

PSLU Committee

From: Michael Munekiyo <mike@munekiyohiraga.com>
Sent: Wednesday, August 4, 2021 1:47 PM
To: PSLU Committee
Cc: Wilton A. Leauanae
Subject: CHANGE IN ZONING FOR HALE MAHAOLU (KAHULUI) (PSLU-9)
Attachments: 080521 Planning and Sustainable LUC.ppt

Aloha,

The attached PowerPoint deck is will be presented at the PSLU Committee's August 5th meeting. If there are any questions or if additional information is needed, please feel free to call.

Thank you.

Michael Munekiyo, Senior Advisor

Email: michael@munekiyohiraga.com



MUNEKIYO HIRAGA

Maui: 305 High Street, Suite 104, Wailuku, Hawaii 96793 **T:** 808.244.2015 **F:** 808.244.8729

Oahu: 735 Bishop Street, Suite 321, Honolulu, Hawaii 96813 **T:** 808.983.1233

Planning. Project Management. Sustainable Solutions. www.munekiyohiraga.com

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Due to the COVID-19 pandemic, if you have a document or package that must be delivered to our office via FedEx, UPS, or other courier service, please reach out to a MH team member to coordinate prior to sending. We are committed to providing our clients excellent service to further project goals and objectives during these challenging times. Please take care and stay safe. Mahalo.

Hale Mahaolu Akahi and Elua

(TMK Nos. (2) 3-8-007:050, (2) 3-8-007:095, and (2) 3-8-007:096)

Request for Change in Zoning (ClZ)

Planning and Sustainable Land Use Committee Meeting of

August 5, 2021

PURPOSE OF THE REQUEST

- Director-Initiated Request to Establish Appropriate Zoning for Hale Mahaolu Elua and Akahi
 - Existing units at Akahi and Elua are in a multi-family format
 - Proposed zoning change to the “A-2, Apartment” zoning district will bring the existing housing products at Akahi and Elua in alignment with appropriate zoning standards
 - Proposed zoning change will establish consistency with the Wailuku-Kahului Community Plan’s “Multi-Family” land use designation
- There are no development actions proposed in connection with this land use request

MAUI PLANNING COMMISSION OVERVIEW

- MPC Public Hearing held on June 23, 2020
- MPC voted unanimously to recommend approval of the CIZ without conditions

HALE MAHAOLU—AN OVERVIEW

- Hale Mahaolu provides affordable housing options for individuals, families, seniors, and disabled individuals in Maui County.
- Senior housing projects serving Central Maui, Upcountry Maui, South Maui, West Maui, Central Maui, Molokai, and Lanai
- Family Housing projects serving Central Maui, Upcountry Maui, and West Maui
- Provides programs in:
 - Housing counseling (e.g., first-time home buying, rental counseling)
 - Personal care serving Maui County's frail elderly and disabled and/or chronically ill
 - Meals preparation and delivery

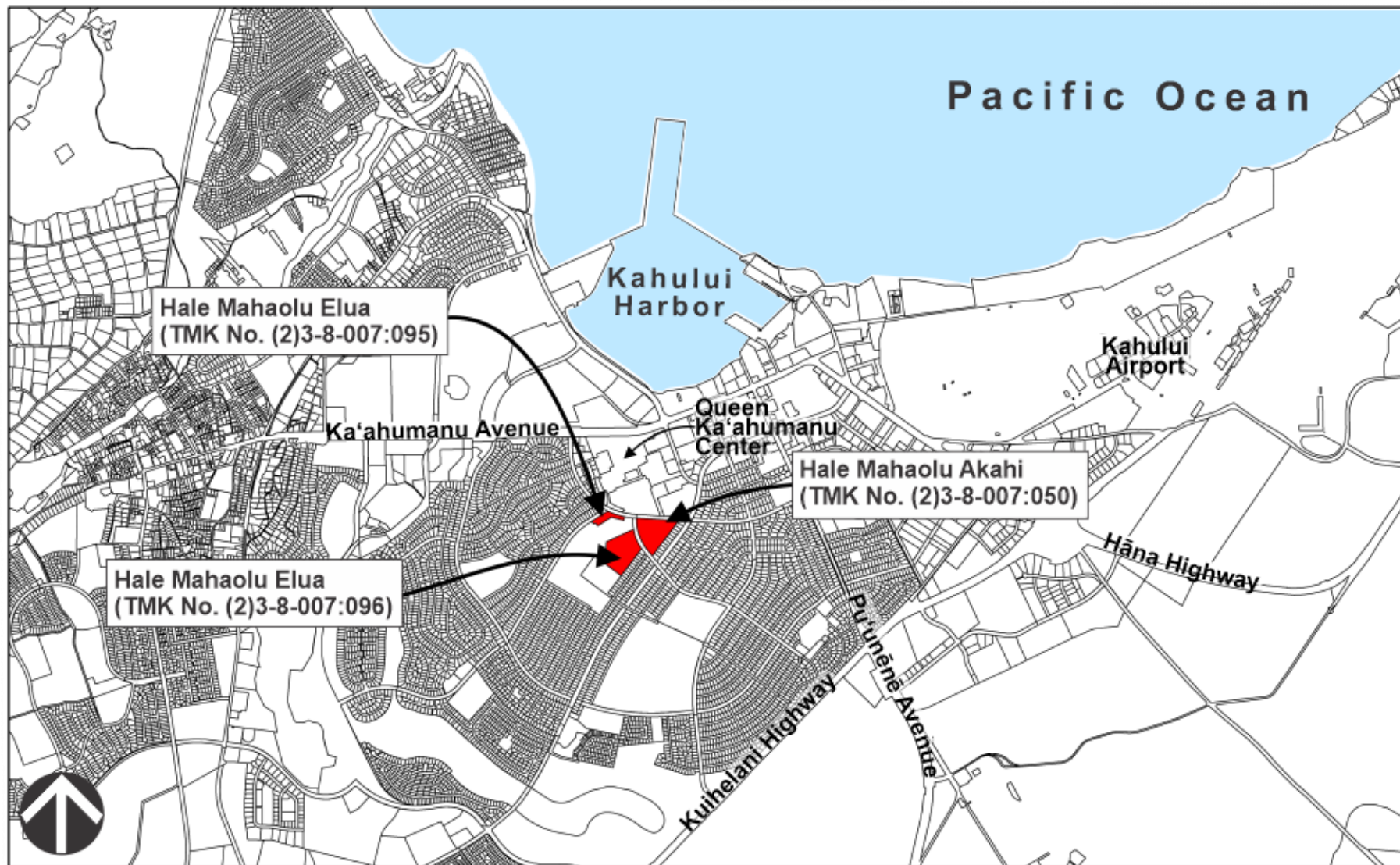
SUMMARY OF LAND USE DESIGNATIONS AND PROPOSED REQUESTS

Project	Wailuku-Kahului Community Plan Land Use Designation	Existing Zoning	Requested Zoning
Hale Mahaolu Akahi (Parcel 50)	Multi-Family	R-3, Residential	A-2, Apartment
Hale Mahaolu Elua (Parcels 95 and 96)	Multi-Family	R-2, Residential	A-2, Apartment

EXISTING CONDITIONS

Project	Year Completed	Land Area	No. of Units
Hale Mahaolu Akahi	1970	8.9 acres	111
Hale Mahaolu Elua	1980	12.4 acres	180

TMK MAP



AERIAL MAP



PHOTOGRAPH NO. 1:

View of Hale Mahaolu Akahi along Wakea Avenue



PHOTOGRAPH NO. 2:

View of Akahi Units



PHOTOGRAPH NO. 3:

View of Entry Drive to Elua from Hina Avenue



PHOTOGRAPH NO. 4:

View of Elua Units on Parcel 95



SUMMARY OF KEY DECISION CRITERIA

Summary of Zoning Change Criteria	Comments
Meets the intent of and is consistent with the Wailuku-Kahului Community Plan (WKCP)	<ul style="list-style-type: none">• As existing affordable senior housing projects, Akahi and Elua advance the objectives and policies of the WKCP• The proposed A-2 zoning district would be consistent with the WKCP “Multi-Family” land use designation
Meets the intent and purpose of the A-2, Apartment district	<ul style="list-style-type: none">• Both Akahi and Elua are developed in conformance with the A-2 zoning standards and permitted use provisions

SUMMARY OF KEY DECISION CRITERIA

-Continued-

Summary of Zoning Change Criteria	Comments
Does not adversely affect or interfere with public services and infrastructure	<ul style="list-style-type: none">• No new development proposed in connection with the land use request• No adverse impacts to existing services and infrastructure systems
Does not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area	<ul style="list-style-type: none">• No new development proposed in connection with the land use request• No adverse impacts to surrounding environment

REQUEST SUMMARY

That the Planning and Sustainable Land Use Committee recommend approval to the full Council of the Director-initiated Change in Zoning for the Hale Mahaolu Akahi and Elua properties to the A-2, Apartment zoning district

Mahalo



Photograph No. 5: View of Elua Units on Parcel 96