

November 16, 2022, Planning and Sustainable Land Use Committee meeting

PLANNING AND SUSTAINABLE LAND USE COMMITTEE
Amendment Summary Form

2022 NOV 10 AM 7:56
OFFICE OF THE
COUNTY CLERK

RECEIVED

Legislation: Resolution 22-253, related to a proposed change in zoning for real property situated in Mā‘alaea, Maui, Hawai‘i.

Proposer: Councilmember Kelly Takaya King. *Kelly T. King*

Description: Amend Resolution 22-253 to change the zoning of Tax Map Key (2) 3-6-008:003 to B-3 Business District.

Motion: Move to amend Resolution 22-253 as follows:

Amend the title, first BE IT RESOLVED clause, and title of Exhibit “1” to:

1. Replace “situated in Mā‘alaea, Maui, Hawai‘i” with “for real property situated in Mā‘alaea, Maui, Hawai‘i” after “change the zoning.”
2. Replace “Keys” with “Key.”
3. Insert “to B-3 Business District for Real Property identified as Tax Map Key” before “(2) 3-6-008:003.”

Amend the first WHEREAS clause to:

1. Replace “Keys” with “Key.”
2. Insert “to B-3 Business District for certain real property identified for Real Property Tax purposes as Tax Map Key” before “(2) 3-6-008:003.”
3. Delete “, respectively.”

Amend SECTION 1 of Exhibit “1” to:

1. Replace “Keys” with “Key.”
2. Delete the word “of” after “comprising.”

RESOLUTION 22-253

November 16, 2022, Planning and Sustainable Land Use Committee meeting

3. Insert “to B-3 Business District for certain real property identified for Real Property Tax purposes as Tax Map Key” before “(2) 3-6-008:003.”
4. Delete “, respectively.”

Attachment: Proposed CD1 version of Resolution 22-253, incorporating the proposed amendments.

paf:ljcm:22-272c

Resolution

No. _____

REFERRING TO THE MAUI PLANNING COMMISSION A PROPOSED BILL TO CHANGE THE ZONING FOR REAL PROPERTY SITUATED IN MĀ'ALAEA, MAUI, HAWAI'I, FROM M-1 LIGHT INDUSTRIAL DISTRICT AND OPEN ZONE DISTRICT TO B-2 BUSINESS DISTRICT FOR REAL PROPERTY IDENTIFIED AS TAX MAP KEY (2) 3-6-008:002 AND TO B-3 BUSINESS DISTRICT FOR REAL PROPERTY IDENTIFIED AS TAX MAP KEY (2) 3-6-008:003 (MAUI OCEAN CENTER)

WHEREAS, the Council is considering a proposed bill to change the zoning from M-1 Light Industrial District and Open Zone District to B-2 Business District for certain real property situated in Mā'alaea, Maui, Hawai'i, identified for Real Property Tax purposes as Tax Map Key (2) 3-6-008:002 comprising 5.066 acres and to B-3 Business District for certain real property identified for Real Property Tax purposes as Tax Map Key (2) 3-6-008:003 comprising 0.2413 acres; and

WHEREAS, Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended, require that the appropriate planning commission review proposed land use ordinances and amendments and provide findings and recommendations to the Council; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

1. That it refers the proposed bill, entitled "A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FOR REAL PROPERTY SITUATED IN MĀ'ALAEA, MAUI, HAWAI'I, FROM M-1 LIGHT INDUSTRIAL DISTRICT AND OPEN ZONE DISTRICT TO B-2 BUSINESS DISTRICT FOR REAL PROPERTY IDENTIFIED AS TAX MAP KEY (2) 3-6-008:002 AND TO B-3 BUSINESS DISTRICT FOR REAL PROPERTY IDENTIFIED AS TAX MAP KEY (2) 3-6-008:003 (MAUI OCEAN CENTER)," a copy of which is attached as Exhibit "1," to the Maui Planning Commission for appropriate action, in accordance with Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended;

