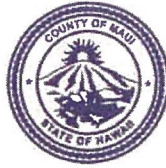


ALAN M. ARAKAWA  
Mayor

WILLIAM R. SPENCE  
Director

MICHELE CHOUTEAU McLEAN  
Deputy Director



COUNTY OF MAUI  
**DEPARTMENT OF PLANNING**

RECEIVED  
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OFFICE OF THE MAYOR

June 20, 2018

Honorable Alan M. Arakawa  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Robert Carroll, Chair  
and Members of the Land Use Committee  
200 South High Street  
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL  
*Alan Arakawa* 6/22/18  
Mayor Date

Dear Chair Carroll and Members:

**SUBJECT: COMPREHENSIVE REZONING BASED ON COMMUNITY PLANS  
(LU-12)**

This is in response to your letter dated April 18, 2018.

As requested, please see attached a list of parcels and corresponding maps the Department would recommend for consideration of comprehensive rezoning based on their residential Community Plan designations. The order of the recommendations are based on the ease of land use changes required as some parcels would also require a District Boundary Amendment due to their State agriculture land use designation.

The Department has also included parcels that merit consideration for additional land use changes, such as a change in Community Plan, based on their ideal location and proximity to infrastructure and services. The development of these parcels for residential use would promote smart growth given the services located within the vicinity.

Lastly, the Department has included parcels that, due to their large acreage, would also require a State Land Use Commission State District Boundary Amendment. However, the Committee could consider reducing the development area to less than 15 acres which would allow the County Council to rule on the amendment. While these parcels are outside the scope of your request, I believe it is worthwhile to include these additional parcels for the Committee's review.

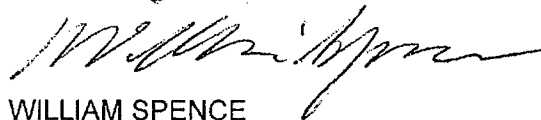
RECEIVED AT FDB MEETING ON 4/18/19  
*Submitted by Planning Director*

Honorable Alan Arakawa  
For Transmittal to:  
Honorable Robert Carroll, Chair  
June 20, 2018  
Page 2

Please note that the Department has included the parcels listed without having contacted the owners and without discussion with other county and state agencies. Should any of the parcels be of particular interest, we would encourage the Committee to contact the property owner and relevant governmental agencies to determine if a change in land use would necessarily result in an increase to the County's inventory of housing.

Thank you for the opportunity to respond. Should you have any questions, please feel free to transmit them to the Department via transmittal through the Office of the Mayor.

Sincerely,



WILLIAM SPENCE  
Planning Director

Attachment

xc: Michele McLean, Deputy Planning Director (PDF)  
Kathleen Ross Aoki, Administrative Planning Officer (PDF)  
PID Correspondence File

WRS:KRA:rhl

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## Residential Community Plan Designations- Upzone and Other Land Use Change Possibilities

<b>Council Action: CIZ (Change in Zoning)</b>									
Map Reference Number	Community Plan District	TMK	Acreage of CP Designation	Owner	CP Designation	Current Zoning	State District	Council Action Required	Notes
1	Kihei-Makena	3-9-004:141	6.943 acres	Ferreira Family Partners	SF <i>Single Family</i>	Open Zone	Urban	CIZ	Located near facilities and within MIP growth boundary. Across Keawekapu Beach.
2	Makawao-Pukalani-Kula	2-3-009:007	49 acres	Pukalani Associates, LLC	SF <i>Single Family</i>	AG <i>Agriculture</i>	Urban	CIZ	Located somewhat near facilities and within MIP growth boundary. <b>CIZ APPLICATION FILED 2017</b>
3	Makawao-Pukalani-Kula	2-3-009:064	38 acres	Pukalani Associates, LLC	SF <i>Single Family</i>	AG <i>Agriculture</i>	Urban	CIZ	Located somewhat near facilities and within MIP growth boundary. <b>CIZ APPLICATION FILED 2017</b>
4	West Maui	4-3-001:039	8 acres	Pineapple Ridge LLC	SF <i>Single Family</i>	AG <i>Agriculture</i>	Urban	CIZ	Located near facilities and within MIP UGB. Adjacent to Honoapiilani Hwy between Napili and Kahana.

