

Name: Albert Perez

Agenda Item: B. Community Plan Designations, C. Subarea 2 | North Kīhei

Date Received: 5/9/23 via email

TO: South Maui Community Plan Advisory Committee

FROM: Maui Tomorrow Foundation

Albert Perez, Executive Director

DATE: May 9, 2023

RE: CPAC Testimony for 5/10/2023

Aloha Kākou,

Uniformity of land use designations for the sake of administrative convenience flies in the face of the nature and purpose of Community Plans. Superimposing what might work for one community onto all communities makes absolutely no planning sense. One might ask, “why have community plans at all?” In fact, one size does not fit all.

Sub Area 2 comments

Haleakala Ranch property has major drainages running through it and is perhaps best situated to solve serious flooding and ocean contamination problems through its public acquisition and development of a major stormwater retention basin and aquifer recharge project.

Relationship Between Community Plan and Zoning

Below is Figure 1.3 from page 5 of the Draft plan. As you can see, the Community Plan is at a higher level than Zoning. Zoning needs to be consistent with the Community Plan - not the other way around.

PLAN HIERARCHY

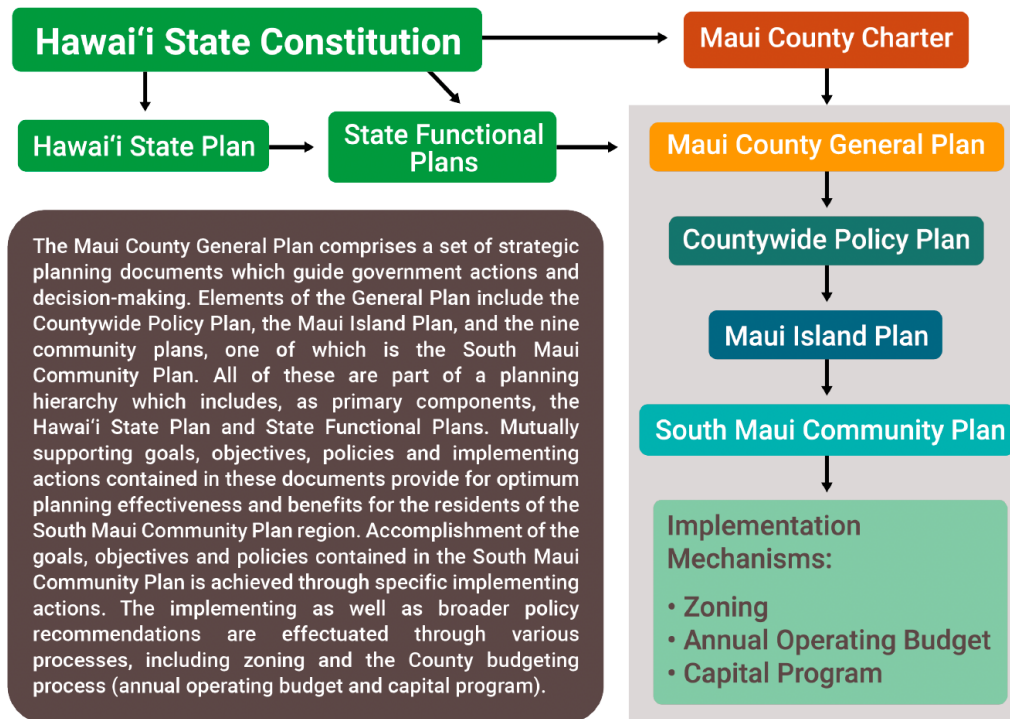


Figure 1.3: Plan hierarchy.

Proposed Community Plan Designation Descriptions

The descriptions below are a mix of the best designations from both the old community plan and the new draft plan, with some edits shown for clarity.

State Conservation (SC)

The State Conservation community plan designation is intended to recognize the designation of lands in the State Conservation District and is used to protect and preserve wilderness areas, beach reserves, scenic areas, historic sites, open ranges, wetlands, and watersheds; to conserve fish and wildlife; and to promote forestry and grazing.

Agriculture (AG)

The Agriculture community plan designation is intended to promote agricultural development, preserve and protect agricultural resources, and support the agricultural character and components of the County's economy and lifestyle. Lifestyle estate-type subdivisions with lots that are not used for active agricultural production are prohibited, and long-term leaseholds are encouraged for farming.

Rural (R)

This use is to protect and preserve areas consisting of small farms intermixed with low density single-family residential lots. It is intended that, at minimum, the

requirements of Chapter 205 HRS, as amended, shall govern this area.

Rural Village (RV)

The Rural Village community plan designation is intended to preserve the character of Maui's small rural towns and includes services that support nearby Rural Residential communities. Allowable uses within this designation include ~~a mix of~~ neighborhood-serving commercial and public/quasi-public uses such as parks, schools, and churches, and may include limited residential. Rural Villages are ~~generally small~~, do not exceed the approximate area of four corners of an intersection, and have clear edges defined by land uses, building types, or natural features. Uses within this designation include a mix of neighborhood-serving commercial and public/quasi-public uses such as parks, schools, and churches, and may include limited residential. New development should be appropriate in scale and designed to complement the character and sense of place of the rural area. Development must follow the scale and character of the surrounding area until design standards are established by the Council.

Single-Family (SF)

This includes single-family and duplex dwellings. This designation allows public/quasi-public uses such as parks, schools, and churches.

Multi-Family (MF)

This includes apartment and condominium buildings having more than two dwellings. This designation allows public/quasi-public uses such as parks, schools, and churches.

Hotel (H)

This applies to transient accommodations which do not contain kitchens within individual units. Such hotel facilities may include permissible accessory uses primarily intended to serve hotel guests.

Resort/Hotel (RH)

The Resort/Hotel community plan designation is intended to provide for ~~existing and future~~ visitor-oriented development in appropriate areas. When developed, these areas are typically medium- to high-density with a broad range of uses primarily intended to serve visitors, including transient accommodations, retail and commercial uses, and other visitor amenities. Related and compatible uses include parks and other public/quasi-public uses. Public beach access must be provided as required by law ~~and will not be discouraged~~.

Business/Multi-Family (BMF)

This includes a mixture of retail, office, and commercial services which are oriented to neighborhood service and single-family and multi-family residential uses.

Business/Commercial (B)

This includes retail stores, offices, entertainment enterprises and related accessory uses.

Business/Industrial (BI)

This includes a mixture of warehousing, distribution, service operations, retail and office uses.

Light Industrial (LI)

This designation is intended to provide areas where warehousing, light assembly, service and craft-type industrial operations can thrive without having to compete with retail and office type uses.

Heavy Industrial (HI)

This is for major industrial operations whose effects are potentially noxious due to noise, airborne emissions or liquid discharges. Retail, office, and residential uses are not allowed in this designation.

Public/Quasi-Public (P)

This includes schools, libraries, fire/police stations, government buildings, public utilities, hospitals, churches, cemeteries, and community centers.

Transit Oriented Corridor (TOC)

The Transit Oriented Corridor community plan designation is intended to create transit friendly, areas within one-quarter mile of transit facilities that are, or are planned to be, characterized by a mix of higher-density commercial, employment, light industrial, and residential uses. Within this designation, residential uses and retail and other businesses serving local or regional markets mix to create pedestrian-friendly activity centers and multimodal corridors with vibrant street life. Housing types in this designation include a mix of medium- to high-density development. Preferred design elements include buildings fronting property lines; pedestrian, bicycle, and transit facilities; public/private amenities; and civic space and parks. Developments within Transit Oriented Corridor designations ~~should~~ must be designed to provide the majority of the services residents would need on a daily basis, within walking distance. Development must follow the scale and character of the surrounding area until design standards are established by the Council.

Project District (PD)

This category provides for a flexible and creative planning approach rather than specific land use designations for quality developments. The planning approach would establish a continuity in land uses and designs while providing for a comprehensive network of infrastructural facilities and systems. A variety of uses as well as open space, parks and other project uses are intended in accord with each individual project district objective.

Park (PK)

This designation applies to lands developed or to be developed for recreational use. This includes all public and private active and passive parks. Golf courses are further identified as "PK (GC)" on the land use map in order to differentiate golf courses and their related accessory uses from other kinds of park uses.

Open Space (OS)

This use is intended to limit development on certain urban and non-urban designated lands which may be inappropriate for intensive development due to environmental, physical, or scenic constraints; this category would include but

not be limited to shoreline buffer areas, landscape buffers, drainageways, view planes, flood plains, and tsunami areas. Other appropriate urban and non-urban uses may be allowed on a permit basis.

Proposed Definitions to be included in the plan:

Neighborhood-serving commercial: located and designed to foster pedestrian activity near residential uses, with a maximum size of 2,000 square feet.

Commercial: _____. Does it include warehousing and distribution, and all the truck traffic that it would bring? This is a question that should be considered.