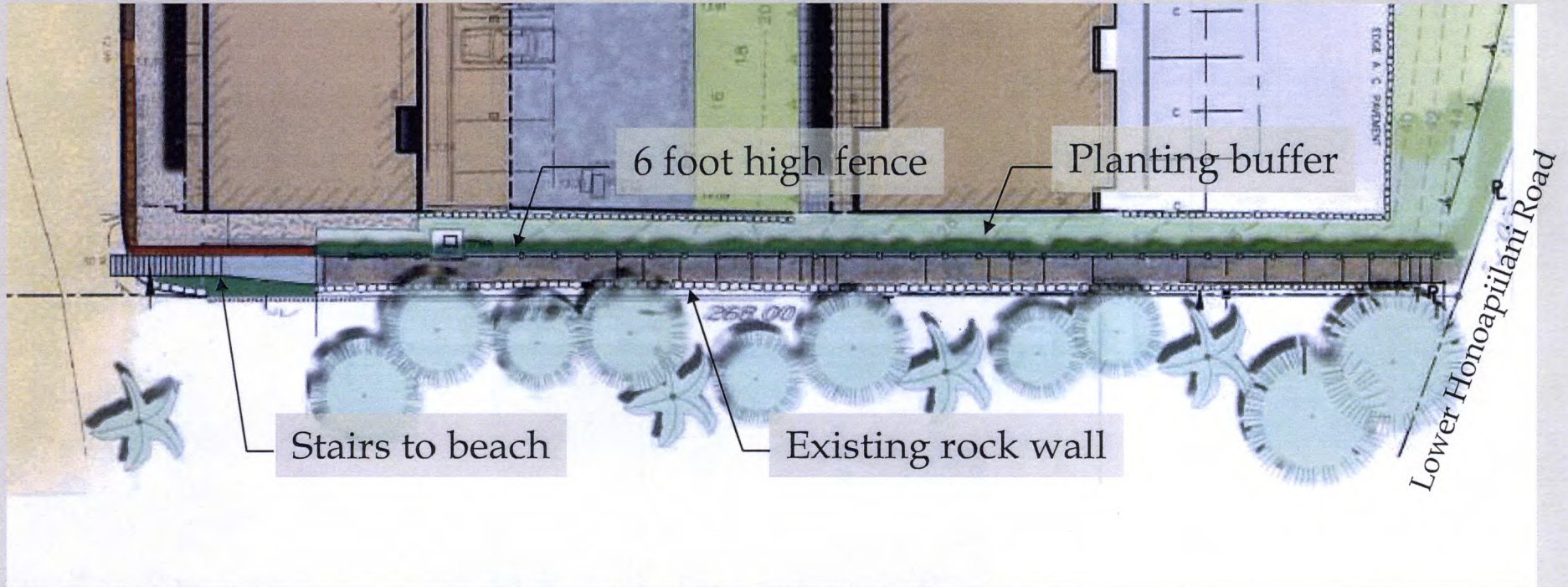
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History

- **Variance granted by Maui Planning Commission on 2/6/1968;**
- **Constructed in 1971;**

