

MICHAEL P. VICTORINO
Mayor
MICHELE CHOUTEAU MCLEAN, AICP
Director
JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

February 2, 2022

Honorable Michael P. Victorino
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Michael P. Victorino *2/7/22*

Mayor Date

For Transmittal to:

Honorable Tamara Paltin, Chair
Planning and Sustainable Land Use Committee
Maui County Council
200 South High Street
Wailuku, Hawaii 96793

Dear Committee Chair Paltin:

SUBJECT: LOWERING MAXIMUM BUILDING HEIGHTS IN THE B-2 COMMUNITY BUSINESS DISTRICT, B-3 CENTRAL BUSINESS DISTRICT, AND P-2 PUBLIC/QUASI-PUBLIC DISTRICT (PSLU-30)

Thank you for your inquiry regarding B-2, B-3 and P-2 zoning districts and building heights. Your questions and the Department of Planning's (Department) answers are below.

1. *Please provide a list of pending projects in B-2, B-3, and P-2 Zoning Districts that include buildings projected to exceed 45 feet.*

The Department does not track pending projects in these zoning districts. However, we are aware of the State's proposed Kahului Civic Center Mixed-Use Complex which includes 300 affordable and market rate multi-family dwelling units, located at 153 West Kaahumanu Avenue in Kahului, which is zoned B-2 –Community Business District; its proposed height is 90 feet.

2. *Please provide a list of existing buildings in B-2, B-3, and P-2 Zoning Districts that already exceed 45 feet and would be nonconforming if the maximum building height was lowered.*

The Department does not have a list of buildings and their heights. Examples of B-2 properties provided to the planning commissions include: Island Surf and surrounding parcels along South Kihei Road from Auhana Road to approximately Kupuna Street and the Piikea Avenue area in central Kihei and Kihei McDonald's in South Maui; many properties along Kaahumanu Avenue and Lower Main Street, Kaiser Permanente Wailuku, Kahului Ikena Apartments, the Maui News building, the area around Community Clinic of Maui – Malama I Ke Ola Health Center and Saigon Café, Wailuku Fire

Station, and the HGEA building in Central Maui; restaurants makai of the Lahaina Cannery Mall and Front Street, the old Chart House in Lahaina, most commercial areas throughout central Lahaina Town that are not in the Residential or Historic Districts (such as Maui Outlets and parcels around Front and Wainee Streets), Lahaina's Mill Street gas station, the Dickenson Street area, and Weinberg Foundation properties in West Maui; and four parcels at Kamoi Street and Puali Place in Kaunakakai. There are no B-2 parcels on Lanai. Note this is not a complete list of existing parcels or buildings.

Examples of B-3 properties include the County building, the State building, and the courthouse in Wailuku. The County building is approximately 140 feet tall and would not conform to the proposed height limit of 45 feet. There are no B-3 parcels on Molokai or Lanai.

At this time, Saint Anthony Church and Elementary/High School in Wailuku, Hale Makua (lessee of county owned property) in Kahului, and Saint Theresa Church in Kihei are zoned P-2. There are no P-2 parcels on Molokai or Lanai.

It is important to note that the P-2 District was specifically created to address public/quasi-public facilities that were certain to exceed the P-1 height limitation of 40 feet, and the Maui County Council unanimously adopted the P-2 District Ordinance 4048 in 2013. As has been relayed to the Council, with the recent adoption of digital zoning maps, the Department will be making recommendations to change zoning from P-1 to P-2 for properties that appropriately align with P-2 standards. The vast majority of these properties, including schools, fire stations, and police stations, already contain structures that exceed the 40-foot height limit in P-1 and were either built prior to 1958, met earlier definitions of height when constructed, or received variances to attain these heights.

3. *If the maximum building height was lowered to 45 feet, please provide copies of correlating reports from the Department or the public regarding the impact of those plans.*

The Department, the Maui Planning Commission, and the Urban Design Review Board do not support the proposed bill. Please refer to the meeting minutes transmitted January 5, 2022. It should be emphasized that B-2 and B-3 both allow multifamily dwellings as permitted uses.

"Zoning ordinances that limit density are a particular problem, reducing the availability of affordable housing."¹ If the proposed height limits are adopted, Maui's housing shortage will only worsen and the cost of buying or leasing commercial property will increase. Land is the most expensive component of development, so it makes sense to build affordable housing up rather than out. This is true for non-residential uses too, and because some of these properties are owned by the County, the proposed amendments would limit the ability of the County to expand services for the community without having to acquire more land and invest in new construction and infrastructure.

¹ Reeves, R. V., Halikias, D. (2016, August 16) *How land use regulations are zoning out low-income families*. Brookings. <https://www.brookings.edu/blog/social-mobility-memos/2016/08/16/zoning-as-opportunity-hoarding/>

The State of Hawaii Office of Planning and Sustainable Development and Department of Business, Economic Development and Tourism – Hawaii Housing Finance and Development Corporation also have serious concerns about the bill. Their comments are attached.

In terms of mitigating the negative impacts of climate change, taller structures that allow for higher density in selected areas make sense. “Reducing the distance between activities reduces the length and number of trips made by car, thereby reducing greenhouse gas emissions. Denser development also increases access to and makes more feasible alternative modes of transportation like biking, walking, and public transit, especially when accompanied by safe pedestrian and biking infrastructure. Moreover, focusing on increasing density in strategic areas releases growth pressures from other areas (such as lands classified agricultural), which is important to maintaining open space and other more rural community characteristics.”²

The Hawaii 2050 Sustainability Plan includes Strategy 9 Action 74: “Encourage smart-growth strategies to foster urban infill development and redevelopment to significantly reduce the number of vehicular trips taken, reduce traffic and congestion, and greenhouse gas (GHG) emissions.” The Plan also includes Strategy 23 Action 171: “Continue to encourage development within existing urban centers to reduce vehicle miles traveled, reduce GHG emissions, promote transit oriented development planning efforts, and increase the efficient use of infrastructure to create distinct communities throughout Hawaii.”³

The 2010 Countywide Policy Plan provides broad goals, objectives, policies and implementing actions that portray the desired direction of the county’s future. It includes the following relevant objectives, policies and implementing actions:

Page 57:

- Objective l. Reduce the affordable housing deficit for residents
- Policy j. Redevelop commercial areas with a mixture of affordable residential and business uses, where appropriate
- Policy k. Ensure residents are given priority to obtain affordable housing units developed in their communities, consistent with all applicable regulations.
- Policy m. Develop neighborhoods with a mixture of accessible and integrated community facilities and services.

² City & County of Honolulu Office of Climate Change, Sustainability and Resiliency. *One Climate One O’ahu Climate Action Plan 2020-2025*. <https://static1.squarespace.com/static/5e3885654a153a6ef84e6c9c/t/6080c33e91bbf23a20b74159/1619051381131/2020-2025+Climate+Action+Plan.pdf>

³ Statewide Sustainability Branch, State of Hawaii Office of Planning and Sustainable Development. *Hawaii 2050 Sustainability Plan: Charting a Course for the Decade of Action (2020-2030)*. <https://hawaii2050.hawaii.gov/wp-content/uploads/2021/07/FINAL-Hawaii-2050-Sustainability-Plan-web-1.pdf>

Page 58:

- Objective 2. Increase the mix of housing types in towns and neighborhoods to promote sustainable land use planning, expand consumer choice, and protect the County's rural and small-town character.
- Policy d. Promote infill housing in urban areas at scales that capitalize on existing infrastructure, lower development costs, and are consistent with existing or desired patterns of development.
- Policy f. Develop workforce housing in proximity to job centers and transit facilities.
- Implementing Action a. Revise laws to support neighborhood designs that incorporate a mix of housing types that are appropriate for island living.
- Objective 3. Increase and maintain the affordable housing inventory.
- Policy b. Prioritize available infrastructure capacity for affordable housing.
- Policy f. Streamline the review process for high-quality, affordable housing developments that implement the goals, objectives, and policies of the General Plan.
- Policy g. Minimize the intrusion of housing on prime, productive, and potentially productive agricultural lands and regionally valuable agricultural lands.

Page 65:

- Objective 2. Improve the quality and adequacy of community facilities.
- Policy e. Redesign or retrofit public facilities to adapt to major shifts in environmental or urban conditions to the extent reasonable.

