

Resolution

No. 22-253

REFERRING TO THE MAUI PLANNING COMMISSION A PROPOSED BILL TO CHANGE THE ZONING FROM M-1 LIGHT INDUSTRIAL DISTRICT AND OPEN ZONE DISTRICT TO B-2 BUSINESS DISTRICT FOR REAL PROPERTY SITUATED IN MĀ'ALAEA, MAUI, HAWAI'I, IDENTIFIED AS TAX MAP KEYS (2) 3-6-008-002 AND (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'ālaea, Maui, Hawai'i, identified for Real Property Tax purposes as Tax Map Keys (2) 3-6-008-002 comprising 5.066 acres and (2) 3-6-008-003 comprising 0.2413 acres, respectively; 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 FROM M-1 LIGHT INDUSTRIAL DISTRICT AND OPEN ZONE DISTRICT TO B-2 BUSINESS DISTRICT FOR REAL PROPERTY SITUATED IN MA'ALAEA, MAUI, HAWAI'I, IDENTIFIED AS TAX MAP KEYS (2) 3-6-008-002 AND (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;
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

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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.

APPROVED AS TO FORM AND LEGALITY:

/s/ Michael J. Hopper

Department of the Corporation Counsel
County of Maui

paf:wal:22-267a

INTRODUCED BY:

Kelly T. King

KELLY TAKAYA KING

EXHIBIT "1"

ORDINANCE NO. _____

BILL NO. _____ (2022)

A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FROM M-1 LIGHT INDUSTRIAL DISTRICT AND OPEN ZONE DISTRICT TO B-2 BUSINESS DISTRICT FOR REAL PROPERTY SITUATED IN MĀ'ALAEA, MAUI, HAWAI'I, IDENTIFIED AS TAX MAP KEYS (2) 3-6-008-002 AND (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'alaea, Maui, Hawai'i, and identified for Real Property Tax purposes as Tax Map Keys (2) 3-6-008-002, comprising of 5.066 acres, as identified in Exhibit "A," and (2) 3-6-008-003, comprising of 0.2413 acres, as identified in Exhibit "B," respectively.

SECTION 2. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:

Department of the Corporation Counsel
County of Maui

paf:wal:22-267b

Maui Ocean Center

Current Zoning
Legend:

