

PSLU Committee

From: Jennifer Maydan <Jennifer.Maydan@co.maui.hi.us>
Sent: Wednesday, May 12, 2021 1:12 PM
To: PSLU Committee
Cc: Michele McLean; Pam Eaton
Subject: West Maui Community Plan (PSLU-1)
Attachments: FINAL_PSLU Presentation_CP Designations_5.20.21.pdf

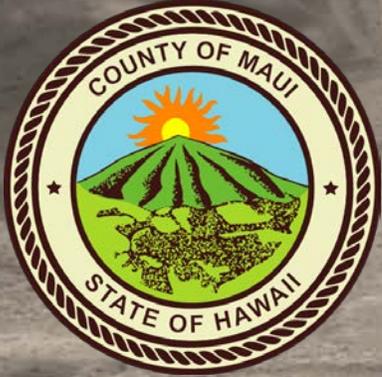
Aloha kākou,

Per Chair Paltin's request, attached please find a PDF of the Community Plan Designations presentation we will provide to the Committee at their May 20 meeting.

Please let me know if you have any questions or need anything else.

Mahalo nui,
Jen





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WEST MAUI | COUNTY OF MAUI
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Community Plan Designations

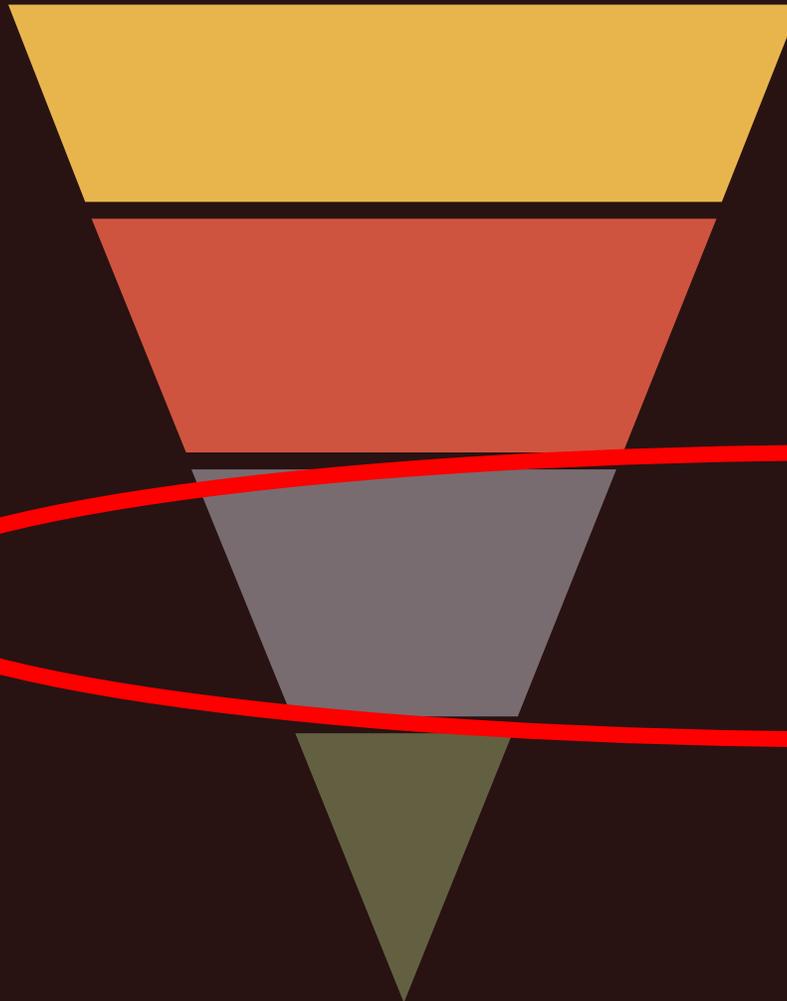
MAY 20, 2021 | PSLU COMMITTEE

Land Use Layers

General



Specific



State Land Use Districts

Maui Island Plan Growth Boundaries

Community Plan Designations

County Zoning Districts



Community Plan Designations

- Why are we updating the designations?
- What are the benefits of the updated designations?
- How do the old and the new designations relate?
- What do the updated designations look like?

Purpose & Goals of Updated Designations –

Why are we updating the designations?

- Guide future development & zoning decisions
- Provide clarity on the role of community plan designations in County planning & land use system
- Recommended by the zoning code audit
- Implement the Maui Island Plan's Directed Growth Plan
- Foster complete, equitable & healthy communities

Purpose & Goals of Updated Designations –

What's wrong with the existing designations?

