

LU Committee

LU-13 ✓

From: David Spee <david@speehawaii.com>
Sent: Thursday, October 11, 2018 12:03 PM
To: Robert Carroll; LU Committee
Cc: Michele McLean
Subject: Paia Courtyard LU-13 Letter
Attachments: Letter to Bob Carroll dtd 10.11.18.pdf

Bob, please see the attached letter regarding the Paia Courtyard project.

David R. Spee
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808-579-8244

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October 11, 2018

Robert Carroll
Maui County Council Land Use Committee Chair

*Via Email: robert.carroll@mauicounty.us
lu.committee@mauicounty.us*

RE: **Paia Courtyard LU-13: TMK No. (2) 2-5-005-063**

Dear Bob,

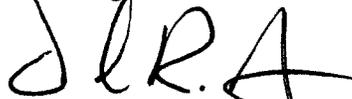
As a follow up to my letter dated August 14, 2018, I am writing to further clarify that we are not pursuing the senior housing portion of the project and are downsizing the commercial portion to fit within the existing community plan designations.

We have decided to only pursue aligning the county zoning and state land use designations with the existing community plan designations. Please see the attached Map of the property identified as Exhibit "1". Area A has a community plan designation of Business so we request that the County zoning designation be changed from Interim to Country Town Business and the State Land Use designation be changed from Agriculture to Urban. This is consistent with our original proposal.

Area B has a Community Plan designation of Public Quasi-Public so we request that the County zoning designation be changed from Interim to Public Quasi-Public and the state land use designation be changed from Agriculture to Urban in order to best align the county zoning and state land use designations with the Community Plan. Areas C and D do not require any changes to their land use designations, therefore we withdraw our request to change the land use designation for Area C and no changes were requested for Area D.

At this point in time we do not have a full new development plan but we have attached a proposed site plan as Exhibit "2". The full plan will be submitted to the Planning Commission when we go in for SMA approval.

