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**Proposed South Maui Gardens
Change of Zoning
Kīhei, Maui, Hawai‘i
(TMK Nos. (2)3-9-003:003 and 005)
PSLU-36**

**Planning and Sustainable Land Use
Committee Meeting
November 20, 2019**

Prepared for:
Nation Land Company, LLC



RECEIVED AT PSLU MEETING ON 11/20/19

Project Team

Applicant/Landowner:	Nation Land Company, LLC (Mike Farina)
Architect:	August Percha
Traffic Engineer:	Matt Nakamoto Austin, Tsutsumi & Associates, Inc.
Planning Consultant:	Karlynn Fukuda and Erin Mukai Munekiyo Hiraga

Request

- Nation Land Company requests a Change of Zoning for approximately 2.492 acres of its land in Kīhei from “R-2, Residential” to “B-2, Community Business”

South Maui Gardens Overview

- South Maui Gardens is an existing plant nursery located in Kīhei
- The nursery, which has been in business for over 20 years, offers a selection of plants to local landscapers, hotels, the airport, shopping centers, small businesses, and homeowners
- Plants are grown onsite in Kīhei, and offsite in greenhouse spaces in Kula
- The business has been a community partner supporting activities such as youth sports programs, retirement homes, Toys for Tots, Women Helping Women, Aids Foundation

Regional Location Map



Site Location Map



Existing Land Use Considerations

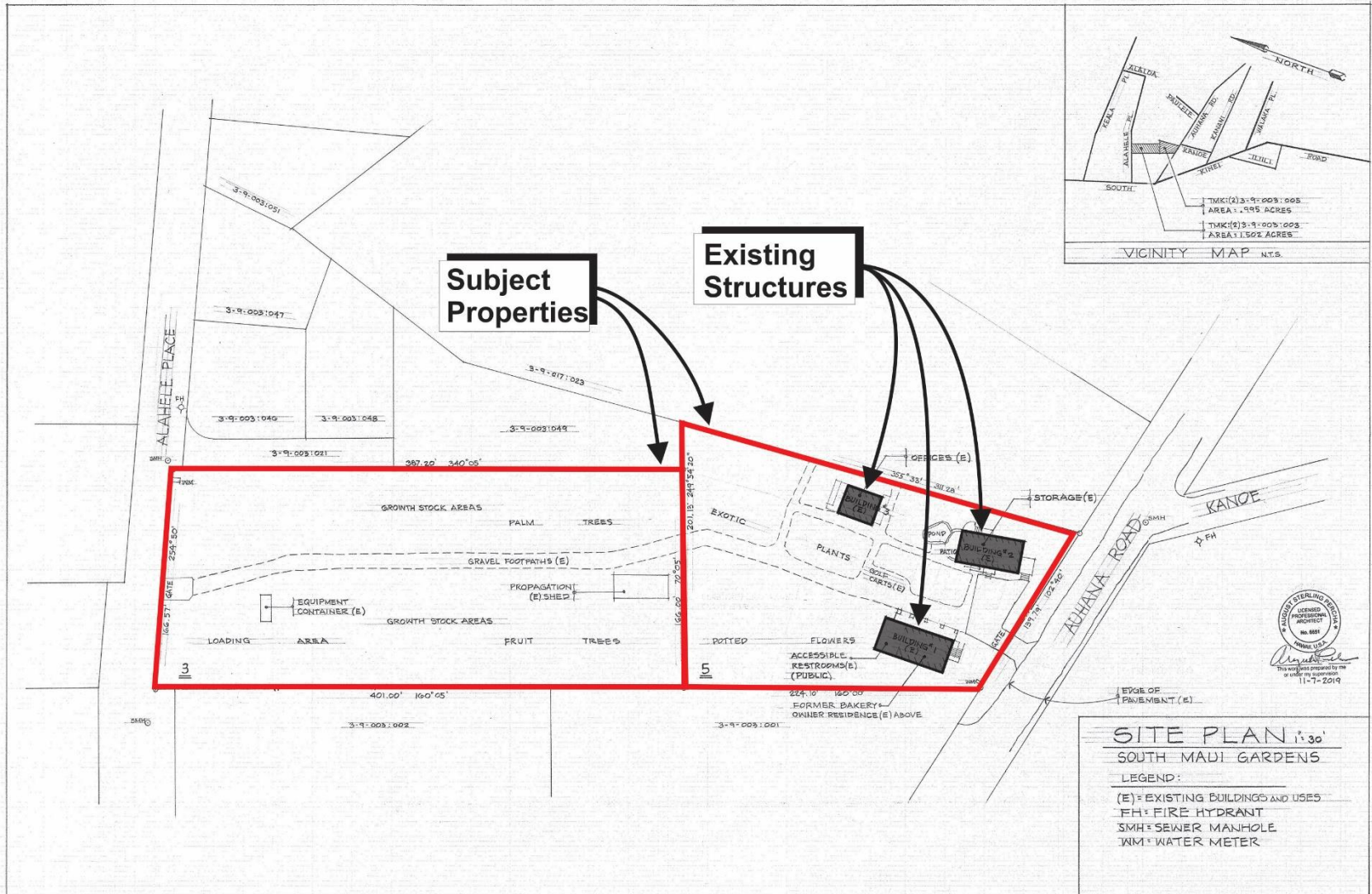
TMK No.	State Land Use District	Kihei-Makena Community Plan	Maui County Zoning	Maui Island Plan	Located Within SMA	Size of Parcel
(2)3-9-003:003	Urban	Business/Commercial	R-2, Residential	Urban Growth Boundary	Yes	1.5 acres
(2)3-9-003:005	Urban	Business/Commercial	R-2, Residential	Urban Growth Boundary	Yes	.99 acre

- Applicant requests Change of Zoning from “R-2, Residential” to “B-2, Community Business” for Parcels 3 and 5

Project Background and History

- Previously proposed mixed-use residential and commercial development
- July 2016: Applications for Conditional Permit, Change of Zoning, and SMA Use Permit filed
- June 2017: Maui Planning Commission meeting
- September 2017: Applicant withdrew applications for CP and SMA and plans for new construction

Existing Site Plan





Building #1: Owner's Residence (upstairs) and Former Bakery (downstairs)



Building #2: Storage



Building #3: Office

Reason for Request

- South Maui Gardens seeks to conduct retail transactions for its plant nursery onsite
- In addition, South Maui Gardens seeks to reopen its bakery on the property
- “Nurseries (flowers or plants)”, “eating and drinking establishments”, and “catering establishments” are permitted uses in the “B-2, Community Business” zoning district

Summary

- Applicant kindly requests a change of zoning for Parcels 3 and 5 from “R-2, Residential” to “B-2, Community Business”

Mahalo!