



The County of Maui

Council Chamber
200 South High Street, 8th
Floor
Wailuku, Hawaii 96793

Legislation Details (With Text)

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On agenda:	5/20/2020	Final action:	
Title:	DISTRICT BOUNDARY AMENDMENT, COMMUNITY PLAN AMENDMENT, AND CHANGE IN ZONING FOR THE PROPOSED PAIA COURTYARD PROJECT AT 120 BALDWIN AVENUE (PAIA) (PSLU-8)		
Sponsors:			
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Code sections:			
Attachments:	1. County Communication 17-126, 2. Final Environmental Assessment for Paia Courtyard, 3. Correspondence to Planning 06-22-2017, 4. Correspondence from Planning 06-30-2017, 5. Testimony from Cathy Ross 07-10-2017, 6. Testimony from Avis Takakura 07-11-2017, 7. Testimony from Valerie Toro 07-11-2017(1), 8. Testimony from Valerie Toro 07-11-2017(2), 9. Presentation from David Spee 07-11-2017, 10. Testimony from Samantha Higbee 07-11-2017, 11. Testimony from Joan Nielsen 08-10-2017, 12. Testimony from Melissa Suarez 08-17-2017, 13. Correspondence to Corp Counsel 08-24-2017, 14. Testimony from Kevin Hagan 08-25-2017, 15. Revised CIZ bill from Corp Counsel 08-29-2017, 16. Correspondence to Corp Counsel 11-16-2017, 17. Correspondence to Corp Counsel 11-17-2017, 18. Revised CIZ bill from Corp Counsel 11-20-2017, 19. Revised DBA bill from Corp Counsel 11-20-2017, 20. Testimony from Bari Barnes 11-28-2017, 21. Testimony 11-28-2017 to 11-29-2017 (11 a.m.), 22. Testimony from Jeffrey Muller 11-29-2017, 23. Testimony from Sandy Doane-Muller 11-29-2017, 24. Testimony from Gloria Madden 11-29-2017, 25. Conditions from Public Works 11-29-2017, 26. Conditions from Committee Chair 11-29-2017, 27. Testimony 11-29-2017 (11 a.m. to 9 p.m.), 28. Testimony 11-30-2017, 29. Testimony from Amanda Ploski 12-01-2017, 30. Correspondence to David Spee 12-04-2017, 31. Correspondence from David Spee 10-11-2018, 32. Correspondence from Planning 04-30-2020, 33. Testimony from Michael Baskin 05-05-2020, 34. Correspondence to Corp Counsel 05-06-2020, 35. Revised CIZ bill from Corp Counsel 05-11-2020, 36. Correspondence to Managing Director 05-12-2020, 37. Proposed resolution from Committee Chair 05-12-2020, 38. Proposed bills from Committee Chair 05-12-2020, 39. Testimony from Francine Aarona 05-18-2020, 40. Testimony from Valerie Toro 05-20-2020, 41. Correspondence to Corp Counsel 06-25-2020, 42. Revised CIZ bill from Corp Counsel 06-29-2020, 43. Unilateral Agreement from Henry Spencer 07-09-2020, 44. Correspondence to Corp Counsel 07-13-2020, 45. Revised CIZ bill and Unilateral Agreement from Corp Counsel 07-15-2020		

Date	Ver.	Action By	Action	Result
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DISTRICT BOUNDARY AMENDMENT, COMMUNITY PLAN AMENDMENT, AND CHANGE IN ZONING FOR THE PROPOSED PAIA COURTYARD PROJECT AT 120 BALDWIN AVENUE (PAIA) (PSLU-8)

The Committee is in receipt of the following:

1. County Communication 17-126, from the Planning Director, transmitting the following:
 - a. A proposed bill to grant a request from Paia 2020, LLC, for a District Boundary Amendment from Agricultural to Urban for approximately 9.04 acres to facilitate the development of the proposed Paia Courtyard Project, consisting of 6 two-story, mixed-use retail and office buildings with 9 upper-story residential units; 56 independent senior living apartments and

- support facilities; and parking and site improvements (“project”), at 120 Baldwin Avenue, Paia, Hawaii.
- b. A proposed bill to grant a request from Paia 2020, LLC, for a Community Plan Amendment from Public/Quasi-Public to Business/Commercial for approximately 2.93 acres, and from Agriculture to Business/Commercial for approximately 5.00 acres, to facilitate the development of the project.
 - c. A proposed bill to grant a request from Paia 2020, LLC, for a Change in Zoning from Interim District to B-CT Country Town Business District for approximately 4.04 acres, and from Agricultural District to B-CT Country Town Business District for approximately 5.00 acres to facilitate the development of the project.
2. Correspondence dated May 12, 2020, from the Committee Chair, transmitting a proposed resolution entitled “REFERRING TO THE MAUI PLANNING COMMISSION PROPOSED BILLS TO ESTABLISH A CHANGE IN ZONING AND A DISTRICT BOUNDARY AMENDMENT FOR THE PAIA COURTYARD PROJECT AT 120 BALDWIN AVENUE, PAIA, MAUI, HAWAII, TMK (2) 2-5-005-063 (POR.).” The purpose of the proposed resolution is to refer the following to the Maui Planning Commission:
- a. A revised proposed bill entitled “A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM INTERIM DISTRICT TO B-CT COUNTRY TOWN BUSINESS DISTRICT AND TO PUBLIC/QUASI-PUBLIC (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT PAIA, MAUI, HAWAII, TAX MAP KEY (2) 2-5-005:063 (POR.).” The purpose of the revised proposed bill is to change zoning from Interim District to B-CT Country Town Business District for approximately 1.10 acres, and from Interim District to Public/Quasi Public (Conditional Zoning) for approximately 2.93 acres of an approximately 9.262 acre property at 120 Baldwin Avenue, Paia, Maui, Hawaii, identified for real property tax purposes as tax map key (2) 2-5-005-063 (POR.) to make the property’s land use designations consistent.
 - b. A revised proposed bill entitled “A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL TO URBAN FOR PROPERTY SITUATED AT PAIA, MAUI, HAWAII TAX MAP KEY (2) 2-5-005-063 (POR.).” The purpose of the revised proposed bill is to amend the State Land Use District classification from Agricultural to Urban for approximately 4.025 acres of an approximately 9.26 acre property at 120 Baldwin Avenue, Paia, Maui, Hawaii, identified for real property tax purposes as tax map key (2) 2-5-005-063 (POR.) to make the property’s land use designations consistent.
3. Correspondence dated May 12, 2020, from the Committee Chair, transmitting the following:
- a. A revised proposed bill entitled “A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM INTERIM DISTRICT TO B-CT COUNTRY TOWN BUSINESS DISTRICT AND TO PUBLIC/QUASI-PUBLIC (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT PAIA, MAUI, HAWAII, TAX MAP KEY (2) 2-5-005:063 (POR.).” The purpose of the revised proposed bill is to change zoning from Interim to B-CT Country Town Business District for approximately 1.10 acres, and from Interim District to Public/Quasi Public (Conditional Zoning) for approximately 2.93 acres of an approximately 9.262 acre property at 120 Baldwin Avenue, Paia, Maui, Hawaii, identified for real property tax purposes as tax map key (2) 2-5-005-063 (POR.) to make the property’s land use designations consistent.
 - b. A revised proposed bill entitled “A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL TO URBAN FOR PROPERTY SITUATED AT PAIA, MAUI, HAWAII TAX MAP KEY (2) 2-5-005-063 (POR.).” The purpose of the revised proposed bill is to amend the State Land Use District classification from Agricultural to Urban for approximately 4.025 acres of an approximately 9.26 acre property at 120 Baldwin Avenue, Paia, Maui, Hawaii, identified for real property tax purposes as tax map key (2) 2-5-005-063 (POR.) to make the property’s land use designations consistent.

The Committee may consider whether to recommend adoption of the proposed resolution in paragraph 2 above, with or without revisions. The Committee may also consider whether to recommend passage of the revised proposed bills in paragraph 3(a) and 3(b) above, on first reading, with or without further revisions. The Committee may also consider the filing of County Communication 17-126 and other related action.