Resolution No. _____

2. That it respectfully requests the Maui Planning Commission transmit its findings and recommendations to the Council as expeditiously as possible after receiving advice from the South Maui Advisory Committee to the Maui Planning Commission; and
3. That certified copies of this Resolution be transmitted to the Mayor, the Maui Planning Commission, the South Maui Advisory Committee to the Maui Planning Commission, and the Planning Director.

paf:lcm:22-272a

INTRODUCED BY:

Kelly T. King

KELLY TAKAYA KING

EXHIBIT "1"

ORDINANCE NO. _____

BILL NO. _____ (2022)

A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FOR REAL PROPERTY SITUATED IN MĀ'ALAEA, MAUI, HAWAI'I, FROM M-1 LIGHT INDUSTRIAL DISTRICT AND OPEN ZONE DISTRICT TO B-2 BUSINESS DISTRICT FOR REAL PROPERTY IDENTIFIED AS TAX MAP KEY (2) 3-6-008:002 AND TO B-3 BUSINESS DISTRICT FOR REAL PROPERTY IDENTIFIED AS TAX MAP KEY (2) 3-6-008:003 (MAUI OCEAN CENTER)


BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Under Chapters 19.12 and 19.510, Maui County Code, a Change in Zoning from M-1 Light Industrial District and Open Zone District to B-2 Business District is granted for certain real property situated at Mā'ālaea, Maui, Hawai'i, and identified for Real Property Tax purposes as Tax Map Key (2) 3-6-008:002, comprising 5.066 acres, as identified in Exhibit "A," and to B-3 Business District for real property identified as Tax Map Key (2) 3-6-008:003, comprising 0.2413 acres, as identified in Exhibit "B."

SECTION 2. This Ordinance takes effect on approval.

Maui Ocean Center

Current Zoning
Legend:

-  Light Industrial
-  B2 Business
-  Not Zoned
-  "Open Zone"
-  Future Roadway
- MOC Properties