**Council Actions: CIZ and DBA (parcels under 15 acres) (Change in Zoning and District Boundary Amendment)**

Map Reference Number	Community Plan District	TMK	Acreage of CP Designation	Owner	CP Designation	Current Zoning	State District	Council Action Required	Notes
5	Wailuku-Kahului	3-3-001:102	8.5 acres	GoodFellow Brothers Inc.	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Near Waiehu Terrace.
6	Makawao-Pukalani-Kula	2-3-009:030	8.463 acres	Clifford B. Alakai  Catherin Cabalce-Alakai	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Near Kulamalu. Identified as SF in CP; property has a farm dwelling established on the property.
7	Makawao-Pukalani-Kula	2-3-009:031	6.232 acres	Steven Allen Trust	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Near Kulamalu. Identified as SF in CP; property has a farm dwelling and accessory farm dwelling established on the property.



**Council Actions: CIZ and DBA (parcels under 15 acres) continued: (Change in Zoning and District Boundary Amendment)**

Map Reference Number	Community Plan District	TMK	Acreage of CP Designation	Owner	CP Designation	Current Zoning	State District	Council Action Required	Notes
8	Makawao-Pukalani-Kula	2-3-009:032	6.273 acres	Thurston Robinson	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Near Kulamalu.
9	Makawao-Pukalani-Kula	2-4-003:010	4.3 acres	Aries Investments LLC	SF <i>Single Family</i>	Urban Reserve	AG <i>Agriculture</i>	CIZ and DBA	Located east of Makawao town, makai of Makawao Avenue. Identified as SF in CP; property has a farm dwelling and accessory farm dwelling established on the property.
10	Makawao-Pukalani-Kula	2-4-003:011	4.719 acres	Forerest Koa Chang	SF <i>Single Family</i>	Urban Reserve	AG <i>Agriculture</i>	CIZ and DBA	Adjacent to #9. Identified as SF in CP; property has a farm dwelling on the property.
11	Hana	1-4-003:009	19.8 acres	Hana Ranch Land LLC	SF <i>Single Family</i>	Interim	Rural & Agriculture	CIZ and DBA	Located near Hana town across police and fire stations.
12	Hana	1-4-006:037	5.725 acres	Hana Ranch Land LLC	SF & MF <i>Single Family Multi-Family</i>	Interim	AG <i>Agriculture</i>	CIZ and DBA	Located near Hana town east of police and fire stations.

**Council Actions: CIZ and DBA (parcels under 15 acres) continued: (Change in Zoning and District Boundary Amendment)**

Map Reference Number	Community Plan District	TMK	Acreage of CP Designation	Owner	CP Designation	Current Zoning	State District	Council Action Required	Notes
13	Hana	1-4-006:039	7.607 acres	Hana Ranch Land LLC	Mostly SF & some MF <i>Single Family Multi-Family</i>	Interim	AG <i>Agriculture</i>	CIZ and DBA	Located near Hana town east of police and fire stations.
14	West Maui	4-6-015:001 4-6-018:003	13 acres	Wainee Land & Homes LLC Bishop Estate Trust	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP UGB. Near Lahaina Recreation Center.

**Council Actions: CIZ and CPA (Change in Zoning and Community Plan Amendment)**

Map Reference Number	Community Plan District	TMK	Acreage of CP Designation	Owner	CP Designation	Current Zoning	State District	Council Action Required	Notes
15	Wailuku-Kahului	2-7-013:026	4.865	A&B Properties	P/QP <i>Public/Quasi-Public</i>	P-1 <i>Public/Quasi-Public</i>	Urban	CIZ and CPA	Located near facilities and within MIP growth boundary. Old Kahului Swap Meet Site
16	Wailuku-Kahului	3-8-007:117	8.804	County of Maui	P/QP <i>Public/Quasi-Public</i>	PK <i>Park</i>	Urban	CIZ and CPA	Located near facilities and within MIP growth boundary. Old MCC (UH Maui) dormitories.

**Council Action: CIZ (Change in Zoning)**

**and**

**State Land Use Commission Action: DBA (parcels greater than 15 acres) (District Boundary Amendment)**

**NOTE: Council could also consider a DBA on a portion less than 15 acres.**

Map Reference Number	Community Plan District	TMK	Acreage of CP Designation	Owner	CP Designation	Current Zoning	State District	Council Action Required	Notes
17	Kihei-Makena	2-2-002:016	215 acres	Haleakala Ranch	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Located above Ohukai Rd. terminus.
18	Wailuku-Kahului	3-5-002:002	23 acres	Association of II Wai Hui LP	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Located between Kehalani and Waiolani Mauka
19	Paia-Haiku	2-5-005:030 2-5-005:020	24 acres	County of Maui A&B	SF <i>Single Family</i>	Primarily Interim; some P-1 Public/Quasi Public	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Near Doris Todd School.





#1



0 125 250 500 750 1,000 Feet





#2

#3

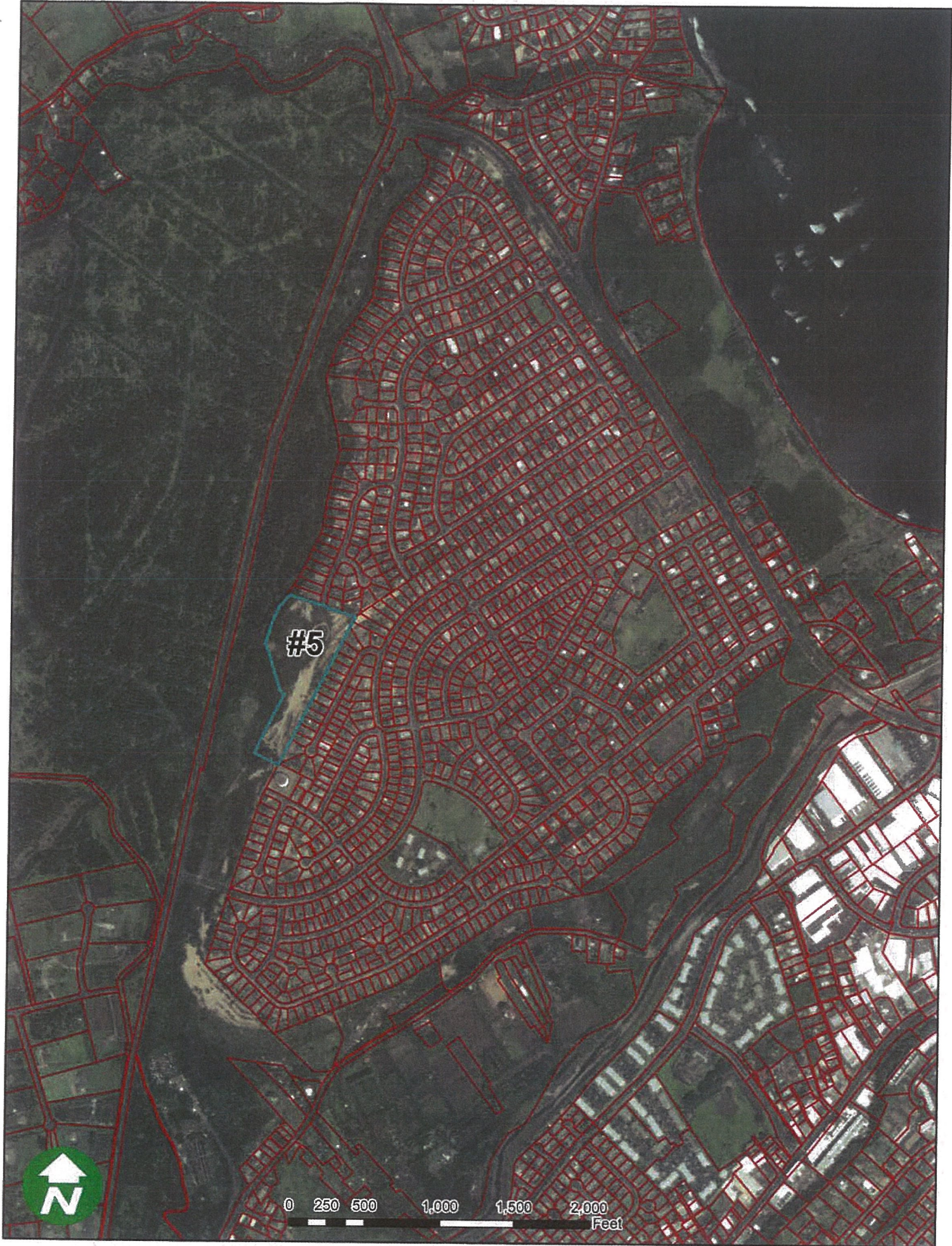


0 312.5 625 1,250 1,875 2,500  
Feet









#5



0 250 500 1,000 1,500 2,000 Feet





#8 #7

#6



0 212.5 425 850 1,275 1,700 Feet





#9

#10



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#11

#13

#12



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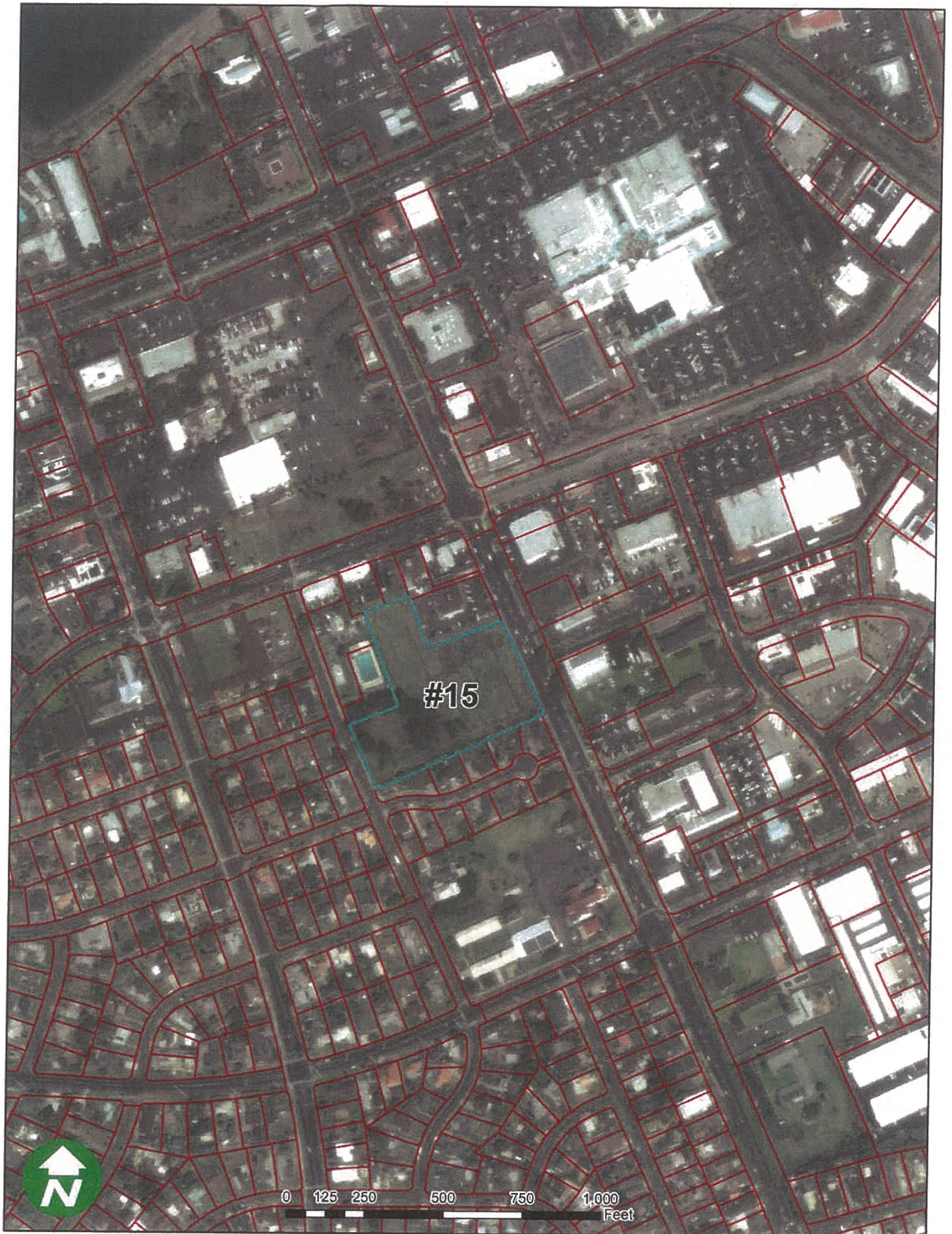