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

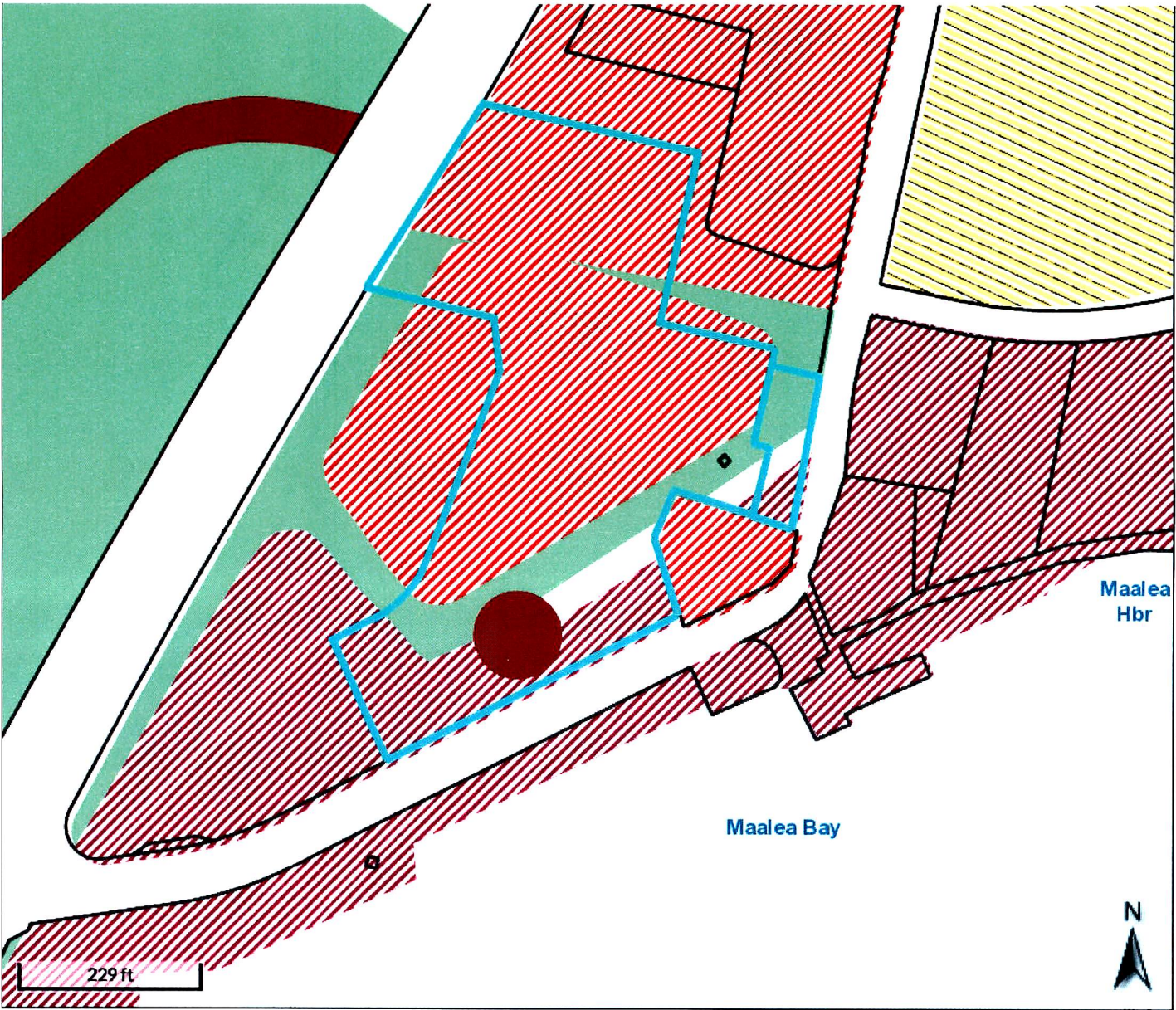
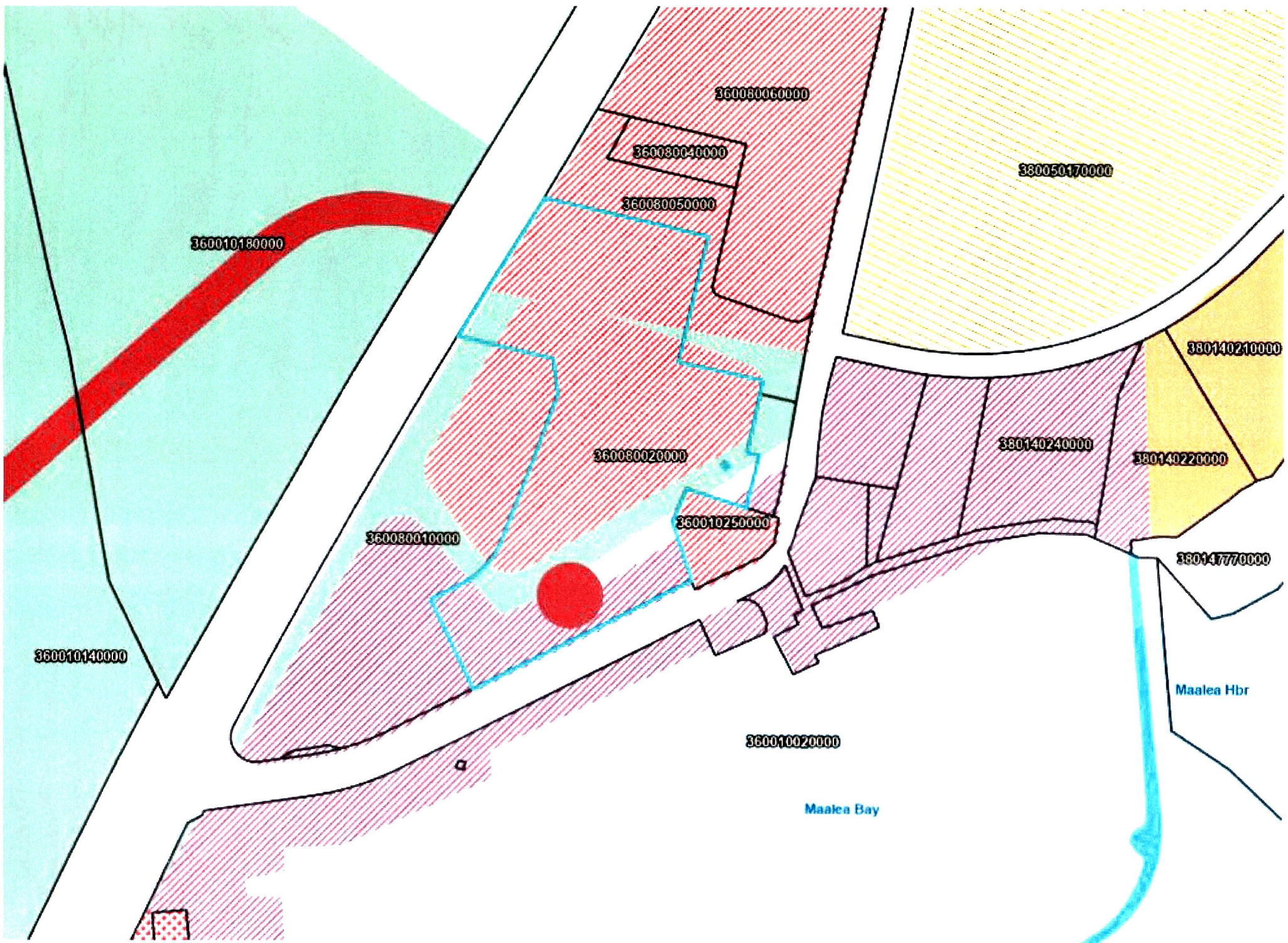