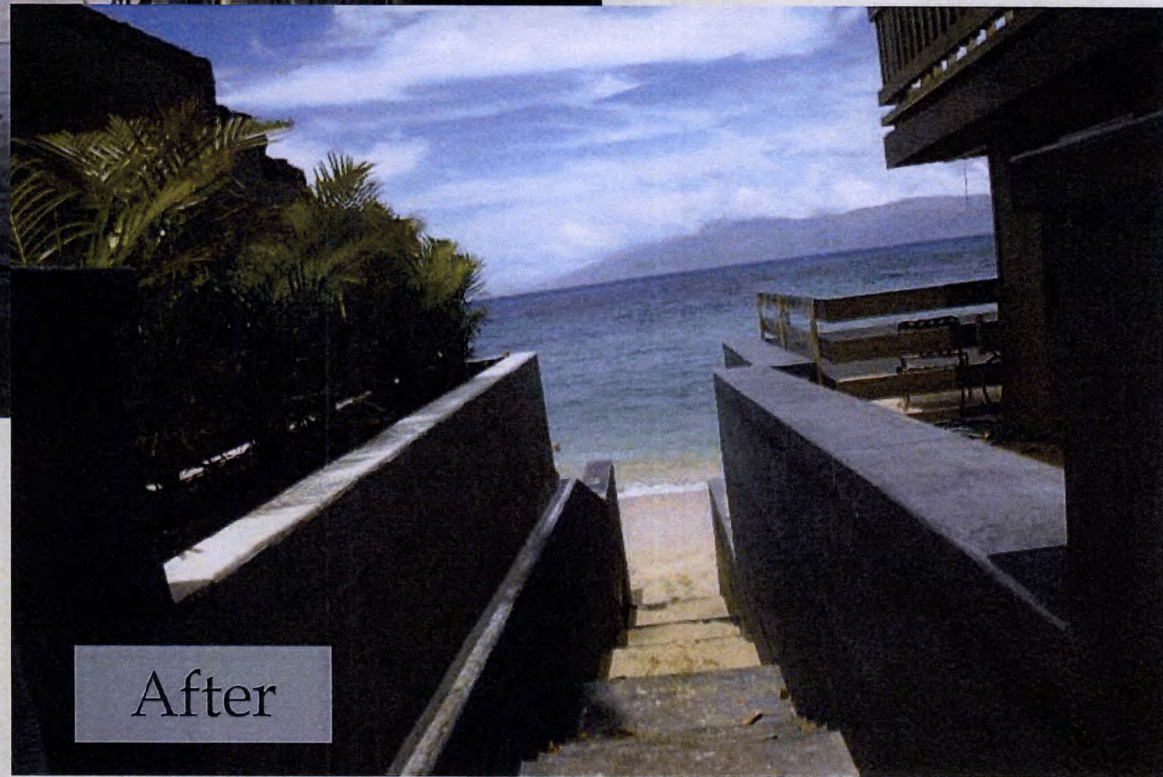
Beach Access Plan



Beach Access



Before



After

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Community Plan Amendment and Change in Zoning

West Maui Community Plan	
Residential	→ Hotel
Maui County Zoning	
R-3 Residential	→ H-M Hotel

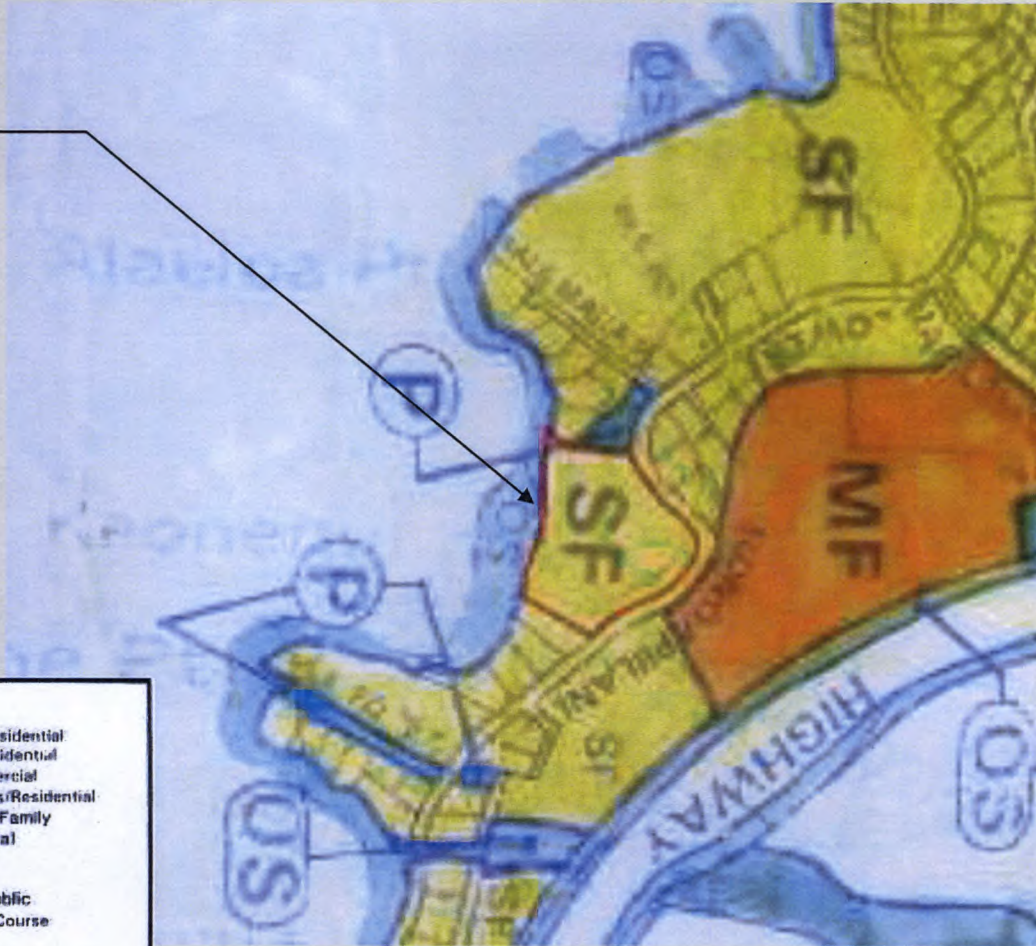
The requested CPA and CIZ actions are for the purpose of creating land use consistency with the established use occurring on the property since 1971. There is no intention of expanding the number of units nor is there an intention to build anything other than the actions identified in the applications.