Best Regards,



David R. Spee, Manager

cc. Michele Mclean

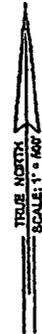
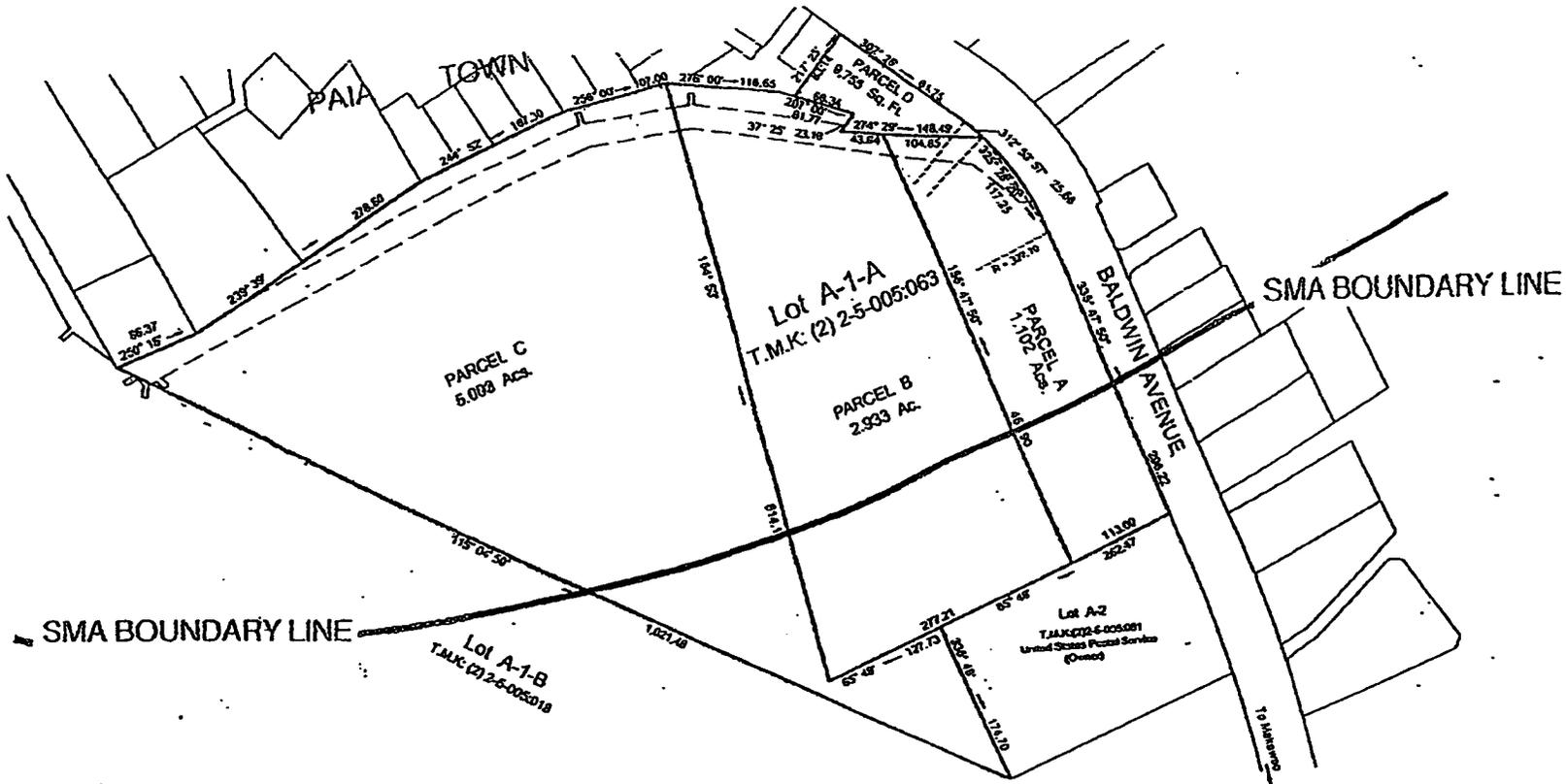
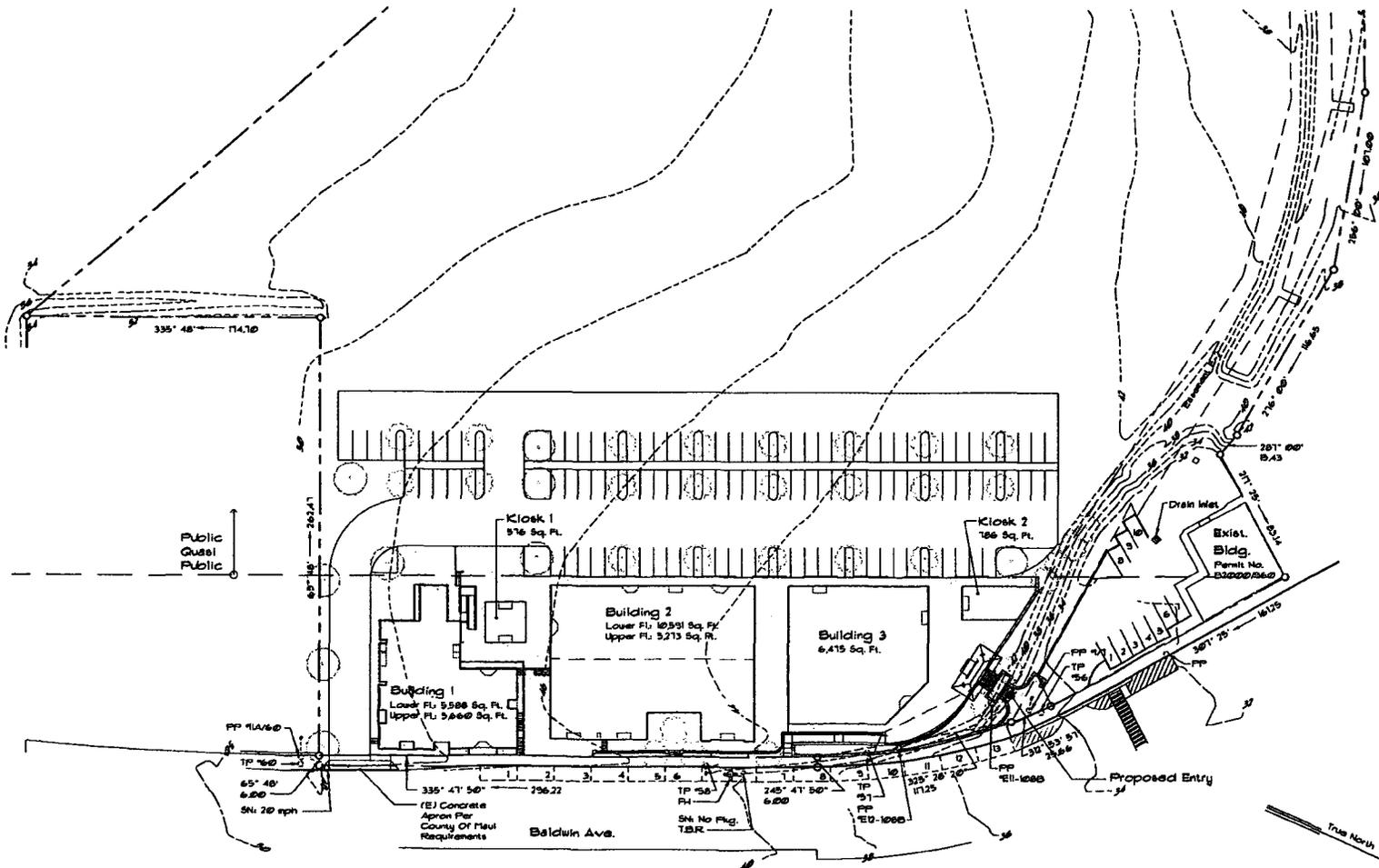


EXHIBIT " I "

**PROPOSED CHANGES TO LAND
USE DESIGNATIONS**

		<u>EXISTING</u>	<u>PROPOSED</u>
PARCEL A (1.102 Acs.)	State County Community Plan	Agricultural Interim Business	Urban Country Town Business Business
PARCEL B (2.933 Acs.)	State County Community Plan	Agricultural Interim Public/Quasi-Public	Urban Public/Quasi-Public Public/Quasi-Public
PARCEL C (5.003 Acs.)	State County Community Plan	Agricultural Agricultural Agricultural	
PARCEL D (9,755 Sq. Ft.)	State County Community Plan	Urban Country Town Business Business	

PAIA POST OFFICE SUBDIVISION
 PAIA, MAKAWAO, MAUI, HAWAII



① Site Plan
Scale: 1" = 30'

PRELIMINARY

EXHIBIT "2"

Revisions
△
△
△
△

Site Plan

Paia Courtyard
Baldwin Avenue, Paia, Hawaii
TRK: (72-5-005)063

HUNTON CONRAD & ASSOCIATES INC

Date: August 2, 2010
Scale: 1" = 30'
Drawn: RN
Job: Paia 2010
Sheet: AI