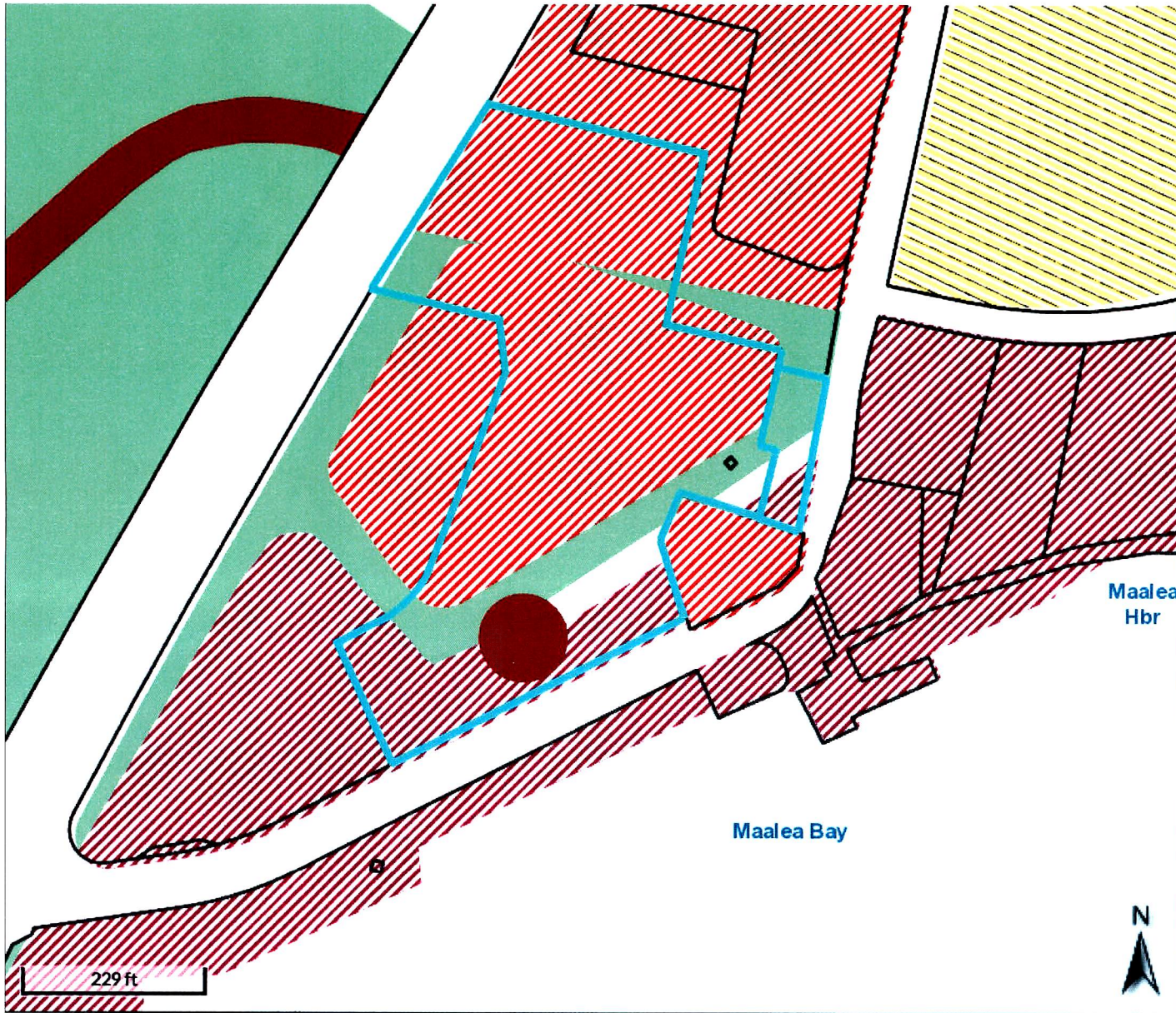
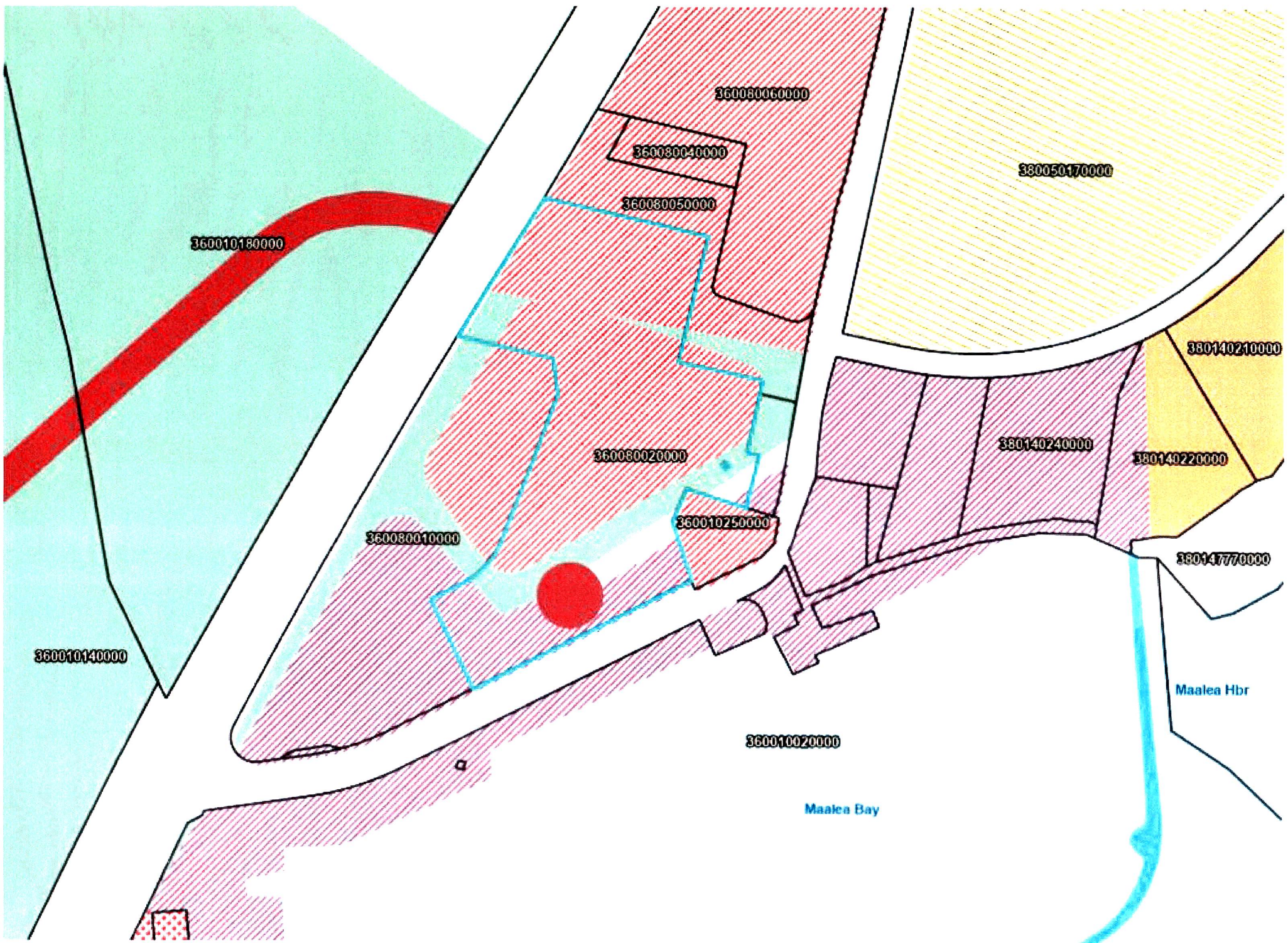