- Focused on uses & don't provide any guidance on creating communities
- Too similar to zoning districts & are often confused with zoning districts



PART V

LAND USE MAP

A. Land Use Categories and Definitions

Conservation (C)

This category primarily recognizes the designation of lands in the State Conservation District and is used to protect and preserve wilderness areas, beach reserves, scenic areas and historic sites, open ranges, and watersheds, to conserve fish and wildlife, and to promote forestry and grazing.

Agriculture (AC)

This use indicates areas for agricultural activity which would be in keeping with the economic base of the County and the requirements and procedures of Chapter 205 HRS, as amended.

Rural (R)

This use is to protect and preserve areas consisting of small farms intermixed with low-density single-family residential lots. It is intended that, at minimum, the requirements of Chapter 205 HRS, as amended, shall govern this area.

Single-Family (SF)

This includes single-family and duplex dwellings.

Multi-Family (MF)

This includes apartment and condominium buildings having more than two dwellings.

Business/Commercial (B)

This includes retail stores, offices, entertainment enterprises and related accessory uses.

Business/Industrial (BI)

This includes a mixture of warehousing, distribution, service operations, retail and offices uses.

Light Industrial (LI)

This is for warehousing, light assembly, service and craft-type industrial operations.

How the New Designations will Address these Issues –

What are the benefits?



- Shift focus from segregating uses to creating places
- Provide the opportunity for a range of compatible & complementary uses
- Provide urban design guidance – density, intensity & range of uses, parks & public amenities, street connectivity & mobility

How the New Designations will Address these Issues –

What are the benefits?



- Promote a mix of housing types
- Preserve existing neighborhoods & special places that communities love



Community Plan Designations – Appendix D

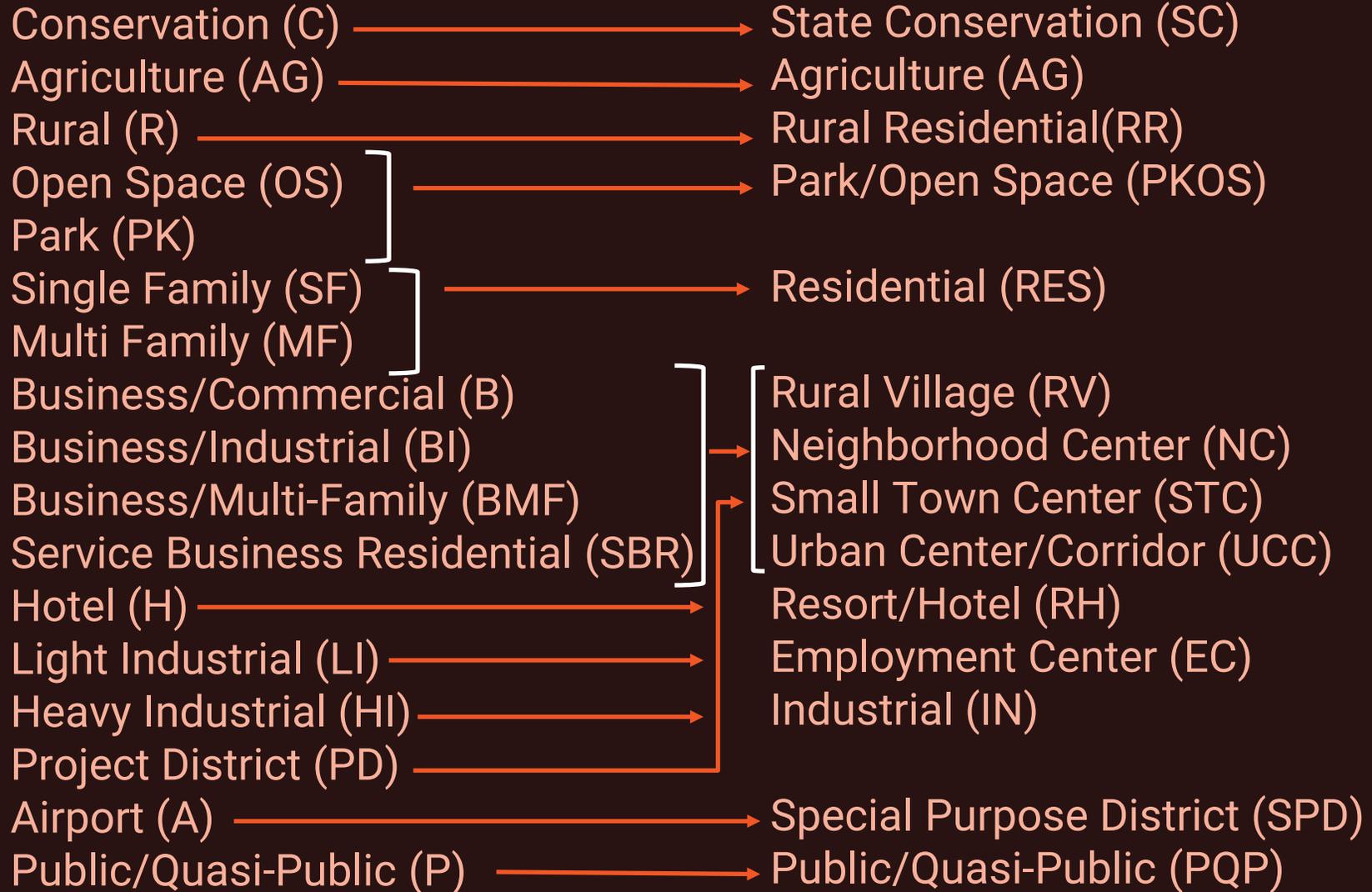
	Rural Residential (RR)		Employment Center (EC)
	Residential (RES)		Industrial (IN)
	Rural Village (RV)		Special Purpose District (SPD)
	Neighborhood Center (NC)		Public/Quasi Public (PQP)
	Small Town Center (STC)		Parks/Open Space (PKOS)
	Urban Center/Corridor (UCC)		Agriculture (AG)
	Resort/Hotel (RH)		State Conservation (SC)