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- Objective 4. Direct growth in a way that makes efficient use of existing infrastructure and to areas where there is available infrastructure capacity.
- Policy a. Capitalize on existing infrastructure capacity as a priority over infrastructure expansion.
- Policy b. Planning for new towns should only be considered if a region's growth is too large to be directed into infill and adjacent growth areas.
- Policy d. Promote land use patterns that can be provided with infrastructure and public facilities in a cost-effective manner.
- Implementing Action a. Develop a streamlining system for urban infill projects.
- Implementing Action b. Identify appropriate areas for urban expansion of existing towns where infrastructure and public facilities can be provided in a cost-effective manner.

Page 74:

- Objective 1. Improve land use management and implement a directed-growth strategy.
- Policy e. Encourage redevelopment and infill in existing communities on lands intended for urban use to protect productive farm land and open-space resources.
- Policy f. Discourage new entitlements for residential, resort, or commercial development along the shoreline.
- Policy h. Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources.

The Maui Island Plan provides direction for future growth, the economy, and social and environmental decisions on the island through 2030. It is a policy foundation for day-to-day decision making. It includes the following:

Maui Island Plan Chapter 4: Economic Development

Page 4-6:

- Policy 4.1.2.d Support the development of economic development clusters in targeted industry sectors.
- Policy 4.1.3.b Ensure an adequate supply of affordable workforce housing.
- Policy 4.1.3.c Develop neighborhoods and communities that are attractive to the workforce of a diversified economy.
- Implementing action 4.1.3-Action 1 Develop and implement innovative land use tools, public/private transportation incentives, and flexible business practices to reduce travel costs and job trips.

Maui Island Plan Chapter 5: Housing

Page 5-6:

- Policy 5.1.1.a Promote livable communities (compact/walkable/bikeable, access to transit) that provide for a mix of housing types and land uses, including parks, open space, and recreational areas.
- Policy 5.1.1.b Promote planning approaches that provide a mix of multifamily and single-family housing units to expand housing choices.
- Implementing Action 5.1.1-Action 1 Amend development codes to facilitate different types of housing, including mixed use, mixed housing types, clustering, and conservation subdivisions.

Page 5-7:

- Policy 5.1.2.b Utilize the following approaches to promote resident housing and to minimize offshore market impacts:
 - (1) Ensure that the future housing stock is composed of a mix of housing types (multifamily, small lots, ohana units, co-housing, cottage houses, etc.);
 - (2) Encourage new housing in proximity to jobs and services, in places that are conducive/affordable to island residents; and
 - (3) Explore taxation alternatives and building fee structures.

Maui Island Plan Chapter 7: Land Use

Page 7-24:

- Goal 7.3 Maui will have livable human-scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.
- Objective 7.3.1 Facilitate and support a more compact, efficient, human-scale urban development pattern.
- Policy 7.3.1.a Ensure higher-density compact urban communities, infill, and redevelopment of underutilized urban lots within Urban Growth Boundaries.

Honorable Michael P. Victorino, Mayor
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- Policy 7.3.1.d Ensure future amendments to urban growth boundaries achieve the following:
 - (1) Provide a beneficial extension of the existing community;
 - (2) Are in areas where it is cost-effective to provide and operate infrastructure/public service facilities; and
 - (3) Do not promote automobile-oriented land use patterns.
- Implementing Action 7.3.1-Action 1, Establish minimum-density requirements and design standards within urban areas to support higher densities, infill development, and efficient land use patterns.

Page 7-25:

- Policy 7.3.2.c Facilitate self-sufficient communities and shorten commutes by:
 - (1) Directing residential development to job-rich areas;
 - (2) Allowing for appropriate commercial development and community services to shorten commutes; and
 - (3) Allowing home occupations or home-based businesses that are compatible with surrounding neighborhoods and lifestyles
- Policy 7.3.2.d Ensure, where appropriate, that affordable employee housing and multi-modal transportation opportunities are located near major employment centers.
- Policy 7.3.2.e Discourage the establishment of bedroom communities where long commutes are required to employment centers.
- Policy 7.3.2.f Facilitate the development of housing by focusing projects in locations where land and infrastructure costs facilitate the development of affordably-priced housing.
- Implementing Action 7.3.2-Action 6. Revise the zoning ordinance to allow for mixed-use development that is appropriate and in character with the existing community.

4. *Please provide a list of properties in the County that are designated zoning districts B-2, B-3, and P-2.*

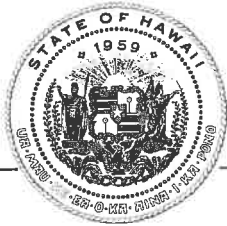
Lists and maps are attached.

In the future, we would be happy to assist you with this kind of research prior to a bill being introduced. If you have any questions or need additional information, please feel free to contact me.

Sincerely,



MICHELE CHOUTEAU MCLEAN, AICP
Planning Director



STATE OF HAWAII OFFICE OF PLANNING & SUSTAINABLE DEVELOPMENT

DAVID Y. IGE
GOVERNOR

MARY ALICE EVANS
DIRECTOR

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

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DTS 202108100836NA

Coastal Zone
Management
Program

September 3, 2021

Environmental Review
Program

Land Use Commission

Land Use Division

Special Plans Branch

State Transit-Oriented
Development

Statewide Geographic
Information System

Statewide
Sustainability Program

Jacky Takakura, Administrative Planning Officer
Zoning Administration & Enforcement Division
Department of Planning
County of Maui
2200 Main Street, Suite 335
Wailuku, Hawai'i 96793

Dear Ms. Takakura:

Subject: Maui County Council Resolution No. 21-114

The Office of Planning and Sustainable Development (OPSD) received your request for comments on the subject Resolution, which transmits a proposed bill to amend the County Comprehensive Zoning Ordinance to lower the maximum building heights in the B-2 Community Business District, B-3 Central Business District, and P-2 Public/Quasi-Public District.

OPSD has serious concerns about the proposed bill. Lowering building heights in all three districts would be a significant barrier to achieving the densities needed to develop affordable housing units and to achieve more compact and livable communities through transit-oriented development (TOD). The proposed measure would directly impact several sites in the Wailuku-Kahului corridor that are slated for additional density within the current zoning height standards that is needed to provide sufficient floor area for more affordable housing units and to accommodate State facility needs.

OPSD acknowledges community and neighborhood concerns about maintaining community character. The unintended consequence of limiting building heights in Maui's more urbanized areas is development that expands into open space and agricultural areas that are also highly valued by Maui's residents and visitors. Outward low-density growth also negatively impacts the capacity of County and State agencies to service these growth areas.

For these reasons, OPSD opposes the proposed bill and respectfully requests that the County Council hold this measure.

Mahalo,

Mary Alice Evans

Mary Alice Evans
Director

c: Michele McLean, County of Maui Department of Planning

DAVID Y. IGE
GOVERNOR



DENISE ISERI-MATSUBARA
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX: (808) 597-0600

IN REPLY REFER TO

21:DEV/136

RECEIVED

AUG 23 2021

COUNTY OF MAUI
DEPARTMENT OF PLANNING

August 16, 2021

Ms. Jacky Takakura
Administrative Planning Officer
Zoning Administration and Enforcement Division
Maui County Department of Planning
2200 Main Street, Suite 355
Wailuku, Hawaii 96793

Dear Ms. Takakura:

Subject: Comments on Resolution 21-114

The Hawaii Housing Finance and Development Corporation expresses its concern regarding Resolution 21-114. The Resolution proposes to reduce height limits in the B-2 community business district, B-3 central business district, and P-1 and P-2 public/quasi-public districts.

The proposal impacts the Kahului Mixed Use Complex, a collaboration between Maui County, the Department of Accounting and General Services (DAGS), and HHFDC which is situated on tax map key (2) 3-7-004:003 and within the B-2 community business district. The Complex is comprised of a new bus hub, State office and civic uses, and about 300 affordable housing units. Conceptual plans are to develop 4 to 7 story buildings with heights below the current height limit of 90 feet.

The Complex is being designed to incorporate Transit-Oriented Development (TOD) principles which call for building a mix of uses at higher densities. Building at higher densities is one of the principles of TOD because having a larger population near transit facilities supports transit ridership. The larger population also supports ancillary uses, such as retail, restaurant, civic, and office uses to enable residents to "live, work, and play" within a walkable community.

