

# Ma`alaea Community Plan and Change In Zoning Applications

By: Planning and Sustainable Land  
Use Committee

October 2, 2019

TMK: (2) 3-5-001:018

Ma`alaea, Wailuku, Island of Maui,  
Hawaii

RECEIVED AT PSLU MEETING ON 10/2/19  
(VINCE BAGYO)

# Project Summary

**Project Name:** Ma`alaea Agricultural  
Subdivision

**Applicant and  
Owner:** MVI, LLC

**Location:** TMK: (2) 3-6-001:018  
Honoapiilani Hwy, Ma`alaea,  
Wailuku, Island of Maui, HI

**Proposed Project:  
Acreage of  
Subject  
Parcel:** 21-Lots Agricultural Subdivision  
  
Approx. 257 acres

# **Existing County and State Land Use Designations of the Property**

**State Land Use District “Agriculture”**

**Community Plan District “Project District 12”**

**County Zoning “Agriculture; Small Portion of Property is  
Open Zone; Road/Street Future Reserve Zone;  
and R-3 Zoning”**

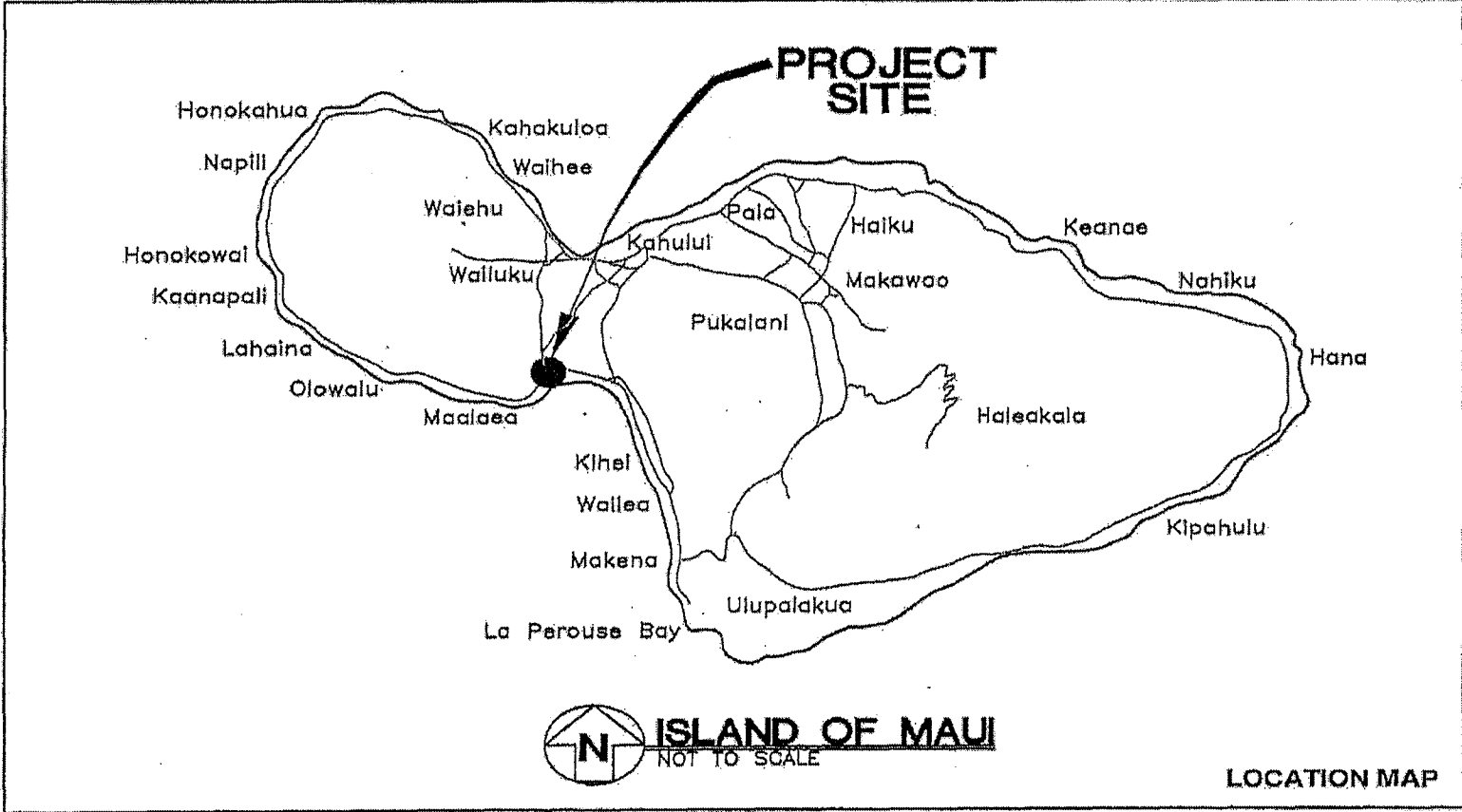
# Proposed Land Use Amendments

**Community Plan District:** From Project District 12 to “Agriculture”

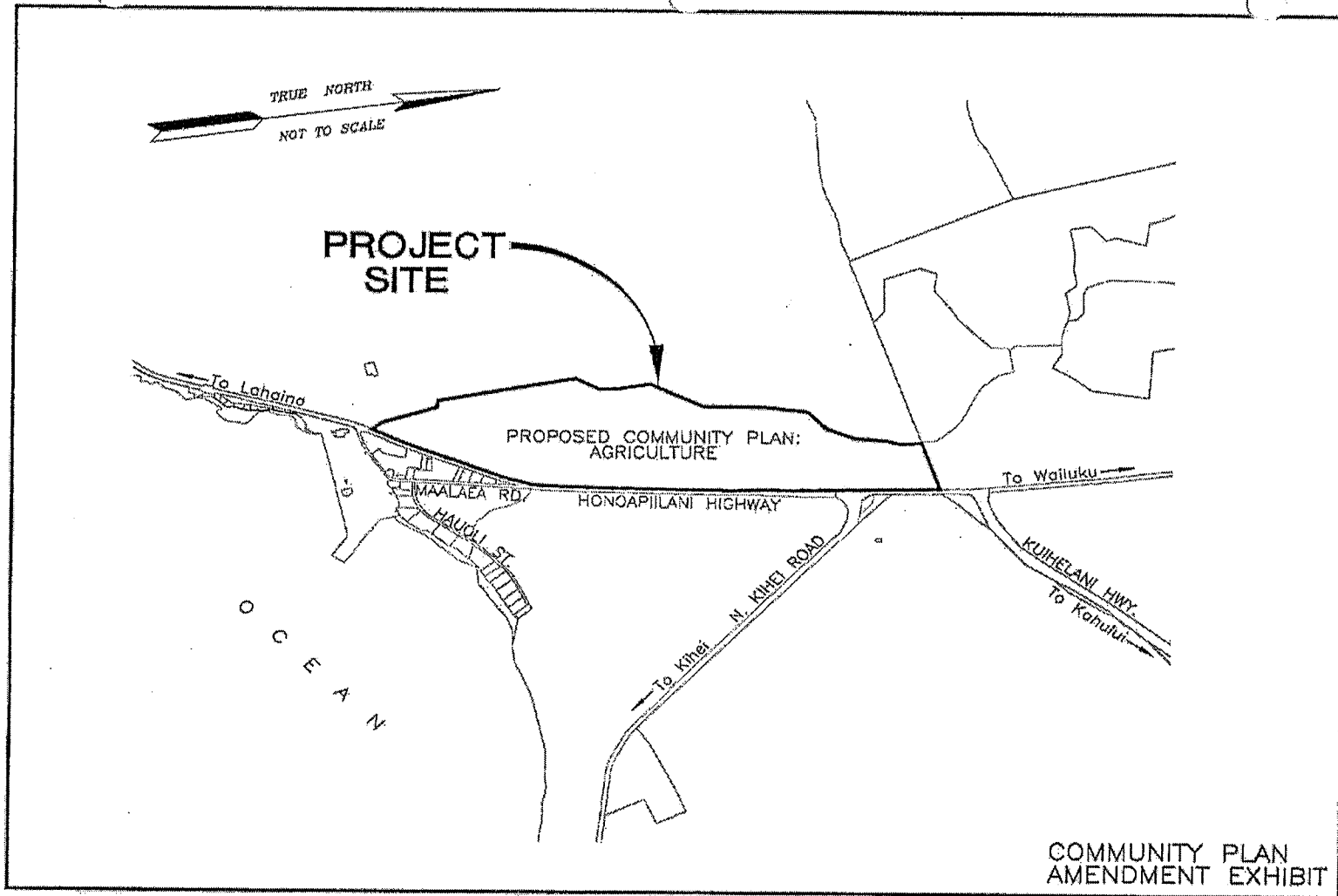
**Change In Zoning:** Small Portion of Property From Open Space Zone to “Agriculture” (approx. 14.7 Acres); From Road/Street Future Reserve Zone to “Agriculture” (approx. .8 acres); and From R-3 Zone to “Agriculture” (approx. .06 acres)