Exhibit "A"



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360080060000

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Maalea Bay

Maalea Hbr

Maui Ocean Center

Current Zoning
Legend:

-  Light Industrial
-  B2 Business
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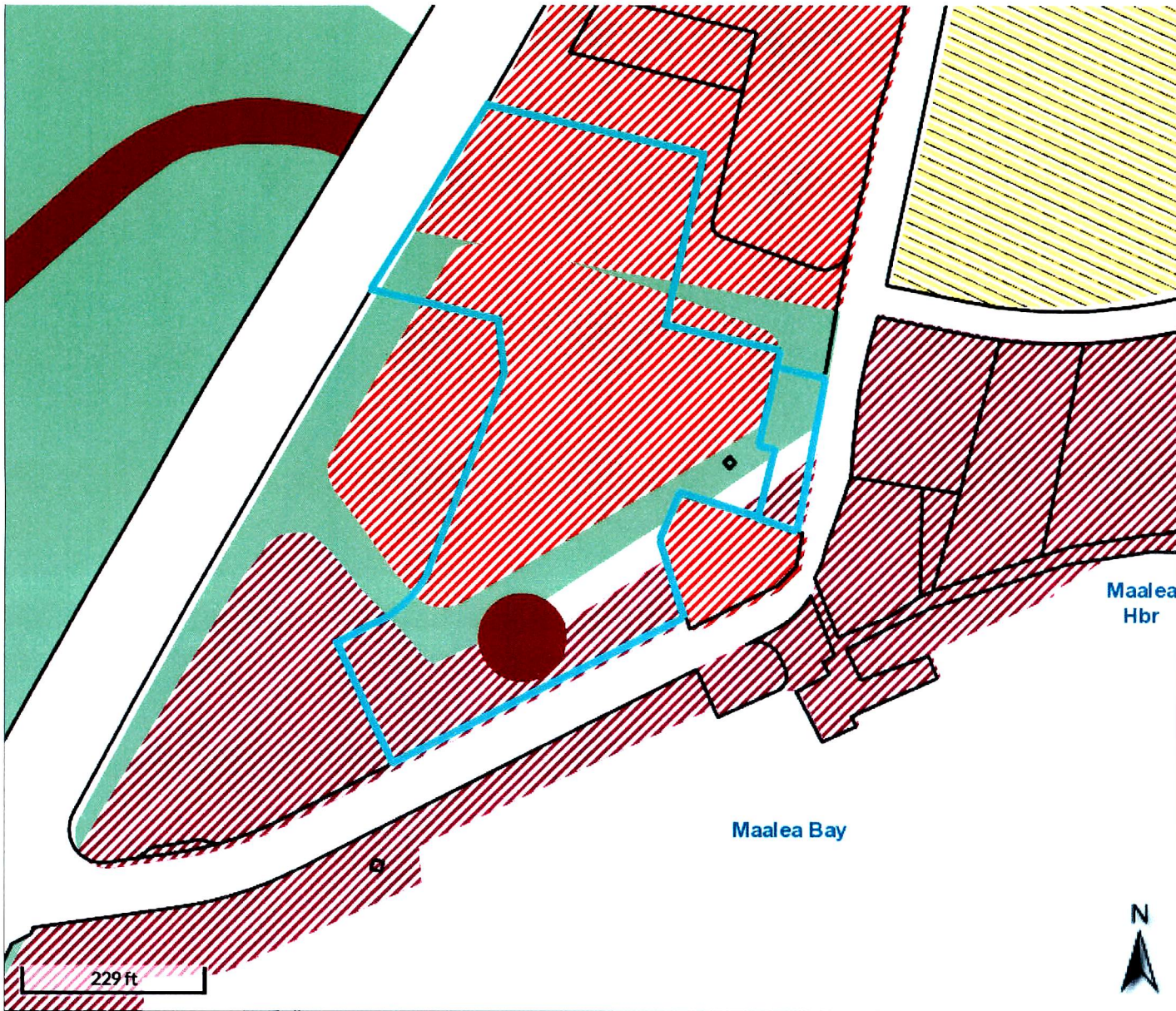
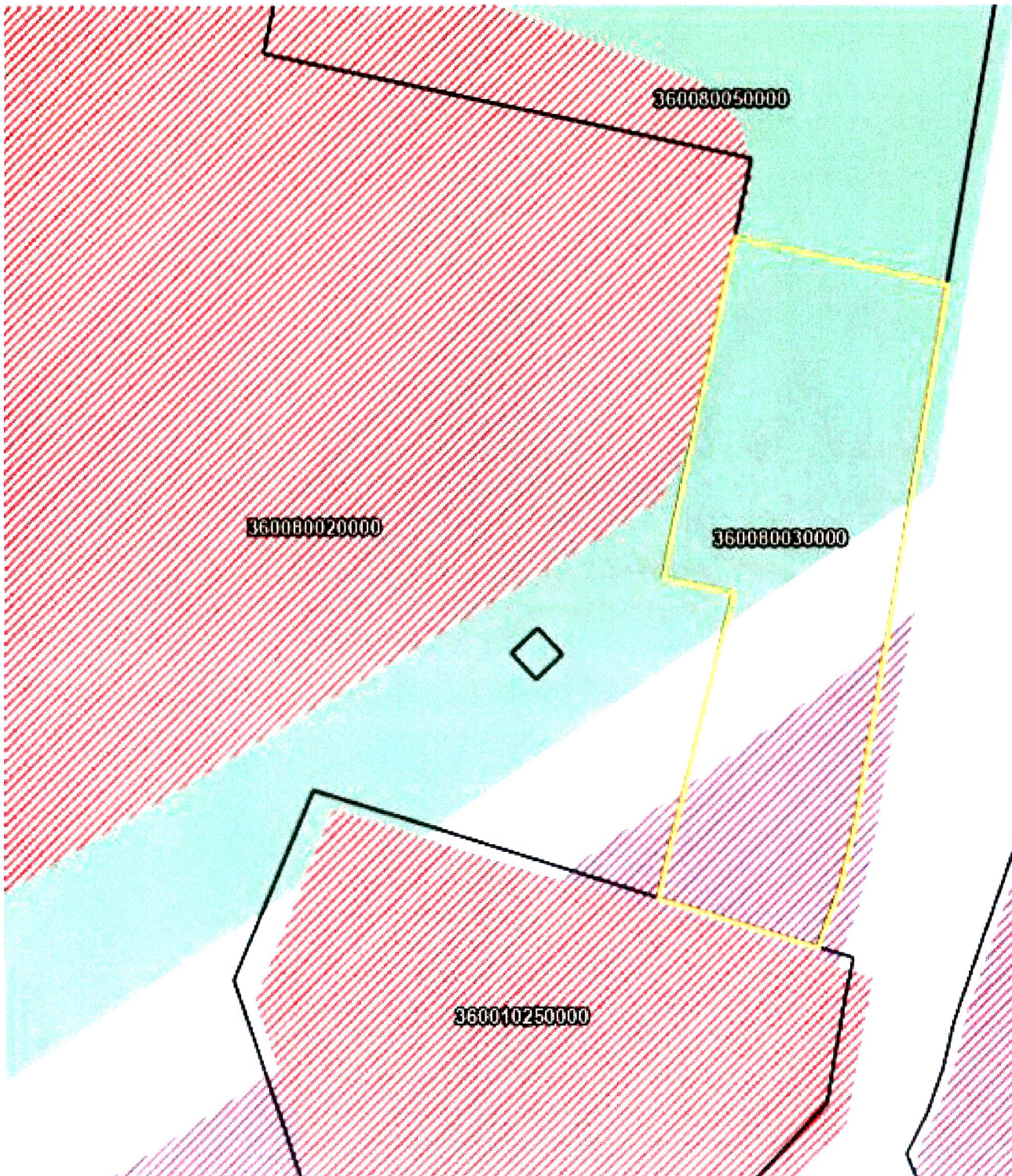