Ms. Jacky Takakura
August 16, 2021
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The proposed height limit of 45 feet will limit the number of affordable housing units that can be developed as part of the project. This will require that more lands be developed elsewhere to meet Maui's affordable housing needs. On a broader level, the proposal will also reduce the number of housing units that can be built in the Ka'ahumanu Avenue Community Corridor and could jeopardize the County's vision for TOD in the Corridor.

We respectfully request that the existing height limit of 90 feet in the B-2 community business district be retained. Please contact Dean Minakami, Development Branch Chief, at 587-0518 or dean.minakami@hawaii.gov should you have questions.

Sincerely,

A handwritten signature in black ink that reads "Francis Paul Keeno". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Francis Paul Keeno
Executive Assistant

Parcels in B-2, B-3 and P-2 Zoning Districts

	ZONING DISTRICT	ISLAND	TMK	PHYSICAL ADDRESS	TMK ACRES	ZONING ACRES
1	B-2 Business-Community	Maui	214003031	5200 HANA HWY	0.63	0.69
2	B-2 Business-Community	Maui	214003056	5130 HANA HWY	37.00	20.77
3	B-2 Business-Community	Maui	214004037	5123 HANA HWY	1.12	1.36
4	B-2 Business-Community	Maui	221005108	5415 MAKENA ALANUI	489.43	9.97
5	B-2 Business-Community	Maui	221008103	161 WAILEA IKE PL	4.16	4.16
6	B-2 Business-Community	Maui	221008127	KALAI WAA ST	11.00	10.79
7	B-2 Business-Community	Maui	221008140	100 KAUKAHI ST	374.85	4.03
8	B-2 Business-Community	Maui	221008140	100 KAUKAHI ST	374.85	2.15
9	B-2 Business-Community	Maui	221008151	34 WAILEA GATEWAY PL	3.17	3.16
10	B-2 Business-Community	Maui	221008154	KALAI WAA ST	4.62	1.50
11	B-2 Business-Community	Maui	221028001	55 WAILEA GATEWAY PL	7.39	7.37
12	B-2 Business-Community	Maui	223010064	55 PUKALANI ST	6.49	6.51
13	B-2 Business-Community	Maui	223017023	3494 OLD HALEAKALA HWY	0.12	0.12
14	B-2 Business-Community	Maui	223017035	11 KUPEE PL	0.14	0.14
15	B-2 Business-Community	Maui	223024028	3434 OLD HALEAKALA HWY	0.45	0.45
16	B-2 Business-Community	Maui	223044001	15 MAKAWAO AVE	0.48	0.48
17	B-2 Business-Community	Maui	223044003	3411 OLD HALEAKALA HWY	0.38	0.38
18	B-2 Business-Community	Maui	223044028	3393 KII PL	0.23	0.23
19	B-2 Business-Community	Maui	223044030	55 MAKAWAO AVE	0.38	0.38
20	B-2 Business-Community	Maui	223044034	81 MAKAWAO AVE	1.11	0.79
21	B-2 Business-Community	Maui	223044045	3431 OLD HALEAKALA HWY	0.30	0.30
22	B-2 Business-Community	Maui	223044050	67 MAKAWAO AVE	0.45	0.45
23	B-2 Business-Community	Maui	224007006	1170 MAKAWAO AVE	0.35	0.36
24	B-2 Business-Community	Maui	224031011	3660 BALDWIN AVE	0.17	0.17
25	B-2 Business-Community	Maui	224037002	3661 BALDWIN AVE	1.31	1.31
26	B-2 Business-Community	Maui	224037004	3617 BALDWIN AVE	0.24	0.24
27	B-2 Business-Community	Maui	226004012	149 HANA HWY	0.23	0.23
28	B-2 Business-Community	Maui	226005004	142 HANA HWY	0.32	0.20
29	B-2 Business-Community	Maui	226005033	120 HANA HWY	1.23	0.82
30	B-2 Business-Community	Maui	234004039	1977 KAOHU ST	0.14	0.14
31	B-2 Business-Community	Maui	234004096	1927 KAOHU ST	0.22	0.21
32	B-2 Business-Community	Maui	234006027	2145 KAOHU ST	0.37	0.37
33	B-2 Business-Community	Maui	234007012	305 S HIGH ST	0.24	0.24
34	B-2 Business-Community	Maui	234007025	2261 AUPUNI ST	0.20	0.22
35	B-2 Business-Community	Maui	234008010	2033 PALUA ST	0.16	0.17
36	B-2 Business-Community	Maui	234008020	WELLS ST	0.63	0.63
37	B-2 Business-Community	Maui	234008021	2020 PAKAHI ST	0.78	0.60
38	B-2 Business-Community	Maui	234008030	2112 KAOHU ST	0.14	0.14
39	B-2 Business-Community	Maui	234008038	KONAHAU PL	0.17	0.17
40	B-2 Business-Community	Maui	234008069	2120 KAOHU ST	0.11	0.11
41	B-2 Business-Community	Maui	234010003	137 WAIALE RD	0.17	0.16
42	B-2 Business-Community	Maui	234010005	105 WAIALE RD	0.61	0.46
43	B-2 Business-Community	Maui	234010007	1823 WELLS ST	0.33	0.34
44	B-2 Business-Community	Maui	234010022	1827 WELLS ST	0.26	0.19
45	B-2 Business-Community	Maui	234010024	WAILUKU	0.12	0.11
46	B-2 Business-Community	Maui	234010025	71 KANOA ST	0.28	0.28
47	B-2 Business-Community	Maui	234010027	67 WAIALE RD	0.35	0.36
48	B-2 Business-Community	Maui	234010028	1818 OIHANA ST	0.26	0.26
49	B-2 Business-Community	Maui	234010030	77 WAIALE RD	0.35	0.33
50	B-2 Business-Community	Maui	234010031	1830 WELLS ST	0.26	0.27