**These Proposed Land Use Changes is Consistent with Maui Island Plan**

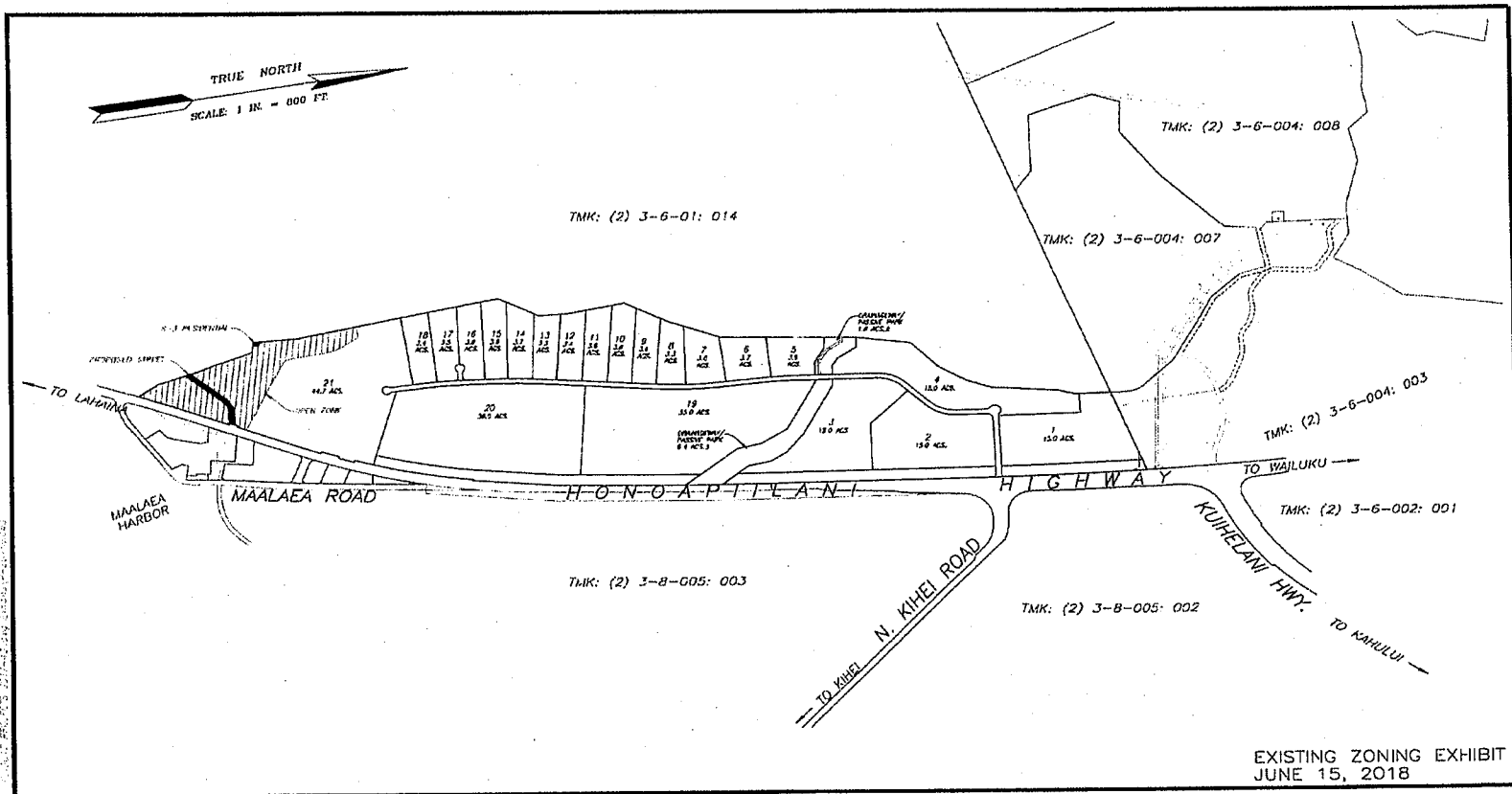
# Location Map



# Community Plan Map



# Proposed Change In Zoning Map







# Aerial Photo of Project Site



- >The proposed Community Plan and Change In Zoning applications is to keep the entire project site in agriculture.
  - >To be consistent with Maui Island Plan which designates the project site “Outside of Growth Boundary”.
  - > Consistent with State Land Use Ag District designation.
- >The proposed 21-Lot agricultural subdivision is consistent with MCC 19.30A.030

**The Maui Planning Commission in its September 11, 2018 Meeting Recommended to Approve the Proposed Land Use Changes**

**THANK YOU**