#14



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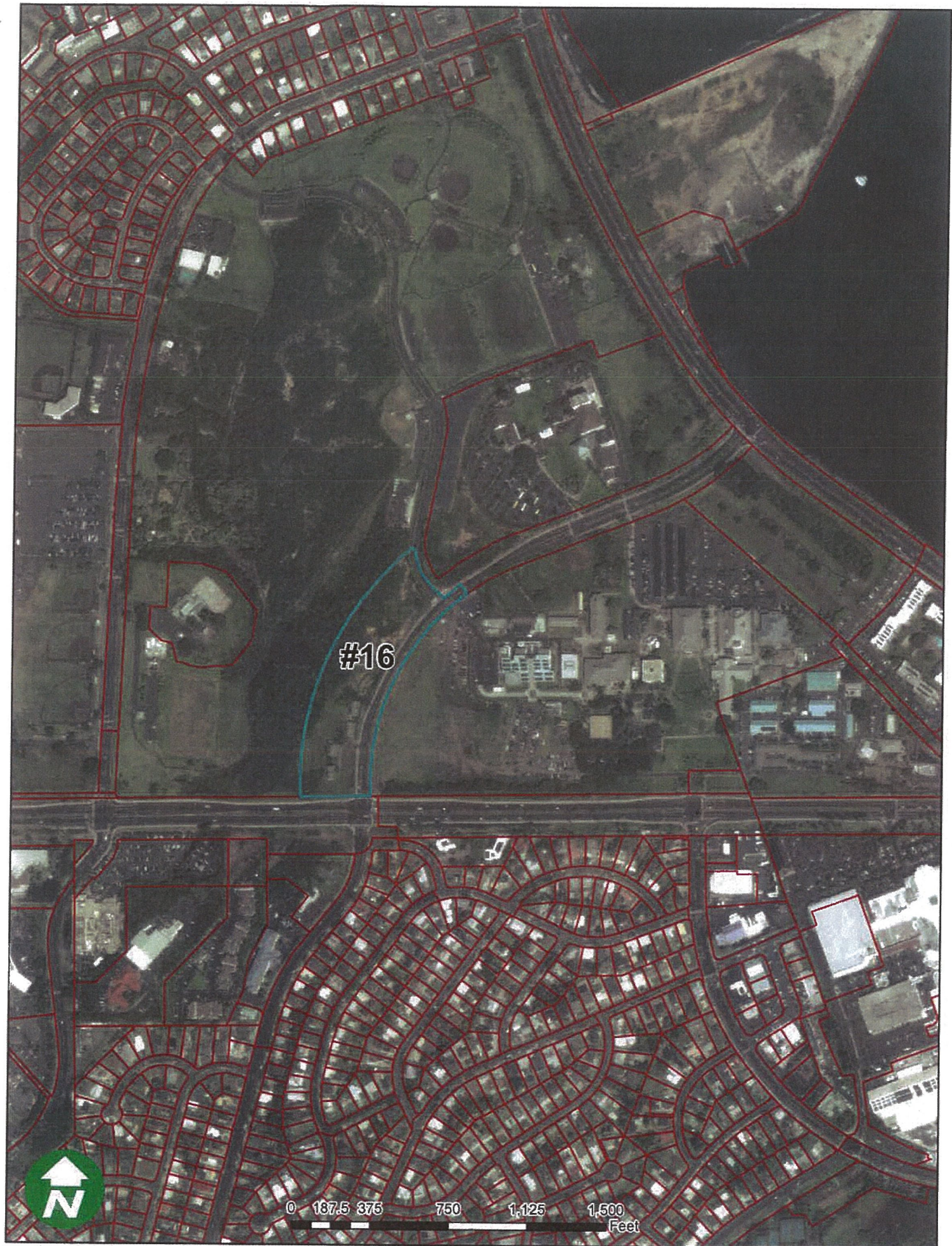


#15



0 125 250 500 750 1,000 Feet





#16



0 187.5 375 750 1,125 1,500 Feet



#17





#18



0 250 500 1,000 1,500 2,000 Feet



#19