Parcels in B-2, B-3 and P-2 Zoning Districts

	ZONING DISTRICT	ISLAND	TMK	PHYSICAL ADDRESS	TMK ACRES	ZONING ACRES
51	B-2 Business-Community	Maui	234010033	1824 OIHANA ST	0.30	0.31
52	B-2 Business-Community	Maui	234010034	60 KANOA ST	0.37	0.38
53	B-2 Business-Community	Maui	234010035	1820 WELLS ST	0.31	0.30
54	B-2 Business-Community	Maui	234010036	59 KANOA ST	0.30	0.30
55	B-2 Business-Community	Maui	234010037	51 WAIKALE RD	0.50	0.51
56	B-2 Business-Community	Maui	234010039	70 KANOA ST	0.25	0.25
57	B-2 Business-Community	Maui	234010042	1839 WELLS ST	0.16	0.12
58	B-2 Business-Community	Maui	234011001	WAILUKU	0.85	0.24
59	B-2 Business-Community	Maui	234011030	KINIPOPO ST	0.71	0.71
60	B-2 Business-Community	Maui	234014035	53 PUAHAU PL	0.11	0.11
61	B-2 Business-Community	Maui	234018001	1838 LOWER MAIN ST	0.38	0.39
62	B-2 Business-Community	Maui	234018002	1809 NANI ST	0.17	0.17
63	B-2 Business-Community	Maui	234018003	SPRECKELS DITCH B/W	0.94	0.16
64	B-2 Business-Community	Maui	234018004	1883 MILL ST	0.40	0.40
65	B-2 Business-Community	Maui	234018053	144 KANIELA ST	0.42	0.42
66	B-2 Business-Community	Maui	234018080	1792 LOWER MAIN ST	0.46	0.47
67	B-2 Business-Community	Maui	234018085	1820 LOWER MAIN ST	0.32	0.31
68	B-2 Business-Community	Maui	234018086	1774 LOWER MAIN ST	0.38	0.38
69	B-2 Business-Community	Maui	234018094	1803 NANI ST	0.08	0.08
70	B-2 Business-Community	Maui	234018103	MAIN ST	0.01	0.01
71	B-2 Business-Community	Maui	234033041	ULEI PL	0.06	0.05
72	B-2 Business-Community	Maui	234039050	1129 LOWER MAIN ST	1.00	0.99
73	B-2 Business-Community	Maui	234039075	1191 LOWER MAIN ST	0.89	0.89
74	B-2 Business-Community	Maui	234039076	1215 LOWER MAIN ST	0.86	0.86
75	B-2 Business-Community	Maui	234039077	1261 LOWER MAIN ST	0.30	0.30
76	B-2 Business-Community	Maui	234039078	1275 LOWER MAIN ST	0.37	0.37
77	B-2 Business-Community	Maui	234039079	1325 LOWER MAIN ST	1.00	1.00
78	B-2 Business-Community	Maui	234039080	1371 LOWER MAIN ST	0.46	0.46
79	B-2 Business-Community	Maui	234039081	1425 LOWER MAIN ST	0.95	0.95
80	B-2 Business-Community	Maui	234039082	1495 LOWER MAIN ST	1.22	1.22
81	B-2 Business-Community	Maui	234039084	1351 LOWER MAIN ST	0.74	0.74
82	B-2 Business-Community	Maui	234039110	1259 LOWER MAIN ST	0.30	0.30
83	B-2 Business-Community	Maui	234039111	1237 LOWER MAIN ST	0.30	0.30
84	B-2 Business-Community	Maui	234039113	1425 LOWER MAIN ST	0.05	0.05
85	B-2 Business-Community	Maui	236001025	132 MAALAEA RD	0.39	0.39
86	B-2 Business-Community	Maui	236008001	300 MAALAEA RD	3.79	1.01
87	B-2 Business-Community	Maui	236008002	192 MAALAEA RD	5.07	3.28
88	B-2 Business-Community	Maui	236008004	HONOAPIILANI HWY	0.34	0.34
89	B-2 Business-Community	Maui	236008005	HONOAPIILANI HWY	1.24	1.02
90	B-2 Business-Community	Maui	236008006	HONOAPIILANI HWY	4.07	4.07
91	B-2 Business-Community	Maui	236008007	15 KAPOLI ST	0.82	0.82
92	B-2 Business-Community	Maui	236008008	80 MAALAEA RD	0.80	0.80
93	B-2 Business-Community	Maui	236008009	HONOAPIILANI HWY	0.62	0.62
94	B-2 Business-Community	Maui	236008010	HONOAPIILANI HWY	0.47	0.48
95	B-2 Business-Community	Maui	237001022	KAHULUI BEACH RD	374.32	0.00
96	B-2 Business-Community	Maui	237003002	80 W KAAHUMANU AVE	1.42	1.41
97	B-2 Business-Community	Maui	237003003	W KAAHUMANU AVE	0.45	0.45
98	B-2 Business-Community	Maui	237003007	130 W KAAHUMANU AVE	9.35	5.11
99	B-2 Business-Community	Maui	237003013	100 W KAAHUMANU AVE	2.96	2.95
100	B-2 Business-Community	Maui	237003019	W KAAHUMANU AVE	0.18	0.18

Parcels in B-2, B-3 and P-2 Zoning Districts

	ZONING DISTRICT	ISLAND	TMK	PHYSICAL ADDRESS	TMK ACRES	ZONING ACRES
101	B-2 Business-Community	Maui	237003027	W KAAHUMANU AVE	0.10	0.10
102	B-2 Business-Community	Maui	237004001	50 VEVAU ST	3.23	3.24
103	B-2 Business-Community	Maui	237004003	153 W KAAHUMANU AVE	5.57	5.57
104	B-2 Business-Community	Maui	237004006	32 LONO AVE	0.33	0.33
105	B-2 Business-Community	Maui	237004007	48 LONO AVE	0.22	0.22
106	B-2 Business-Community	Maui	237004008	109 W KAAHUMANU AVE	0.40	0.40
107	B-2 Business-Community	Maui	237004009	34 LONO AVE	0.27	0.27
108	B-2 Business-Community	Maui	237004010	115 W KAAHUMANU AVE	0.72	0.71
109	B-2 Business-Community	Maui	237004011	137 W KAAHUMANU AVE	0.37	0.37
110	B-2 Business-Community	Maui	237004012	52 LONO AVE	0.22	0.22
111	B-2 Business-Community	Maui	237004014	32 LONO AVE	0.02	0.02
112	B-2 Business-Community	Maui	237005003	65 SCHOOL ST	3.84	3.71
113	B-2 Business-Community	Maui	237005009	S KANE ST	0.18	0.18
114	B-2 Business-Community	Maui	237005010	130 W KAMEHAMEHA AVE	0.38	0.38
115	B-2 Business-Community	Maui	237005012	70 LONO AVE	0.58	0.58
116	B-2 Business-Community	Maui	237005014	74 LONO AVE	0.48	0.48
117	B-2 Business-Community	Maui	237005022	134 W KAMEHAMEHA AVE	0.31	0.31
118	B-2 Business-Community	Maui	237005024	90 SCHOOL ST	1.53	1.53
119	B-2 Business-Community	Maui	237007005	40 S PUUNENE AVE	0.17	0.17
120	B-2 Business-Community	Maui	237007008	95 LONO AVE	0.64	0.64
121	B-2 Business-Community	Maui	237007009	47 W KAAHUMANU AVE	16.75	16.70
122	B-2 Business-Community	Maui	237007010	33 LONO AVE	1.56	1.56
123	B-2 Business-Community	Maui	237007027	6 S PUUNENE AVE	0.39	0.39
124	B-2 Business-Community	Maui	237007050	86 W KAMEHAMEHA AVE	0.37	0.37
125	B-2 Business-Community	Maui	237008008	20 W KAAHUMANU AVE	1.48	1.51
126	B-2 Business-Community	Maui	237008017	W KAAHUMANU AVE	2.11	2.15
127	B-2 Business-Community	Maui	237008025	50 N PUUNENE AVE	1.42	1.43
128	B-2 Business-Community	Maui	237008027	20 W KAAHUMANU AVE	1.38	1.42
129	B-2 Business-Community	Maui	237009004	70 E KAAHUMANU AVE	25.37	2.59
130	B-2 Business-Community	Maui	237009006	11 E KAMEHAMEHA AVE	0.79	0.79
131	B-2 Business-Community	Maui	237009012	53 S PUUNENE AVE	1.31	1.31
132	B-2 Business-Community	Maui	237009013	27 S PUUNENE AVE	0.34	0.34
133	B-2 Business-Community	Maui	237009014	11 S PUUNENE AVE	0.69	0.69
134	B-2 Business-Community	Maui	237009015	14 E KAAHUMANU AVE	0.59	0.59
135	B-2 Business-Community	Maui	237009028	73 S PUUNENE AVE	0.31	0.31
136	B-2 Business-Community	Maui	237013006	39 W KAMEHAMEHA AVE	0.37	0.37
137	B-2 Business-Community	Maui	237013007	25 W KAMEHAMEHA AVE	0.34	0.27
138	B-2 Business-Community	Maui	237013010	110 S PUUNENE AVE	0.49	0.49
139	B-2 Business-Community	Maui	237013011	31 W KAMEHAMEHA AVE	0.27	0.27
140	B-2 Business-Community	Maui	238004030	PIILANI HWY	11.47	0.54
141	B-2 Business-Community	Maui	238004035	PIILANI HWY	1.55	0.83
142	B-2 Business-Community	Maui	238004037	PIILANI HWY	0.06	0.03
143	B-2 Business-Community	Maui	238036089	703 LOWER MAIN ST	0.50	0.49
144	B-2 Business-Community	Maui	238036090	711 LOWER MAIN ST	0.69	0.69
145	B-2 Business-Community	Maui	238036091	775 LOWER MAIN ST	0.35	0.35
146	B-2 Business-Community	Maui	238036092	883 LOWER MAIN ST	0.45	0.45
147	B-2 Business-Community	Maui	238036093	759 LOWER MAIN ST	0.35	0.35
148	B-2 Business-Community	Maui	238036094	749 LOWER MAIN ST	0.35	0.35
149	B-2 Business-Community	Maui	238036095	745 LOWER MAIN ST	0.31	0.31
150	B-2 Business-Community	Maui	238036096	737 LOWER MAIN ST	0.69	0.69