Existing Site

- **79 Unit Hotel-Condominium;**
- **Variance granted by Maui Planning Commission on 2/6/1968;**
 - **“Construction of Apartment Buildings with Accessory Uses.”**
- **Constructed in 1971 when there was no County ordinance regulating Transient Vacation Rental (TVR) use.**

Community Plan Map

**PROJECT
SITE**



- **West Maui
Community Plan:
Single Family**
- **Requesting
amendment to
Hotel**

LEGEND

SF	Single Family Residential
MF	Multi-Family Residential
B	Business/Commercial
SBR	Service Business/Residential
BMI	Business/Multi-Family
HI	Heavy Industrial
LI	Light Industrial
H	Hotel
P	Public/Quasi-Public
PK	Park (GC) Golf Course
OS	Open Space
PD	Project District
AP	Airport
AG	Agricultural
R	Rural
C	Conservation
OS	Airport Special Control District

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KAHANA SUNSET CPA & CIZ

Zoning Map

- **County**
Zoning: R-3
Residential
District
- **Requesting**
change to
H-M Hotel



PROJECT
SITE



Zoning Comparison Matrix

Existing to Proposed

	R-3 (existing)	H-M (proposed)	1971	Kahana Sunset
Allowable Use	Long Term Residential	Transient Vacation Rental (TVR) allowable	TVR allowable	Owner/TVR
Area (min.)	10,000 SF	15,000 SF	10,000 SF	194,583 SF
Height (max.)	2-stories or 30FT	*3-Stories as currently configured (Condition of Zoning)	Variance	1 - 3 stories
Unit Density (max.)	1 unit / 10,000 SF	NA	Variance	1 unit / 2,432 SF
Lot Coverage (max.)	NA	30%	Variance	22%

Zoning Comparison Matrix

Existing to Proposed

	R-3 (existing)	H-M (proposed)	1971	Kahana Sunset
Floor Area-Lot Area Ratio (max.)	NA	100%	Variance: 40%	40%
Front/Rear Yards (min.)	Front: 15FT; Rear: 1-story: 6FT 2-story: 10FT	½ height of bldg. min.: 15 FT	Variance	Front: >15FT for 1-story, >20FT for 3-story; Rear: >15FT for 2-story
Side Yards (min.)	1-story: 6FT 2-story: 10FT	1-2 st: 10 FT 3-4 st: 15 FT 5-6 st: 20 FT	Variance	all structures no closer than 15 FT
Parking (min.)	2 stalls/ main; 1 stall/ ohana	0.5 stalls/ 1 unit	Variance: 0.5 stalls/ 1 unit	1.3 stalls / 1 unit

CIZ Criteria

- *The proposed request meets the intent of the general plan and objectives and policies of the community plans of the county;*
- *The proposed request is consistent with the applicable community plan land use map of the county;*

CIZ Criteria

- *The proposed request meets the intent and purpose of the district being requested;*
- *The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements.*

Summary

- **Through the Environmental Review process, potential impacts were identified and mitigation measures were provided.**
- **Comment from agencies and concerned parties were heard and addressed.**

Summary

- **Kahana Sunset is an existing hotel-condominium.**
- **No expansion of hotel-condominium uses is proposed.**
- **Complies with H-M Hotel zoning standards.**
- **Therefore, the CPA & CIZ actions have no primary or secondary impacts to historical or cultural resources, to physical or socio-economic environment, to public services, or to infrastructure.**
- **The project meets the criteria for a Community Plan Amendment and Change in Zoning.**

Maui Planning Commission

At its regular meeting on July 22, 2014, the Maui Planning Commission by a unanimous vote, recommended approval of the CPA and CIZ subject to one project specific condition:

That all current and future structures on the Kahana Sunset property shall be limited in height to no more than three (3) stories, with roof, including the ventilation compartments, as currently configured, as of July 22, 2014, excepting alternate energy devices approved by the Board of Directors of the Kahana Sunset AOAO and by the County of Maui County), if required, and excepting any new configurations as may be required by the County.

**KAHANA SUNSET
COMMUNITY PLAN
AMENDMENT
&
CHANGE IN ZONING**

Mahalo

August 17, 2016

KAHANA SUNSET CPA & CIZ