Exhibit "A"



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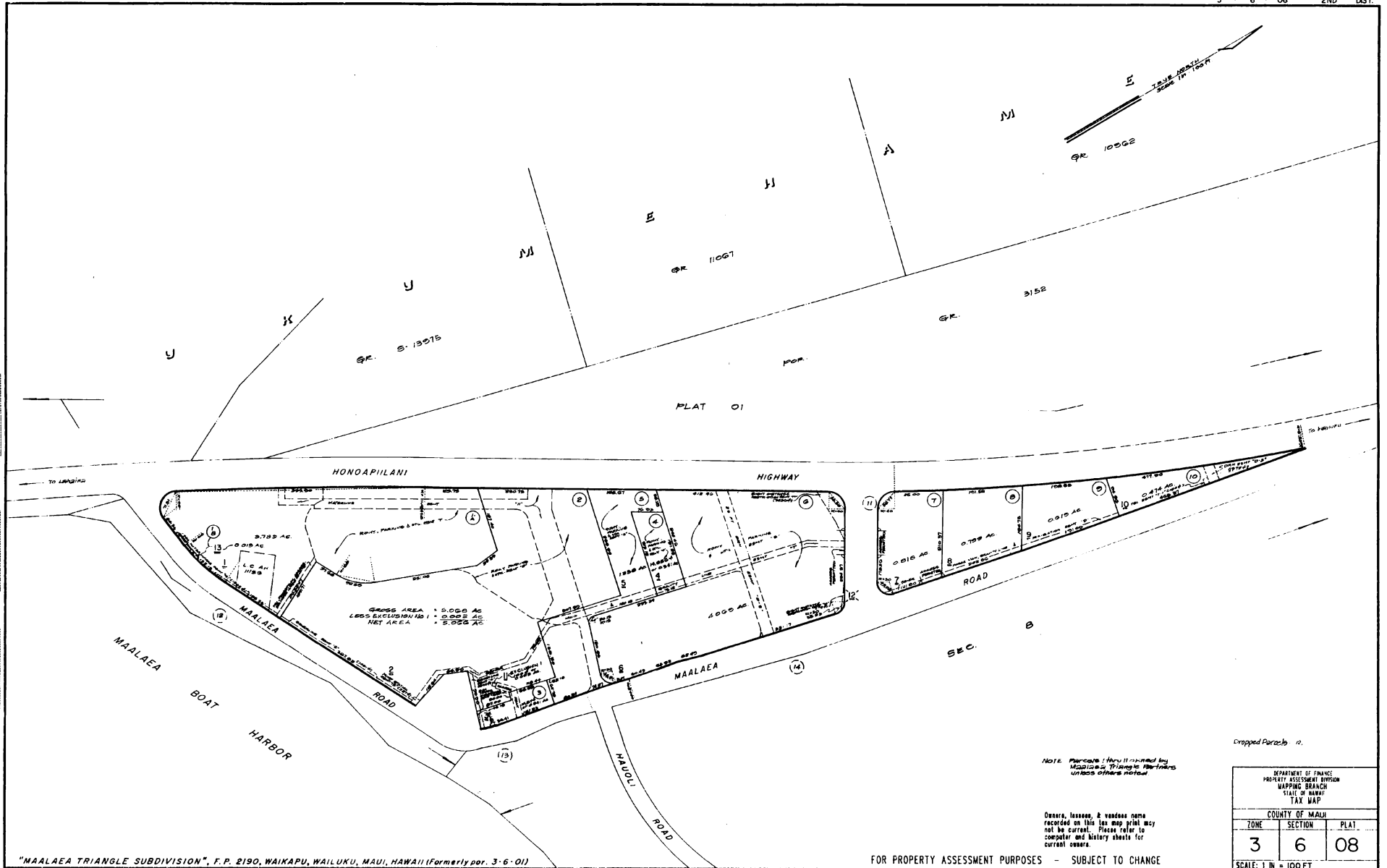
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360010140000

360010020000

Maalea Bay

Maalea Hbr



Note: Parcels 1 thru 11 owned by Maalaea Triangle Partners unless otherwise noted.

Owners, lessees, & vendees name recorded on this tax map print may not be current. Please refer to computer and history sheets for current owners.

Dropped Parcels: 12.

DEPARTMENT OF FINANCE PROPERTY ASSESSMENT DIVISION MAPPING BRANCH STATE OF HAWAII TAX MAP		
COUNTY OF MAUI		
ZONE	SECTION	PLAT
3	6	08

SCALE: 1 IN = 100 FT
PRINTED:

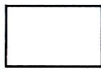
FOR PROPERTY ASSESSMENT PURPOSES - SUBJECT TO CHANGE

"MAALAEA TRIANGLE SUBDIVISION", F.P. 2190, WAIKAPU, WAILUKU, MAUI, HAWAII (Formerly par. 3-6-01)

DATE: 05/20/08 BY: JAC/PLG

Maui Ocean Center

Current Zoning
Legend:

-  Light Industrial
-  B2 Business
-  Not Zoned
-  "Open Zone"
-  Future Roadway
-  MOC Properties