Parcels in B-2, B-3 and P-2 Zoning Districts

	ZONING DISTRICT	ISLAND	TMK	PHYSICAL ADDRESS	TMK ACRES	ZONING ACRES
151	B-2 Business-Community	Maui	238037048	955 LOWER MAIN ST	1.41	1.41
152	B-2 Business-Community	Maui	238037049	1005 LOWER MAIN ST	0.72	0.72
153	B-2 Business-Community	Maui	238037050	1063 LOWER MAIN ST	3.00	2.92
154	B-2 Business-Community	Maui	238046008	80 MAHALANI RD	5.33	5.35
155	B-2 Business-Community	Maui	238046009	S PAPA AVE	0.95	0.96
156	B-2 Business-Community	Maui	238046010	KOIULA LN	4.31	4.32
157	B-2 Business-Community	Maui	238046011	100 MAHALANI ST	6.28	6.21
158	B-2 Business-Community	Maui	238046012	MAHALANI ST	0.14	0.14
159	B-2 Business-Community	Maui	238077009	61 S KIHEI RD	29.20	0.48
160	B-2 Business-Community	Maui	239002026	99 E LIPOA ST	1.12	1.12
161	B-2 Business-Community	Maui	239002028	1279 S KIHEI RD	5.62	5.61
162	B-2 Business-Community	Maui	239002030	1228 S KIHEI RD	13.47	7.57
163	B-2 Business-Community	Maui	239002076	PIIKEA AVE	9.09	9.09
164	B-2 Business-Community	Maui	239002082	1301 S KIHEI RD	0.48	0.48
165	B-2 Business-Community	Maui	239002083	1325 S KIHEI RD	1.43	1.42
166	B-2 Business-Community	Maui	239002084	175 E LIPOA ST	6.27	6.27
167	B-2 Business-Community	Maui	239002109	1215 S KIHEI	4.55	4.48
168	B-2 Business-Community	Maui	239002134	1367 S KIHEI RD	6.44	6.43
169	B-2 Business-Community	Maui	239002142	51 E LIPOA ST	0.52	0.52
170	B-2 Business-Community	Maui	239002149	41 E LIPOA ST	3.35	3.34
171	B-2 Business-Community	Maui	239002152	1281 S KIHEI RD	0.46	0.46
172	B-2 Business-Community	Maui	239002153	2995 S KIHEI RD	0.54	0.54
173	B-2 Business-Community	Maui	239002154	115 E LIPOA ST	2.42	2.50
174	B-2 Business-Community	Maui	239002158	PIIKEA AVE	1.38	1.37
175	B-2 Business-Community	Maui	239002215	91 E LIPOA ST	1.60	1.59
176	B-2 Business-Community	Maui	239002216	95 LIPOA ST	1.11	1.10
177	B-2 Business-Community	Maui	239003001	1993 S KIHEI RD	1.55	1.55
178	B-2 Business-Community	Maui	239003002	1975 S KIHEI RD	1.66	1.65
179	B-2 Business-Community	Maui	239003003	30 ALAHELE PL	1.50	1.50
180	B-2 Business-Community	Maui	239003005	33 AUHANA RD	0.99	0.99
181	B-2 Business-Community	Maui	239003007	1913 S KIHEI RD	4.00	3.76
182	B-2 Business-Community	Maui	239003012	1891 S KIHEI RD	4.34	4.07
183	B-2 Business-Community	Maui	239003015	1847 S KIHEI RD	0.87	0.87
184	B-2 Business-Community	Maui	239003016	1819 S KIHEI RD	4.46	4.11
185	B-2 Business-Community	Maui	239003032	1961 S KIHEI RD	0.34	0.34
186	B-2 Business-Community	Maui	239003033	33 KEALA PL	0.03	0.03
187	B-2 Business-Community	Maui	239003044	S KIHEI RD	0.00	0.00
188	B-2 Business-Community	Maui	239003045	HALELANI PL	0.08	0.08
189	B-2 Business-Community	Maui	239003072	1891 S KIHEI RD	0.00	0.00
190	B-2 Business-Community	Maui	239003073	1891 S KIHEI RD	0.04	0.04
191	B-2 Business-Community	Maui	239008016	1204 S KIHEI RD	0.93	0.93
192	B-2 Business-Community	Maui	239008017	1228 S KIHEI RD	1.78	1.78
193	B-2 Business-Community	Maui	239008024	1310 S KIHEI RD	2.91	2.91
194	B-2 Business-Community	Maui	239008027	1254 S KIHEI RD	0.72	0.72
195	B-2 Business-Community	Maui	239008028	1280 S KIHEI RD	5.27	4.52
196	B-2 Business-Community	Maui	239010076	1476 S KIHEI RD	1.00	0.99
197	B-2 Business-Community	Maui	239011017	1746 S KIHEI RD	0.89	0.89
198	B-2 Business-Community	Maui	239012021	1794 S KIHEI RD	0.39	0.39
199	B-2 Business-Community	Maui	239012035	1770 S KIHEI RD	0.49	0.49
200	B-2 Business-Community	Maui	239017012	2021 S KIHEI RD	0.42	0.42

Parcels in B-2, B-3 and P-2 Zoning Districts

	ZONING DISTRICT	ISLAND	TMK	PHYSICAL ADDRESS	TMK ACRES	ZONING ACRES
201	B-2 Business-Community	Maui	239051001	11 HALEKUI ST	0.33	0.33
202	B-2 Business-Community	Maui	239051002	19 HALEKUI ST	0.25	0.25
203	B-2 Business-Community	Maui	239051003	27 HALEKUI ST	0.25	0.25
204	B-2 Business-Community	Maui	239051004	35 HALEKUI ST	0.51	0.51
205	B-2 Business-Community	Maui	239051006	61 HALEKUI ST	0.68	0.68
206	B-2 Business-Community	Maui	239051007	81 HALEKUI ST	0.59	0.59
207	B-2 Business-Community	Maui	239051008	95 HALEKUI ST	0.25	0.25
208	B-2 Business-Community	Maui	239051009	105 HALEKUI ST	0.25	0.25
209	B-2 Business-Community	Maui	239051010	111 HALEKUI ST	0.25	0.25
210	B-2 Business-Community	Maui	239051011	121 HALEKUI ST	0.25	0.25
211	B-2 Business-Community	Maui	239051012	131 HALEKUI ST	0.25	0.25
212	B-2 Business-Community	Maui	239051013	137 HALEKUI ST	0.25	0.25
213	B-2 Business-Community	Maui	239051014	145 HALEKUI ST	0.25	0.25
214	B-2 Business-Community	Maui	239051015	10 HALEKUI ST	0.52	0.52
215	B-2 Business-Community	Maui	239051017	24 HALEKUI ST	0.23	0.23
216	B-2 Business-Community	Maui	239051018	32 HALEKUI ST	0.23	0.23
217	B-2 Business-Community	Maui	239051019	40 HALEKUI ST	0.23	0.23
218	B-2 Business-Community	Maui	239051020	60 HALEKUI ST	0.69	0.69
219	B-2 Business-Community	Maui	239051021	80 HALEKUI ST	0.63	0.62
220	B-2 Business-Community	Maui	239051022	101 KIO LOOP	0.24	0.24
221	B-2 Business-Community	Maui	239051023	115 KIO LOOP	0.23	0.23
222	B-2 Business-Community	Maui	239051024	123 KIO LOOP	0.23	0.23
223	B-2 Business-Community	Maui	239051025	125 KIO LOOP	0.24	0.24
224	B-2 Business-Community	Maui	239051026	138 KIO LOOP	0.25	0.25
225	B-2 Business-Community	Maui	239051027	132 KIO LOOP	0.26	0.25
226	B-2 Business-Community	Maui	239051028	128 KIO LOOP	0.26	0.26
227	B-2 Business-Community	Maui	239051029	122 KIO LOOP	0.25	0.25
228	B-2 Business-Community	Maui	239051030	120 KIO LOOP	0.25	0.24
229	B-2 Business-Community	Maui	239051031	110 KIO LOOP	0.25	0.25
230	B-2 Business-Community	Maui	239051032	104 KIO LOOP	0.28	0.28
231	B-2 Business-Community	Maui	239051033	100 KIO LOOP	0.30	0.30
232	B-2 Business-Community	Maui	239051034	96 KIO LOOP	0.83	0.83
233	B-2 Business-Community	Maui	239051035	155 HALEKUI ST	0.28	0.28
234	B-2 Business-Community	Maui	239051036	165 HALEKUI ST	0.28	0.28
235	B-2 Business-Community	Maui	239051037	177 HALEKUI ST	0.28	0.28
236	B-2 Business-Community	Maui	239051038	185 HALEKUI ST	0.35	0.36
237	B-2 Business-Community	Maui	239051039	2665 WAI WAI PL	0.26	0.26
238	B-2 Business-Community	Maui	239051040	2675 WAI WAI PL	0.24	0.25
239	B-2 Business-Community	Maui	239051041	2679 WAI WAI PL	0.24	0.24
240	B-2 Business-Community	Maui	239051042	2680 WAI WAI PL	0.24	0.24
241	B-2 Business-Community	Maui	239051043	2676 WAI WAI PL	0.24	0.23
242	B-2 Business-Community	Maui	239051044	2670 WAI WAI PL	0.23	0.23
243	B-2 Business-Community	Maui	239051045	2666 WAI WAI PL	0.31	0.31
244	B-2 Business-Community	Maui	239051046	2662 WAI WAI PL	0.23	0.23
245	B-2 Business-Community	Maui	239051047	2654 WAI WAI PL	0.24	0.24
246	B-2 Business-Community	Maui	243003109	5095 NAPILHAU ST	4.05	4.05
247	B-2 Business-Community	Maui	243005034	4405 HONOAPIILANI HWY	3.95	2.49
248	B-2 Business-Community	Maui	243005035	4403 HONOAPIILANI HWY	0.65	0.65
249	B-2 Business-Community	Maui	243005038	10 HOOHUI RD	0.91	0.87
250	B-2 Business-Community	Maui	243006011	3741 LOWER HONOAPIILANI RD	1.16	1.15

Parcels in B-2, B-3 and P-2 Zoning Districts

	ZONING DISTRICT	ISLAND	TMK	PHYSICAL ADDRESS	TMK ACRES	ZONING ACRES
251	B-2 Business-Community	Maui	244001002	3350 LOWER HONOAPIILANI RD	3.35	3.47
252	B-2 Business-Community	Maui	244001010	KAANAPALI SHORES PL	1.51	0.57
253	B-2 Business-Community	Maui	244001011	3418 LOWER HONOAPIILANI RD	0.43	0.41
254	B-2 Business-Community	Maui	244001012	3404 LOWER HONOAPIILANI RD	1.15	1.15
255	B-2 Business-Community	Maui	244001014	3440 LOWER HONOAPIILANI RD	0.88	0.95
256	B-2 Business-Community	Maui	244001027	3600 LOWER HONOAPIILANI RD	2.95	2.94
257	B-2 Business-Community	Maui	244001031	3636 LOWER HONOAPIILANI RD	0.50	0.48
258	B-2 Business-Community	Maui	244001034	3626 LOWER HONOAPIILANI RD	6.75	0.26
259	B-2 Business-Community	Maui	244001057	3527 LOWER HONOAPIILANI RD	0.73	0.73
260	B-2 Business-Community	Maui	244001060	3481 LOWER HONOAPIILANI RD	0.32	0.32
261	B-2 Business-Community	Maui	244001109	3350 LOWER HONOAPIILANI RD	0.24	0.23
262	B-2 Business-Community	Maui	244014006	130 KAI MALINA PKWY	39.70	0.99
263	B-2 Business-Community	Maui	245001011	816 FRONT ST	0.29	0.06
264	B-2 Business-Community	Maui	245001012	824 FRONT ST	0.25	0.09
265	B-2 Business-Community	Maui	245001014	134 WAHIE LN	0.29	0.27
266	B-2 Business-Community	Maui	245001014	134 WAHIE LN	0.04	0.04
267	B-2 Business-Community	Maui	245001015	127 WAHIE LN	0.21	0.20
268	B-2 Business-Community	Maui	245001016	844 FRONT ST	0.33	0.14
269	B-2 Business-Community	Maui	245001018	878 FRONT ST	6.54	6.24
270	B-2 Business-Community	Maui	245001019	885 WAINEE ST	0.51	0.51
271	B-2 Business-Community	Maui	245001022	155 LAHAINALUNA RD	0.12	0.12
272	B-2 Business-Community	Maui	245001023	135 LAHAINALUNA RD	0.15	0.15
273	B-2 Business-Community	Maui	245001024	127 LAHAINALUNA RD	0.12	0.09
274	B-2 Business-Community	Maui	245001029	165 LAHAINALUNA RD	0.17	0.17
275	B-2 Business-Community	Maui	245001030	161 LAHAINALUNA RD	0.12	0.12
276	B-2 Business-Community	Maui	245001031	163 LAHAINALUNA RD	0.21	0.21
277	B-2 Business-Community	Maui	245001032	LAHAINALUNA RD	0.04	0.04
278	B-2 Business-Community	Maui	245001033	167 LAHAINALUNA RD	0.20	0.21
279	B-2 Business-Community	Maui	245001036	175 LAHAINALUNA RD	0.23	0.23
280	B-2 Business-Community	Maui	245001037	181 LAHAINALUNA RD	0.23	0.23
281	B-2 Business-Community	Maui	245001038	193 LAHAINALUNA RD	0.23	0.23
282	B-2 Business-Community	Maui	245001039	140 WAHIE LN	0.03	0.03
283	B-2 Business-Community	Maui	245001041	122 WAHIE LN	0.29	0.29
284	B-2 Business-Community	Maui	245001044	120 PAPALAU ST	0.57	0.57
285	B-2 Business-Community	Maui	245001046	170 PAPALAU ST	0.37	0.37
286	B-2 Business-Community	Maui	245001048	154 PAPALAU ST	0.16	0.16
287	B-2 Business-Community	Maui	245001056	FRONT ST	0.29	0.28
288	B-2 Business-Community	Maui	245002009	900 FRONT ST	11.17	10.36
289	B-2 Business-Community	Maui	245005002	FRONT ST	1.01	0.81
290	B-2 Business-Community	Maui	245005005	1229 FRONT ST	0.19	0.19
291	B-2 Business-Community	Maui	245005006	1223 FRONT ST	0.13	0.08
292	B-2 Business-Community	Maui	245005007	1217 FRONT ST	0.32	0.32
293	B-2 Business-Community	Maui	245005009	1251 FRONT ST	1.85	1.89
294	B-2 Business-Community	Maui	245005010	1285 FRONT ST	0.36	0.32
295	B-2 Business-Community	Maui	245005011	1287 FRONT ST	0.81	1.01
296	B-2 Business-Community	Maui	245006001	840 WAINEE ST	3.02	3.01
297	B-2 Business-Community	Maui	245006002	818 WAINEE ST	0.22	0.22
298	B-2 Business-Community	Maui	245006004	222 PAPALAU ST	1.00	1.00
299	B-2 Business-Community	Maui	245006006	808 WAINEE ST	0.23	0.23
300	B-2 Business-Community	Maui	245006007	223 LAHAINALUNA RD	0.28	0.28

Parcels in B-2, B-3 and P-2 Zoning Districts

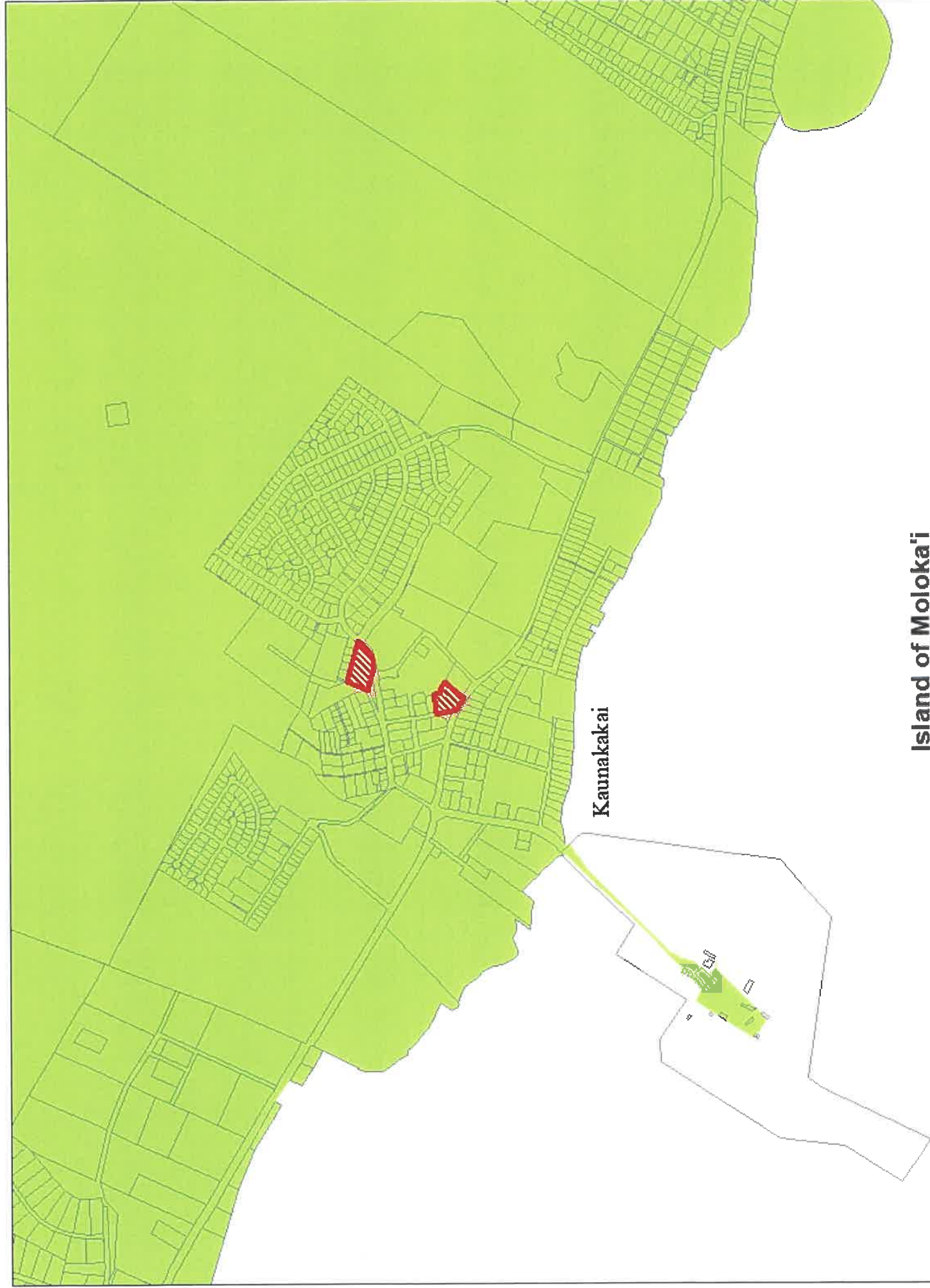
	ZONING DISTRICT	ISLAND	TMK	PHYSICAL ADDRESS	TMK ACRES	ZONING ACRES
301	B-2 Business-Community	Maui	245006008	233 LAHAINALUNA RD	0.34	0.34
302	B-2 Business-Community	Maui	245006013	243 LAHAINALUNA RD	0.41	0.41
303	B-2 Business-Community	Maui	245006014	240 PAPALAU A ST	0.34	0.34
304	B-2 Business-Community	Maui	245006015	PAPALAU A RD	0.18	0.18
305	B-2 Business-Community	Maui	245007001	910 WAINEE ST	1.58	1.58
306	B-2 Business-Community	Maui	245007004	WAINEE ST	0.43	0.43
307	B-2 Business-Community	Maui	245007009	930 WAINEE ST	0.44	0.44
308	B-2 Business-Community	Maui	245007010	215 PAPALAU A ST	0.98	0.98
309	B-2 Business-Community	Maui	245012016	1312 FRONT ST	0.25	0.25
310	B-2 Business-Community	Maui	245013009	1450 FRONT ST	0.40	0.40
311	B-2 Business-Community	Maui	245013043	FRONT ST	0.00	0.00
312	B-2 Business-Community	Maui	246008023	666 LUAKINI ST	0.24	0.24
313	B-2 Business-Community	Maui	246008024	668 LUAKINI ST	0.25	0.25
314	B-2 Business-Community	Maui	246008025	674 LUAKINI ST	0.10	0.09
315	B-2 Business-Community	Maui	246008026	675 LUAKINI ST	0.94	0.94
316	B-2 Business-Community	Maui	246008029	150 DICKENSON ST	0.10	0.10
317	B-2 Business-Community	Maui	246008030	180 DICKENSON ST	1.21	1.21
318	B-2 Business-Community	Maui	246008031	177 HALE ST	0.14	0.14
319	B-2 Business-Community	Maui	246008066	687 WAINEE ST	0.08	0.08
320	B-2 Business-Community	Maui	246008084	WAINEE ST	0.10	0.10
321	B-2 Business-Community	Maui	246008089	136 DICKENSON ST	0.42	0.42
322	B-2 Business-Community	Maui	246009012	143 DICKENSON ST	0.18	0.18
323	B-2 Business-Community	Maui	246009014	155 DICKENSON ST	0.75	0.77
324	B-2 Business-Community	Maui	246009019	721 WAINEE ST	0.18	0.18
325	B-2 Business-Community	Maui	246009021	727 WAINEE ST	0.23	0.23
326	B-2 Business-Community	Maui	246009022	DICKENSON ST	0.20	0.03
327	B-2 Business-Community	Maui	246009024	741 WAINEE ST	0.28	0.28
328	B-2 Business-Community	Maui	246009026	150 LAHAINALUNA RD	0.24	0.25
329	B-2 Business-Community	Maui	246009038	180 LAHAINALUNA RD	0.15	0.15
330	B-2 Business-Community	Maui	246009039	196 LAHAINALUNA RD	0.24	0.24
331	B-2 Business-Community	Maui	246009046	153 PANA EWA ST	0.12	0.12
332	B-2 Business-Community	Maui	246009063	PANA EWA ST	0.03	0.03
333	B-2 Business-Community	Maui	246010008	711 MILL ST	0.49	0.49
334	B-2 Business-Community	Maui	246010010	252 LAHAINALUNA RD	0.17	0.17
335	B-2 Business-Community	Maui	246010011	232 LAHAINALUNA RD	0.21	0.21
336	B-2 Business-Community	Maui	246010012	242 LAHAINALUNA RD	0.19	0.19
337	B-2 Business-Community	Maui	246010025	270 ALIKA PL	0.55	0.55
338	B-2 Business-Community	Maui	248003031	820 OLOWALU VILLAGE RD	0.50	0.52
339	B-2 Business-Community	Molokai	253002053	2 KAMOI ST	0.82	0.82
340	B-2 Business-Community	Molokai	253002120	10 KAMOI ST	0.31	0.31
341	B-2 Business-Community	Molokai	253002128	180 PUALI PL	1.04	1.04
342	B-2 Business-Community	Molokai	253002129	190 PUALI PL	0.28	0.28
1	B-3 Business-Central	Maui	234008041	KAOHU ST	0.55	0.55
2	B-3 Business-Central	Maui	234008042	200 S HIGH ST	2.31	2.28
3	B-3 Business-Central	Maui	234008043	WAILUKU	0.01	0.01
4	B-3 Business-Central	Maui	234008053	WELLS ST	0.47	0.47
5	B-3 Business-Central	Maui	234008098	KAOHU ST	0.01	0.01
6	B-3 Business-Central	Maui	234012052	66 WAILANI ST	0.19	0.19
7	B-3 Business-Central	Maui	234013010	60 S CHURCH ST	0.95	0.94

Parcels in B-2, B-3 and P-2 Zoning Districts

	ZONING DISTRICT	ISLAND	TMK	PHYSICAL ADDRESS	TMK ACRES	ZONING ACRES
8	B-3 Business-Central	Maui	234013013	2145 MAIN ST	3.19	3.05
9	B-3 Business-Central	Maui	234013014	70 S HIGH ST	0.42	0.42
10	B-3 Business-Central	Maui	244001029	3614 LOWER HONOAPIILANI RD	0.51	0.52
11	B-3 Business-Central	Maui	244001072	3602 LOWER HONOAPIILANI RD	0.30	0.30
1	P-2 Public/Quasi-Publicl	Maui	234018106	LOWER MAIN ST	0.31	0.34
2	P-2 Public/Quasi-Publicl	Maui	234019003	1618 LOWER MAIN ST	14.32	14.32
3	P-2 Public/Quasi-Publicl	Maui	239009028	50 W LIPOA ST	4.05	4.04

Island of Maui B-2 Business-Community Zoning

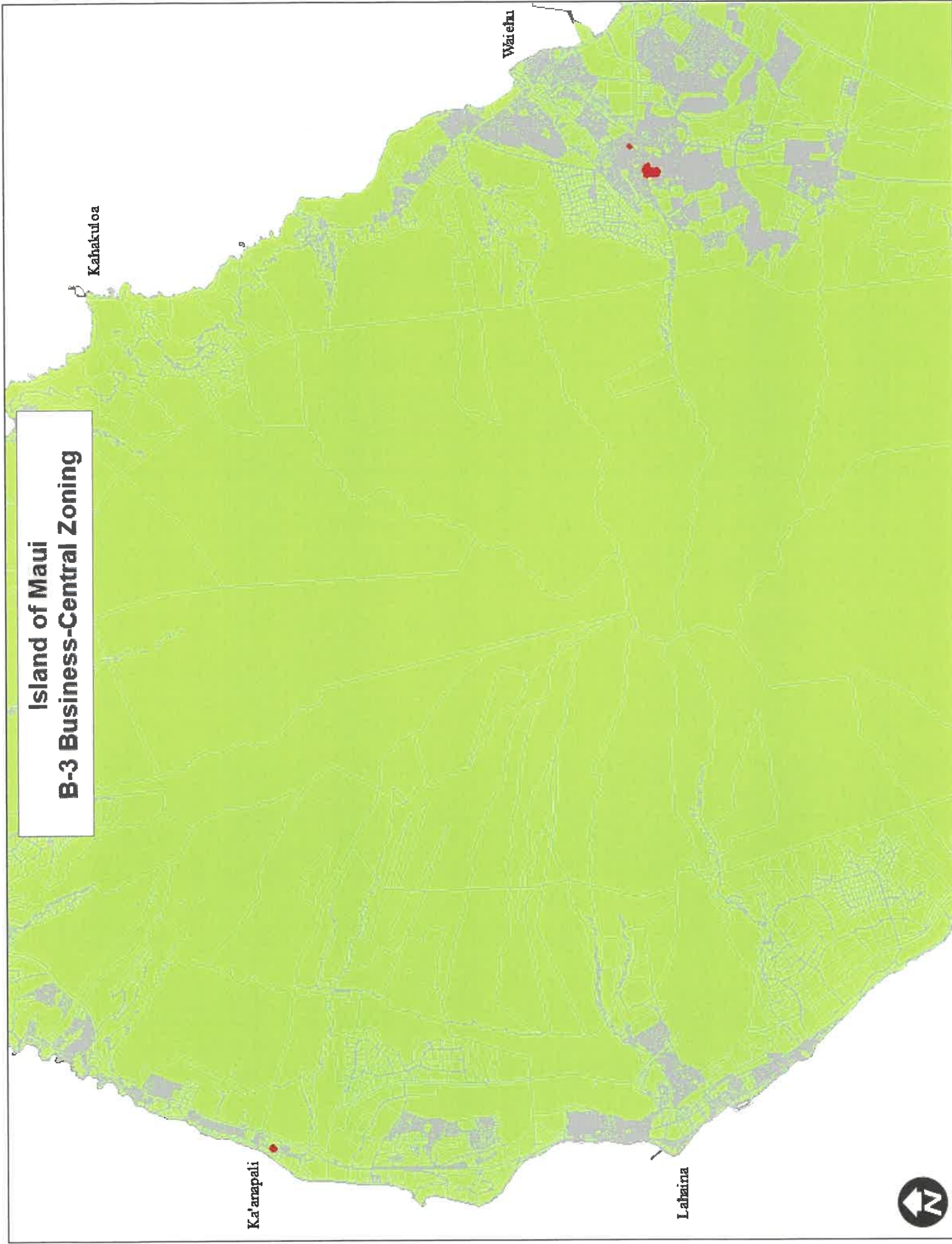


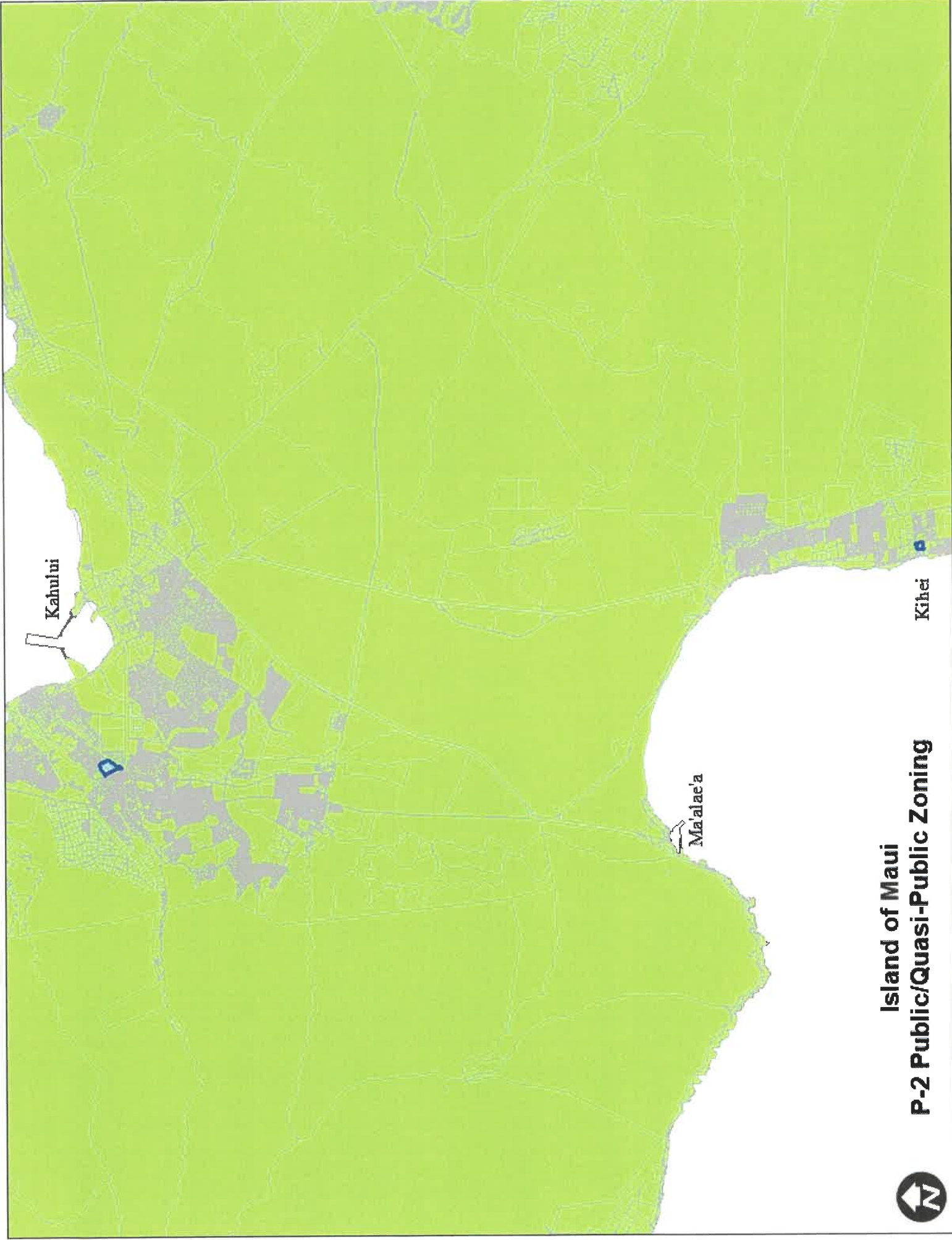


**Island of Moloka'i
B-2 Business-Community Zoning**



Island of Maui
B-3 Business-Central Zoning





Island of Maui
P-2 Public/Quasi-Public Zoning



PSLU Committee

From: Michelle Santos <Michelle.Santos@co.maui.hi.us>
Sent: Tuesday, February 8, 2022 12:03 PM
To: PSLU Committee
Cc: Avis Teshima-Wong; Jordan Hart; Josiah Nishita; Kayla Ueshiro; Michele McLean; Sandy Baz; Stacy Takahashi; Tyson Miyake; Zeke Kalua
Subject: MT#9483 Lowering Maximum Building Heights in the B-2 Community Business District.
Attachments: MT#9483-PSLU Committee.pdf

NOTE: PLEASE DO NOT FORWARD MY EMAIL TO ANYONE OUTSIDE OF THE COUNTY OF MAUI. YOU MAY CLICK ON THE ATTACHMENT ITSELF AND CREATE YOUR OWN EMAIL TO FORWARD THE DOCUMENT TO ANOTHER PERSON OUTSIDE OF THE COUNTY.

Michelle L. Santos

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