- General Description
- Example Imagery
- Development Patterns
- Typical Street Types

Comparison of Existing & Updated Designations

Existing Designations

Updated Designations



Rural Residential (RR)

The Rural Residential community plan designation is intended to preserve rural character. Rural Residential areas are generally developed with large-lot subdivisions, family farms and estates. This designation serves as a transition between agricultural areas and more urban development. Clustered development is encouraged to preserve sensitive natural features, common open space or working agricultural lands. The primary use in this designation is low-density residential, and may include support uses such as parks, schools and farming.

Development Pattern



Example Imagery



Typical Street Types



2

Residential (RES)

The Residential community plan designation is intended to establish, protect and appropriately infill low-to-moderate-density residential areas. This designation encourages a range of housing types such as single-family, 'ohana units, duplex, tri-plex, townhouses, and small-scale multi-family units. New Residential developments should include pedestrian, bicycle and transit connections to provide residents with access to services and amenities, and existing Residential neighborhoods should be retrofitted to allow these multi-modal connections. Related and compatible uses include, but are not limited to, parks, schools, churches, and other public/quasi-public uses. Small-scale, neighborhood serving commercial uses may also be permitted on a limited basis, provided these businesses are pedestrian-oriented and will generate minimal vehicular traffic. These uses should create walkable commercial nodes for the surrounding neighborhood, while the overall district remains predominantly residential.

Development Pattern



Example Imagery



Typical Street Types



3

Rural Village (RV)

The Rural Village community plan designation is intended to preserve the character of Maui's small rural towns and includes services that support nearby rural residential communities. A Rural Village is the rural equivalent of a Neighborhood Center. Rural Villages may be located at existing or proposed intersections or focused around a business, historic landmark, church, or civic use (i.e. school, post office). Rural Villages are generally small, for example not exceeding the approximate area of four corners of an intersection, and have clear edges defined by land uses, building types, or natural features. Uses within this designation include a mix of neighborhood serving commercial, public/quasi-public uses such as parks, schools, and churches, and may include limited residential. New development should be appropriate in scale and designed to complement the character and sense of place of the rural area.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Country Road

4

Type: Minor Streets | Class: Minor Street

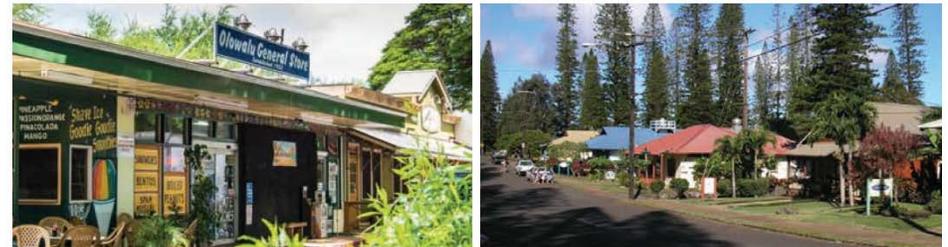
Neighborhood Center (NC)

The Neighborhood Center community plan designation is intended to include services that support nearby residential within pedestrian-oriented commercial nodes. Uses within this designation are primarily neighborhood serving, with small scale buildings, like traditional "Mom and Pop" shops, providing opportunities for people to take care of daily activities close to home. Pedestrian, bicycle and transit connections provide residents with access to the Neighborhood Center. This designation may also include residential uses such as small-lot single-family and multi-family, and human-scale, mixed-use buildings that include residential. Related and compatible uses include, but are not limited to, parks, schools, churches, and other public/quasi-public uses.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Main Street