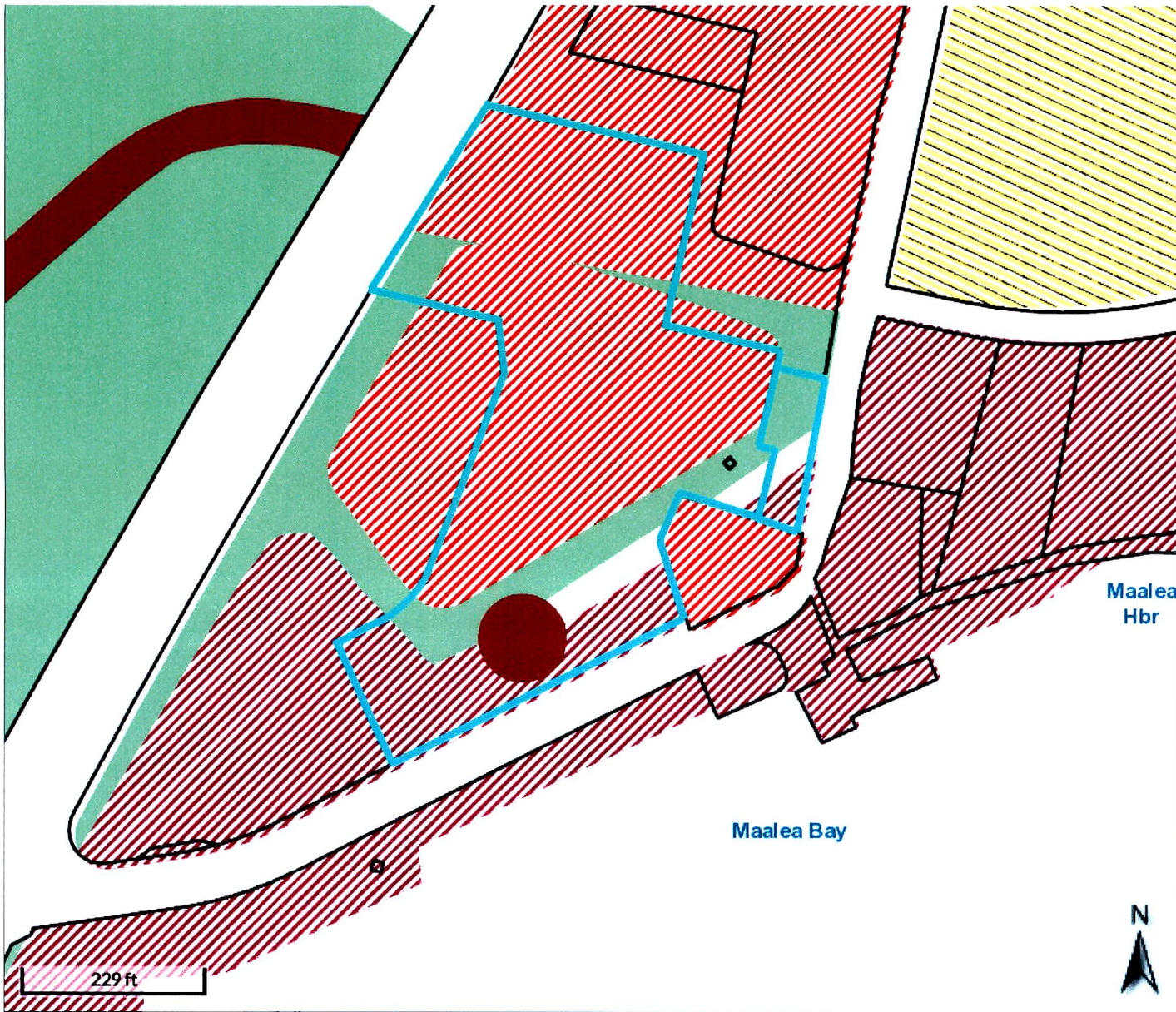
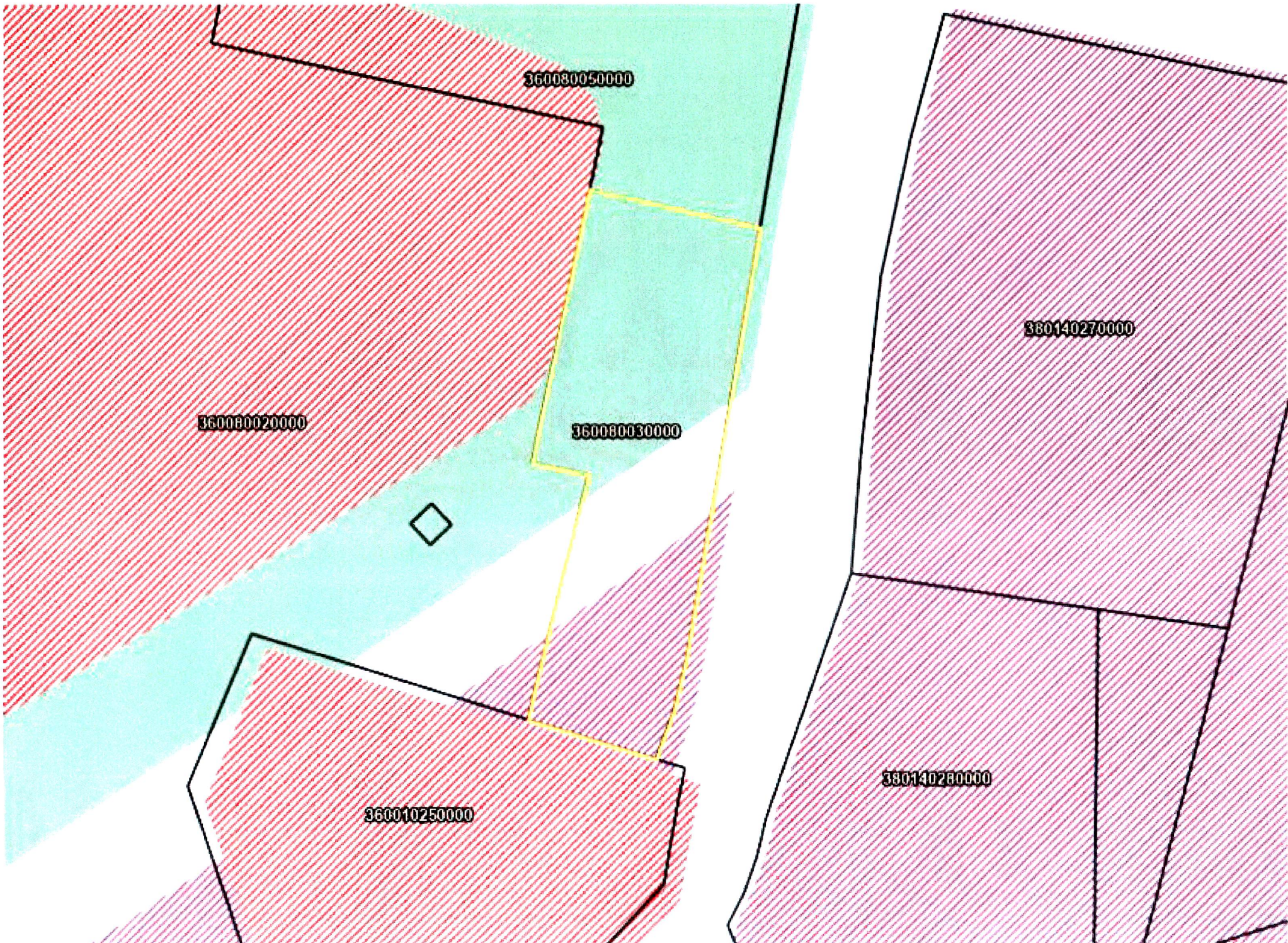
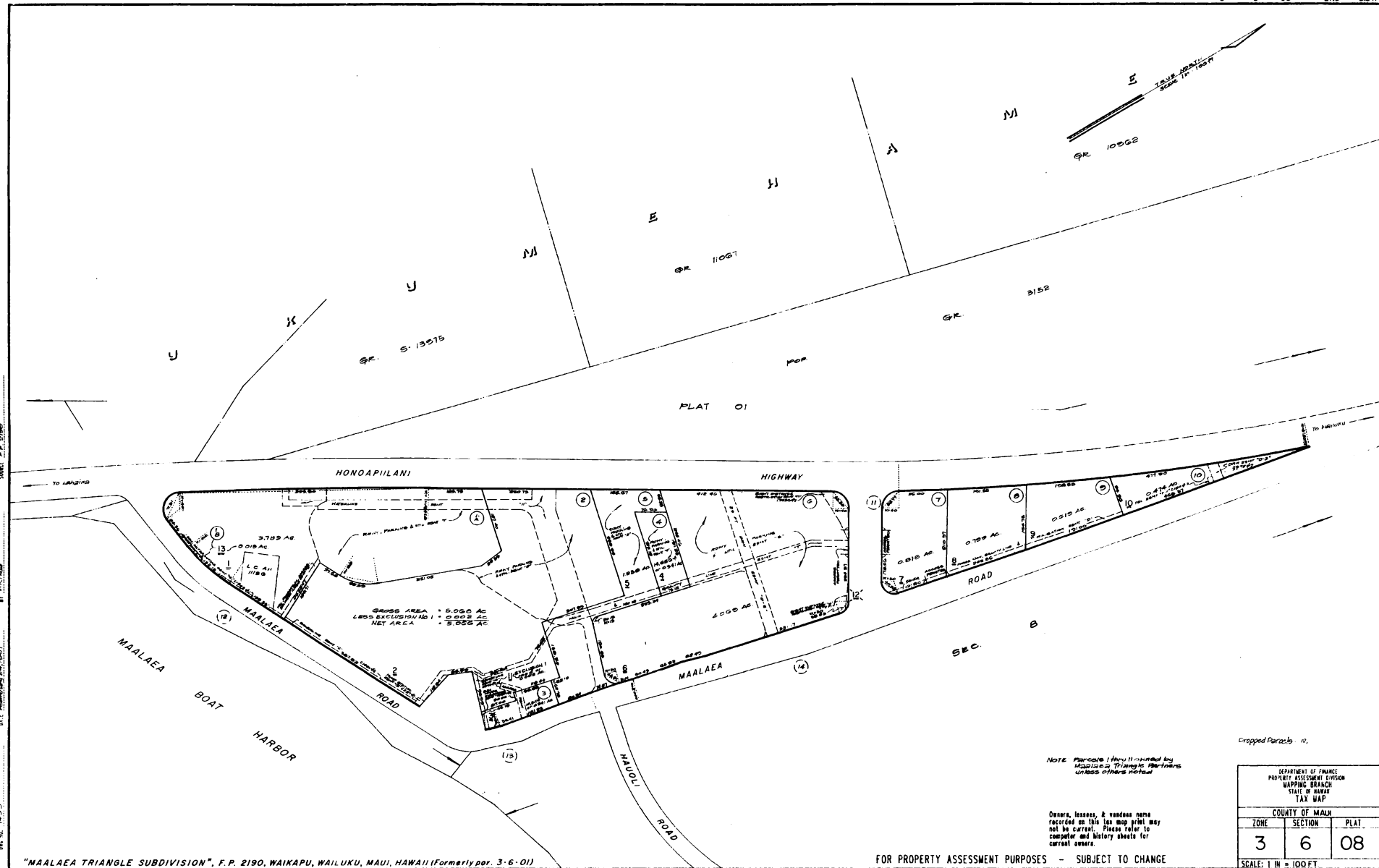


Exhibit "B"





DATE: 12/15/07
 BY: [Illegible]
 CHECKED: [Illegible]
 TITLE: [Illegible]

"MAALAEA TRIANGLE SUBDIVISION", F.P. 2190, WAIKAPU, WAILUKU, MAUI, HAWAII (Formerly par. 3-6-01)

NOTE: Parcels shown are owned by Maalaea Triangle Partners unless otherwise noted.

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FOR PROPERTY ASSESSMENT PURPOSES - SUBJECT TO CHANGE

Cropped Parcels: 12

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COUNTY OF MAUI		
ZONE	SECTION	PLAT
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SCALE: 1 IN = 100 FT
PRINTED: