

PSLU Committee

From: Jacky Takakura <Jacky.Takakura@co.maui.hi.us>
Sent: Wednesday, June 1, 2022 4:15 PM
To: PSLU Committee
Cc: Jordan Hart; Michele McLean
Subject: pdf of powerpoint for 6/2/22 PSLU-52
Attachments: PSLU52Presentation220602_19.26.pdf

Attached please find the pdf of a powerpoint presentation for tomorrow's meeting - 2nd item on the agenda, PSLU-52.
Thank you
Jacky

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BILL FOR ORDINANCE AMENDING CHAPTER 19.26 RELATING TO PERMITTED USES IN THE HEAVY INDUSTRIAL DISTRICT

Maui County Code Title 19

Department of Planning

Maui County Council – Planning & Sustainable Land Use Committee

June 2, 2022

M-2 HEAVY INDUSTRIAL ZONING

Pineapple cannery in Kahului



Photos from Library of Congress
<https://www.loc.gov/resource/hhh.hio854.photos/?sp=2>

LESS INDUSTRIAL NOW

Pineapple cannery in Kahului is now a shopping mall with some warehouse businesses, and part of transit oriented development corridor

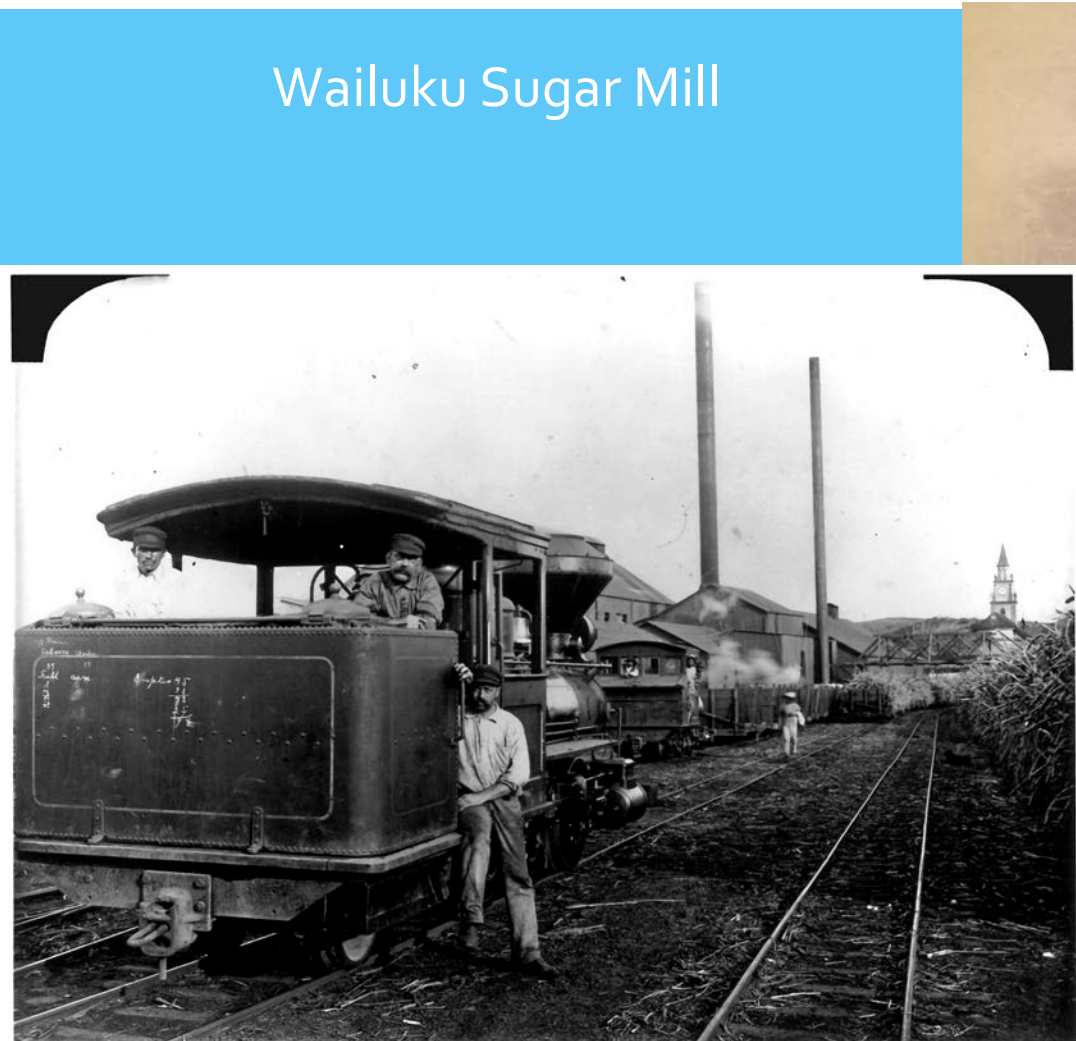
Photo: Kaahumanu community corridor
<https://www.kaahumanucommunitycorridor.org/>



Photo: Queen Kaahumanu Center
<https://queenkaahumanucenter.com/>

M-2 HEAVY INDUSTRIAL ZONING

Wailuku Sugar Mill



LESS INDUSTRIAL NOW

Wailuku Sugar Mill is now the Millyard
with businesses and services

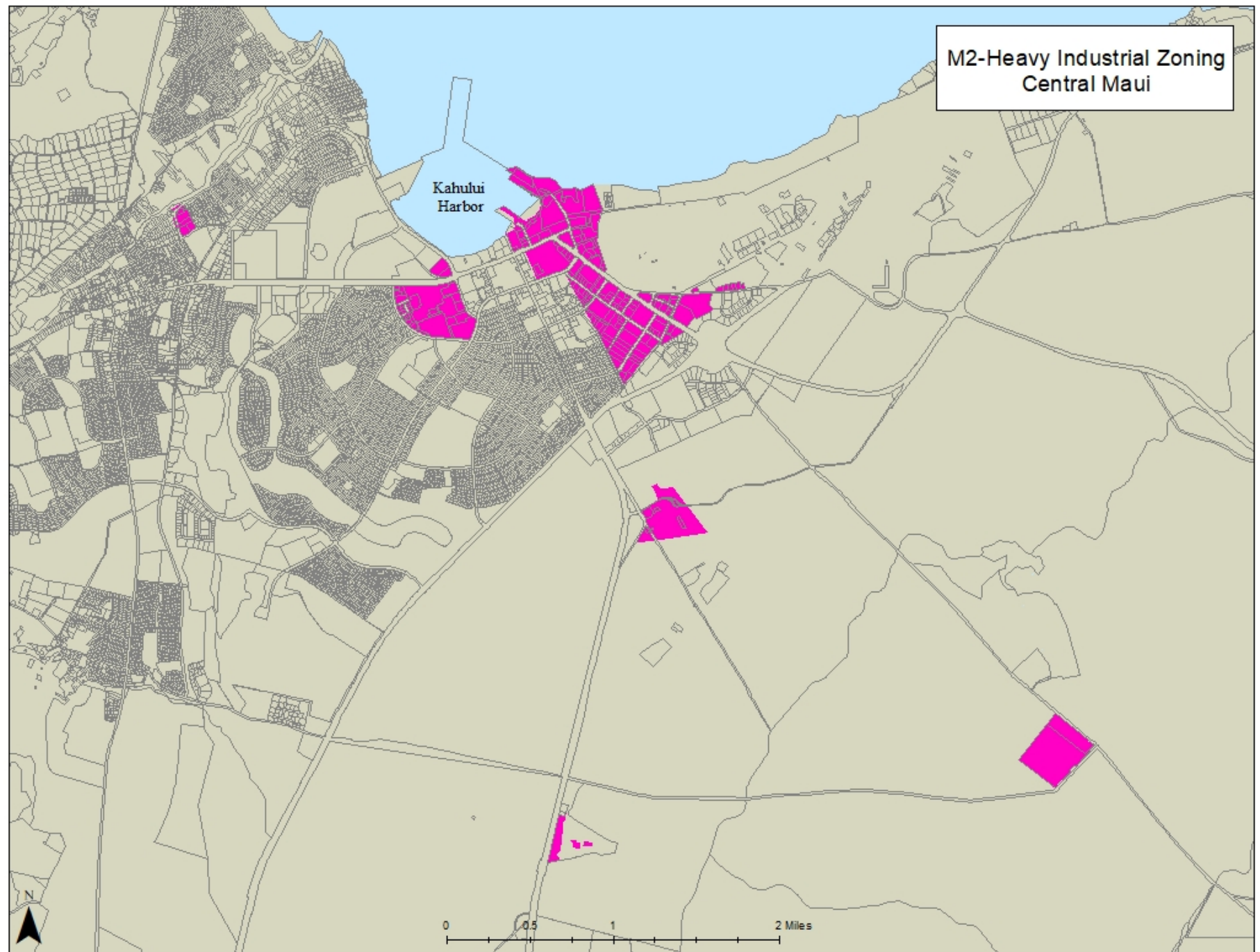


PURPOSE OF BILL: TO ALLOW M-2 PROPERTY OWNERS TO REDEVELOP VACANT OR UNDERUTILIZED LAND INTO HOUSING

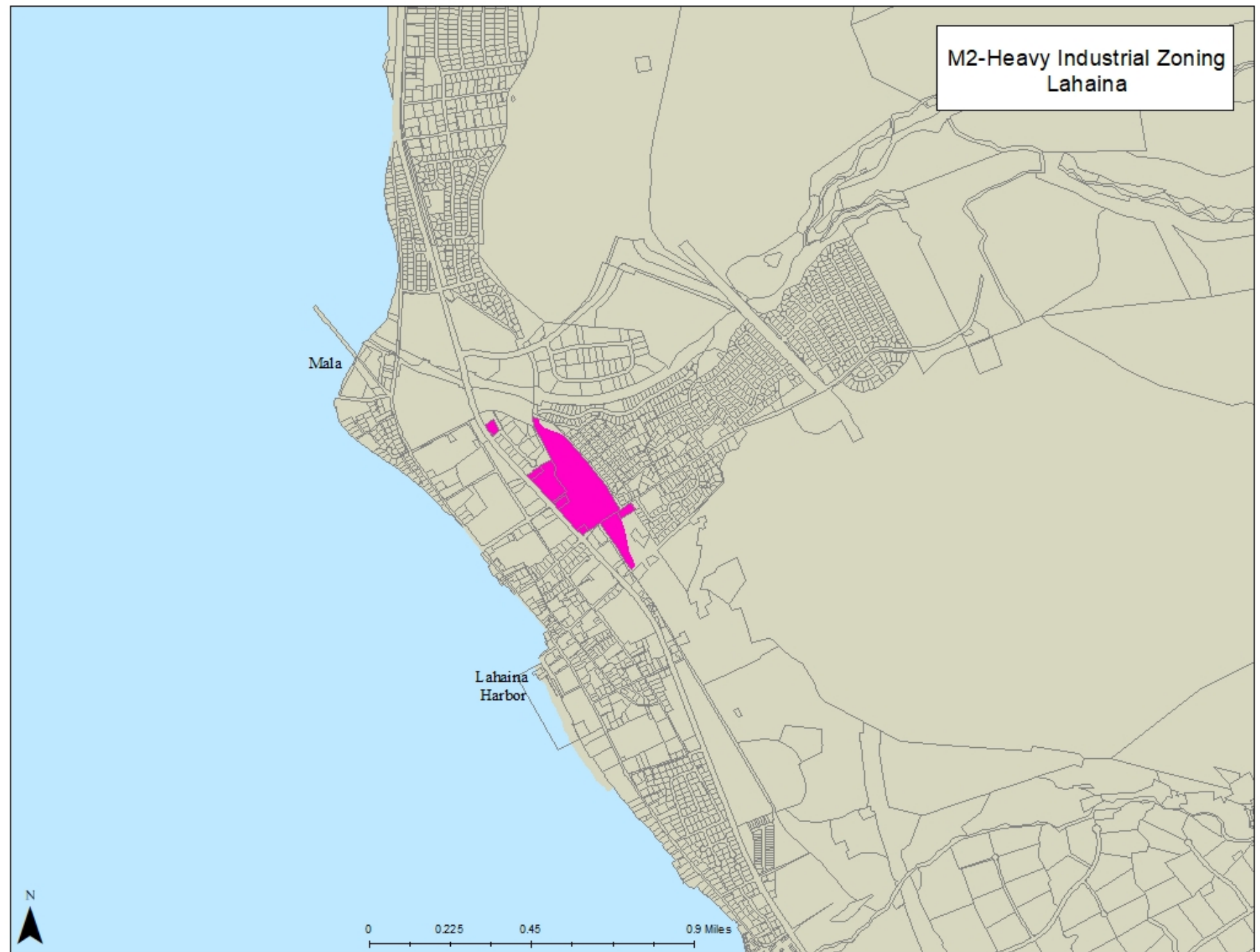
Apartments are allowed when all the following criteria are met:

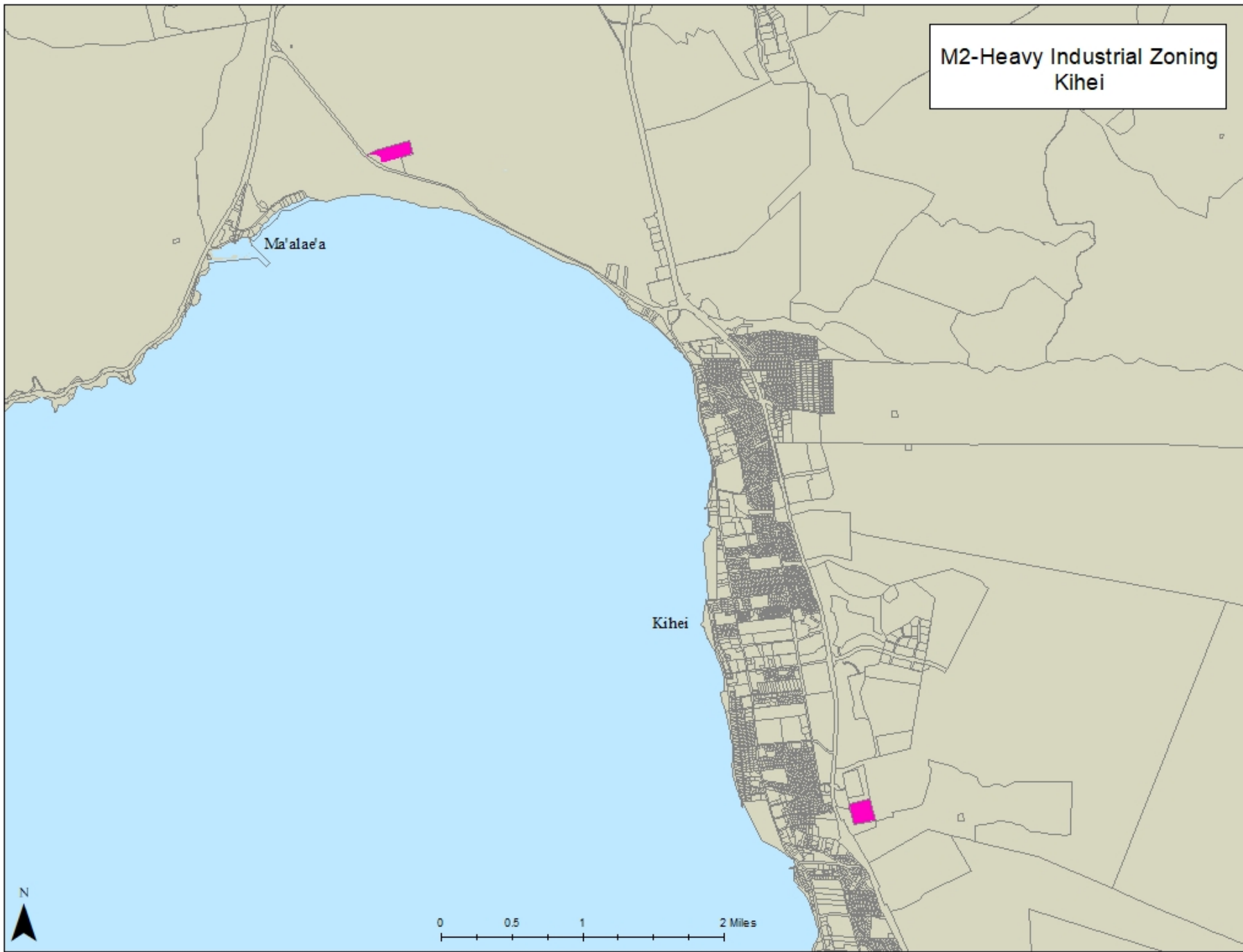
- Located on the same lot as business or industrial uses
- An existing business or industrial use is located within 500' of existing residential use
- Appropriate physical or spatial buffers are provided between residential and noxious uses, such as dense landscaping or walls that match existing or proposed architecture
- If prior industrial activity involved the use or handling of materials that remain on site, including in the soil, and could pose a health risk to future residents, appropriate environmental tests and remediation must first be conducted
- No transient vacation rental use
- Moloka'i is excluded.

Central Maui



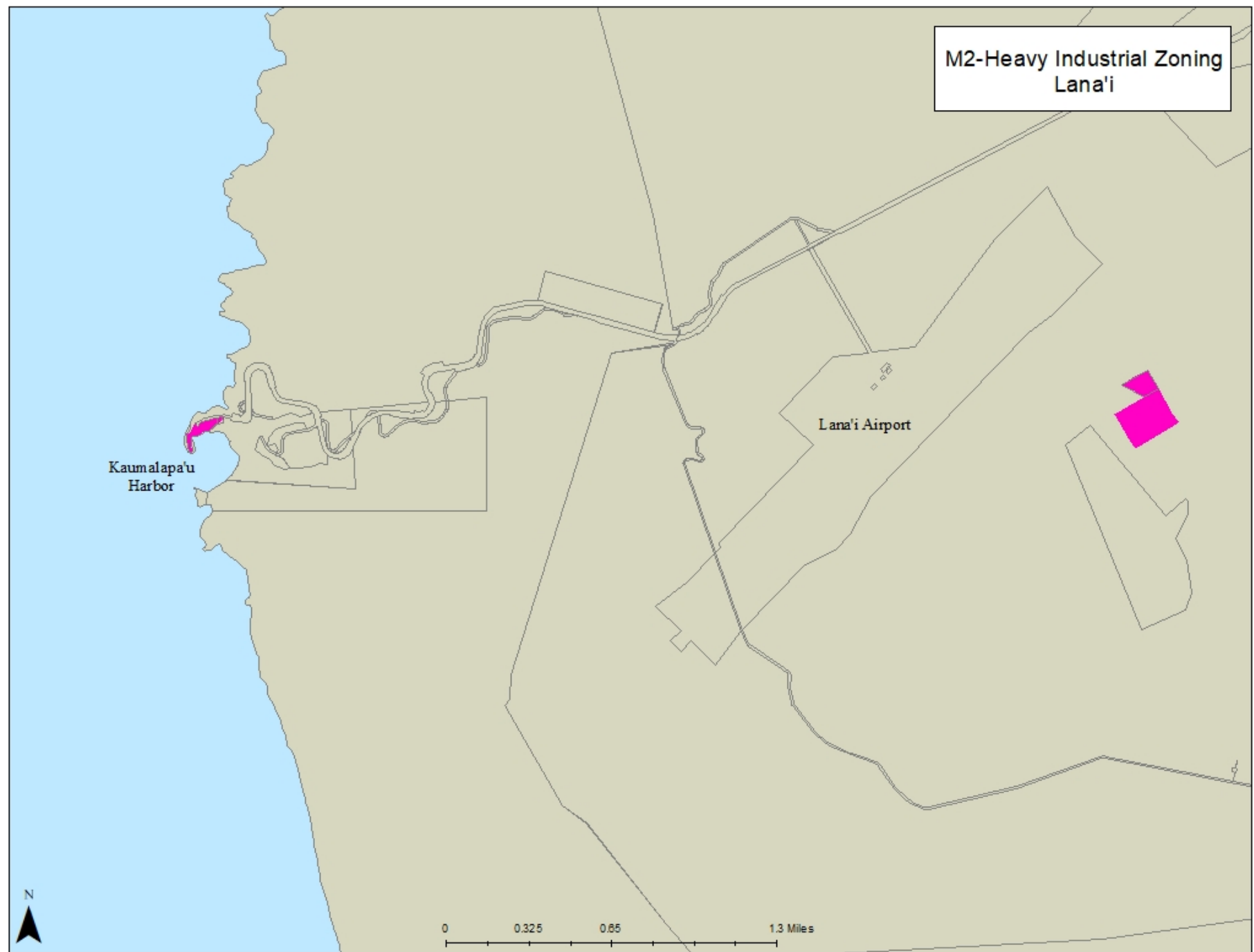
West Maui

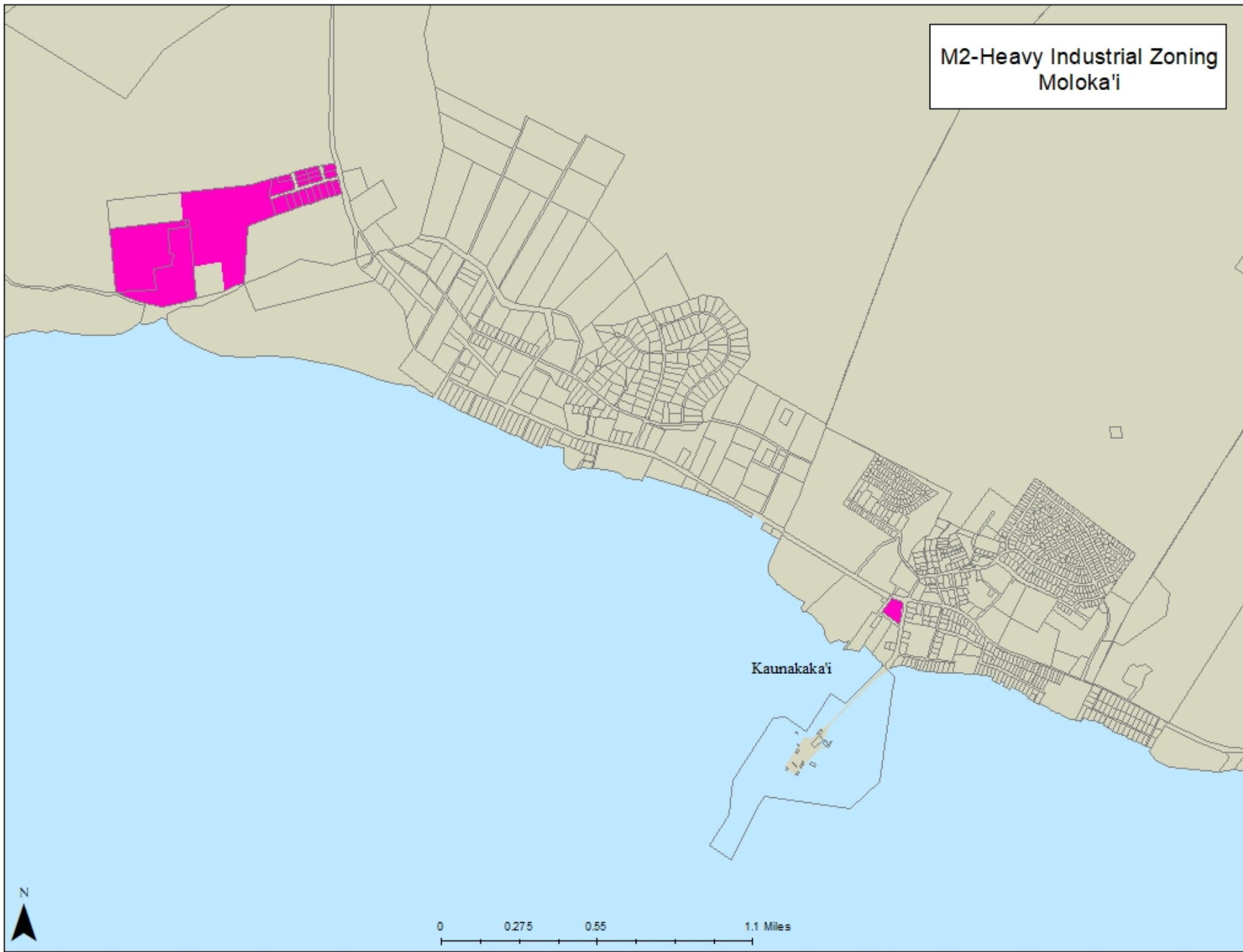




South Maui

Lāna`i





Moloka`i

M-2 PROPERTIES THAT MEET THE CRITERIA

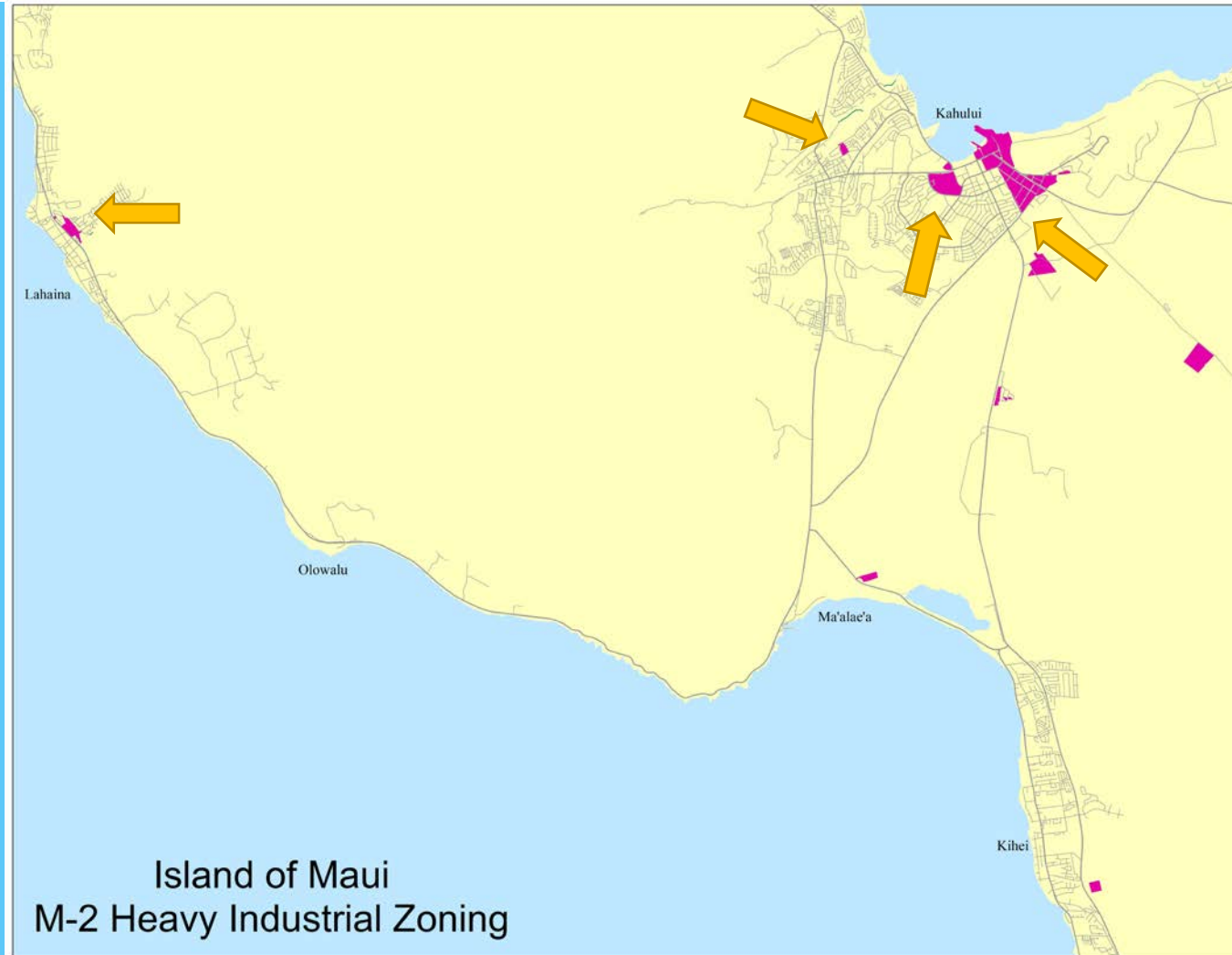
Can

- Queen Ka`ahumanu Shopping Center
- Kahului Industrial (south/mauka end of Hukilike)
- Wailuku Millyard
- Pu`unene Mill area if nearby residential use continues
- West Maui

Cannot

- Lāna`i
- South Maui
- Moloka`i (excluded from proposed bill)

MAP OF M-2 PARCELS ON MAUI ISLAND



 *Properties
that may
benefit from
this bill*

DEPARTMENT OF PLANNING MISSION:

- To help the people of Maui County manage growth and preserve land in an equitable and sustainable manner that balances cultural, environmental, and economic needs.

Mahalo!