5

Type: Collectors | Class: Major Collector

Small Town Center (STC)

The Small Town Center community plan designation is intended to preserve the character of Maui's smaller towns and communities, and allow for development of new low-to-medium-density commercial centers with a mix of uses that service nearby neighborhoods. The mix of uses and human-scale design in Small Town Centers is similar to Neighborhood Centers, however these areas typically cover a larger area and may serve more neighborhoods. Some Neighborhood Centers may evolve into Small Town Centers over time. Ground floor commercial with second floor apartments is encouraged to provide live-work opportunities for residents. A mix of medium density housing types are also encouraged. Preferred design elements include smaller blocks; buildings fronting property lines; ample pedestrian, bicycle and transit facilities; as well as public/private amenities, civic spaces and parks.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Main Street

Type: Collectors | Class: Major Collector

6

Urban Center/Corridor (UCC)

The Urban Center/Corridor community plan designation is intended to create transit-friendly areas that are, or planned to be, characterized by a mix of higher-density commercial, employment, light industrial and residential uses. Within this designation, residential, retail and businesses serving local or regional markets mix to create pedestrian-friendly activity centers and multi-modal corridors with vibrant street life. Housing types in this designation include a mix of medium to high density development. Preferred design elements include buildings fronting property lines; pedestrian, bicycle and transit facilities; public/private amenities; civic space and parks. Developments within Urban/Center Corridor designations should be designed to provide the majority of the services residents would need on a daily basis, within walking distance.

Development Pattern



Example Imagery



Typical Street Types



Type: Collectors | Class: Major Collector

Type: Arterials | Class: Arterial

7

Resort/Hotel (RH)

The Resort/Hotel community plan designation is intended to provide for existing and future visitor oriented development in appropriate areas. When developed, these areas are typically medium to high density with a broad range of uses primarily intended to serve visitors, including transient accommodations, retail and commercial uses and other visitor amenities. Related and compatible uses include, but are not limited to, parks and other public/quasi-public uses.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Minor Street

Type: Parkways | Class: Parkway

Employment Center (EC)

The Employment Center community plan designation is intended to encourage a range of employment uses like light manufacturing, processing, other light industrial uses, business incubators, and compatible uses in appropriate areas. These areas may also include amenities that serve the employees that work there including retail, restaurants and live-work spaces. Development in these areas should include ample pedestrian, bicycle and transit facilities and may include some parks or civic spaces.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Minor Street

Type: Collectors | Class: Major Collector

Industrial (IN)

The Industrial community plan designation is intended to permit intense industrial and manufacturing activities which could include noxious uses.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Minor Street

Type: Collectors | Class: Major Collectors

Special Purpose District (SPD)

The Special Purpose District community plan designation is intended to provide for specified land uses that, due to their uniqueness or incompatibility, do not easily fall within one of the other community plan designations. This district applies to airports and may also include established project districts that do not easily fall within one or more of the other community plan designations.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Minor Street

Type: Collectors | Class: Major Collector

Public/Quasi Public (PQP)

The Public/Quasi Public community plan designation is intended to provide facilities for public use or benefit. Many of the uses in this designation are also allowed in other districts, like churches, parks and schools, but this designation is typically for planned or existing larger-scale government, nonprofit or educational uses.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Minor Street

Type: Collectors | Class: Major Collector

Parks/Open Space (PKOS)

The Parks/Open Space community plan designation is intended to preserve and manage lands for recreational activities (including golf courses and related amenities) and Native Hawaiian traditional and customary uses, while protecting sensitive ecological resources, scenic and recreational resources, hazardous areas, drainage ways, and open space greenbelts and greenways. Open Space areas support natural processes such as flood management and erosion control.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Minor Street

Type: Collectors | Class: Major Collector

Agriculture (AG)

The Agriculture community plan designation is intended to promote agricultural development, preserve and protect agricultural resources, and support the agricultural character and components of the county's economy and lifestyle.

Development Pattern



Example Imagery



Typical Street Types

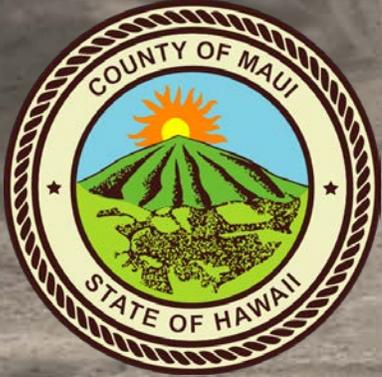


State Conservation

The State Conservation community plan designation is intended to recognize the designation of lands in the State Conservation District and is used to protect and preserve wilderness areas, beach reserves, scenic areas, historic sites, open ranges, wetlands, and watersheds; to conserve fish and wildlife; and to promote forestry and grazing.

Example Imagery





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