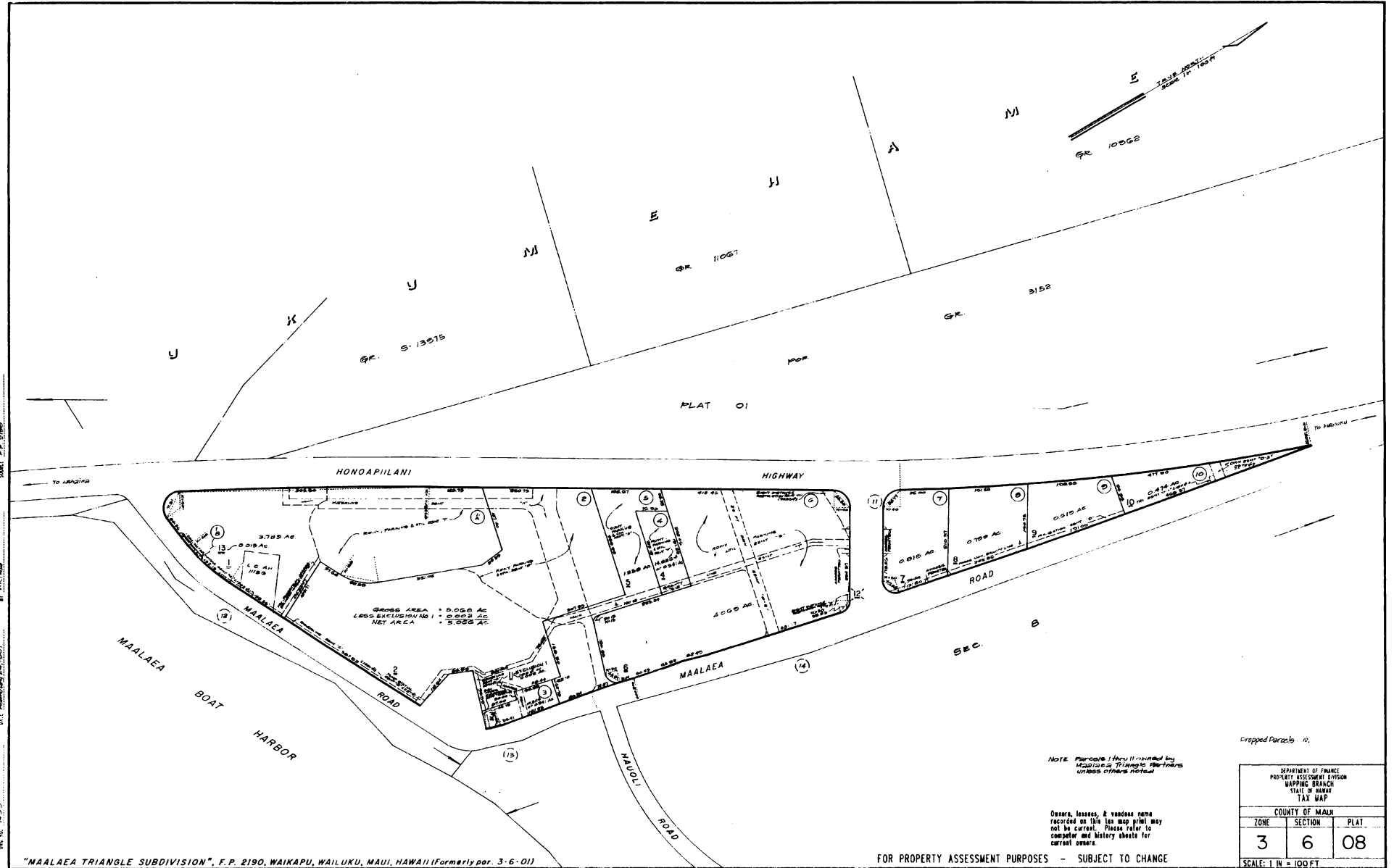


Exhibit "B"





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

FOR PROPERTY ASSESSMENT PURPOSES - SUBJECT TO CHANGE

NOTE: Parcels shown outlined by dashed lines are the property of the Maalaea Triangle Partners, unless otherwise noted.

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

Cropped 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: