

Exhibit 3
 Site Development Plan (1984)
 Submitted in compliance with Condition E of Change of Zone Ordinance no.
 83-63, and approved by Planning Department (September 1984)

Exhibit 15



WILLIAM L. MOORE PLANNING, INC.

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July 19, 2017

Michael Yee, Director
County of Hawaii Planning Department
101 Pauahi Street, Suite 3
Hilo, Hawaii 96720-3043

Dear Director Yee:

RCFC Kaloko Heights, LLC
Change of Zone Ordinance No. 83-063 as amended by Ord. 86-91
Status of Condition E, Site Plan
Tax Map Key: (3) 7-3-009:)19, 032, 057 through 062 inclusive
Kaloko and Kohanaiki, North Kona, Hawaii Island

RCFC Kaloko Heights, LLC (“RCFC Kaloko Heights”) is the current owner of the Kaloko Heights project which consists of approximately 400 acres of land that was originally zoned for single family residential (RS-15, RS-10, and RS-7.5), multiple family residential (RM-3.5), commercial (CV-10), and Open (O) zonings in 1983 pursuant to Change of Zone Ordinance 83-063 and subsequently amended by Ordinance No. 86-91.

This rezoning was approved subject to certain conditions including Condition E which required that:

An overall site plan showing the increments of development, proposed roadway, layout, location of park sites, and drainage system, in conformance with the conditions of rezoning ordinance, shall be submitted for approval by the Planning Director within one year from the effective date of this ordinance.

On May 8, 1984, Richard M. Sato & Associates submitted a site plan in compliance with this requirement (See Exhibit 1c of the Revised Phase 1 Site Plan). On September 28, 1984, the Planning Department determined that the site plan was consistent with the requirements of Condition E and that the condition had been complied with.

In 2005, the conceptual site plan for the Phase 1 portion of the project site was revised by CDS International (See Exhibit 1d of the Revised Phase 1 Site Plan). This site plan was provided to the Planning Department as part of Kaloko Heights annual report. There were no changes to the site plan for the Phase 2 portion of the property, south of Hina Lani Drive.

In January 2013, RCFC Kaloko Heights acquired the property and began to review the Site Plan to determine if it was still a viable development option. A critical part of this review was to secure an accurate topographic survey of the property.

In 2015, RCFC Kaloko Heights agreed to provide land to Hawaii Island Community Development Corporation (HICDC) for the development of a low income rental project within the Project Site. RCFC Kaloko Heights originally offered a portion of the existing RM-3 zoned lands to HICDC. However, HICDC determined that the area was too steep to effectively develop a rental project and requested that the existing Open zoned lands be given to it for the housing project. RCFC Kaloko Heights agreed to this provided HICDC could secure approval from the County Housing Agency for this project. As part of this process, the County Housing Agency requested a revised conceptual site plan showing the possible location for the required park (see Exhibit 3 of the Revised Phase 1 Site Plan). A copy of this revised conceptual site plan that was included as part of the HICDC submittal.

As part of the review/approval of the revised affordable housing project site, the Planning Department requested that RCFC Kaloko Heights formally submit a revised Site Plan for its review to ensure that the proposed development is consistent with the requirements and conditions of Ordinance 83-063 as amended by Ord. No. 86-91.

In accordance with this request, please find enclosed a copy of the Revised Phase 1 Site Plan for Kaloko Heights Northern Project Area. The site plan includes the justification for the proposed revisions as well as a Road Master Plan to clearly establish the road standards and design requirements for future development activities.

In your review of the Revised Phase 1 Site Plan, we are requesting your concurrence with respect to compliance and/or consistency with certain conditions of approval of Change of Zone Ordinance No. 86-91. The impacted conditions include:

- Condition M related to Collector Road
- Condition N related to Curbs, Gutters and Sidewalks
- Condition O related to Park Requirements

A discussion of each of these conditions is provided below.

1. Condition M of Ordinance 86-91 relating to Collector Road requirements.

Condition M of Ordinance No. 86-91 required the following:

There shall be a minimum of one lateral access road developed to collector standards, meeting with approval of the Chief Engineer and Planning Director, which shall provide access across the subject property to the north and south property lines;

The Revised Phase 1 Site Plan includes an alignment for the Holoholo Street Extension as a “through” corridor in general conformity with the alignment identified in the Kealakaa Street Extension Final Report dated February 2013. This road is proposed to be developed

within the Kaloko Heights project boundary within a sixty foot (60') right-of-way in accordance with the Collector Road standards as identified in the General Plan and Subdivision Code.

As part of your Department's review of the Kaloko Heights Revised Phase 1 Site, we are requesting your concurrence that the Holoholo Street Extension alignment is in compliance with the requirement of Condition M.

2. Condition N related to Curbs, Gutters and Sidewalks.

Condition N of Ordinance No. 86-91 required the following:

Except for the secondary arterial and internal streets within the RS-15 zoned areas, all streets shall be constructed with curbs, gutters and sidewalks, including those RS-15 areas where the zone lines run through the street and where a continuation of curb, gutter and sidewalk section would avoid telescoping of a roadway section.

RCFC Kaloko Heights is proposing to develop the streets within the Phase 1 development area in accordance with the Street Cross-Sections included in Exhibit 8 of the Revised Phase 1 Site Plan. These cross-sections include curbs, gutter and sidewalk improvements for the Collector Road (Holoholo Street extension) and all "minor" streets which will have a minimum fifty-foot (50') right-of-way.

The proposed Road Master Plan also proposes the use of nondedicable private dead-end streets that are permitted pursuant to Section 23-88 of the Subdivision Code. More specifically, this Section of the Subdivision Code provides that:

Section 23-88. Nondedicable street; private dead-end street.

(a) A private dead-end street may be established upon approval of the director. The street shall provide access to six lots or less conforming to the minimum area requirements set forth in this chapter and shall be restricted only to residential lots and those agricultural lots zoned for less than three acres. The following shall be the minimum pavement width and right-of-way:

Road Access	Pavement	Right-of-Way
1 lot	8 feet	12 feet
2 lots	12 feet	16 feet
3 lots	14 feet	18 feet
4 to 6 lots	16 feet	20 feet

(b) A private street shall be constructed in conformance with standards on file at the department of public works.

- (c) A private street meeting only the minimum requirements of this section shall not be dedicable.

Within the RS-15 zoned portions of the property, curbs, gutters and sidewalk improvements are not required. Accordingly, private dead-end streets with grassed verges are proposed in accordance Exhibit 8d of the Revised Phase 1 Site Plan.

Within the RS-10 and RS-7.5 zoned districts, RCFC Kaloko Heights is requesting that the 20±-foot private dead-end road with sidewalks cross-section (Exhibit 8c) be approved for proposed residential lots within the requirements of Condition N of Ordinance No. 86-91.

The proposed cross-section includes curbs/sidewalks along one side of these private dead-end streets. This is more than sufficient to accommodate pedestrian use since these roads are limited to a maximum of six lots fronting these roads.

Drainage will be provided through a gutter system that collects water along the center line of the roads and directing the run-off into drywells which will be constructed in the center of the pavement. This collection system provides a larger collection area than drainage swales and assists in preventing erosion of the grassed shoulder(s).

As part of your Department's review of the Kaloko Heights Revised Phase 1 Site, we are requesting your concurrence that the proposed Cross-Section for Private Road with Sidewalk as shown in Exhibit 8c of the Revised Phase 1 Road Site Plan is consistent with the requirements of Condition N of Ordinance No. 86-91.

3. Condition O related to Park Requirements

Condition O of Ordinance No. 86-91 required the following:

Two park areas shall be developed, one on each side of the mauka-makai road. Both park areas shall have a minimum and area of 5.0 acres each. Development and maintenance of the park sites shall be the responsibility of the petitioner. At a minimum, the development of the sites shall include grading, grassing, the installation of irrigation systems, and construction of restroom facilities. The development of the park sites to the north and south of the mauka-makai road shall be completed prior to the effective date of rezoning for the second and fourth Single Family Residential increments, respectively;

The park site within the Phase 1 area was proposed to be located along the makai corner of Holoholo Street Extension and Hina Lani Drive. This area was zoned "Open" as part of Ordinance No. 86-91.

However, in 2015, the RCFC Kaloko Heights agreed to provide land to Hawaii Island Community Development Corporation (HICDC) for the development of a low income

rental project within the Project Site. The Owner originally offered a portion of the existing RM-3 zoned lands to HICDC. However, HICDC determined that the area was too steep to effectively develop a rental project and requested that the existing Open zoned lands be given to it for the housing project. The Owner agreed to this provided it HICDC could secure approval from the County Housing Agency for this project. On January 25, 2017, the County Housing Agency approved the rezoning of the Open zoned lands to RM-3 to allow the development of an affordable housing project. On April 3, 2017, RCFC Kaloko Heights deeded the 10 acre property which included the original park site to HICDC along with 80 water units for the development of the affordable rental project.

In order to comply with the requirements of Condition O or Ordinance 86-91, the Revised Phase 1 Site Plan proposed to relocate the park area as shown Attachment 1. The proposed park site is proposed to consist of 3 areas with a total of approximately 5.8 acres. The Park Areas are linked by a trail system (Road to the Sea) that extends through the project area. Park Areas 2 and 3 are also adjacent to archaeological preservation areas which will part of the overall open space areas within the project.

As required by Condition O, irrigated grassed areas will be provided within each of the Park Areas. The required restroom will be provided in Area 1, across Holoholo Street extension from the proposed affordable housing project.

As part of your Department's review of the Kaloko Heights Revised Phase 1 Site, we are requesting your concurrence that the proposed Park Site and improvements as described above is consistent with the requirements of Condition O of Ordinance No. 86-91.

Thank you for your attention to this matter.

Sincerely,



William L. Moore
President

Attachments

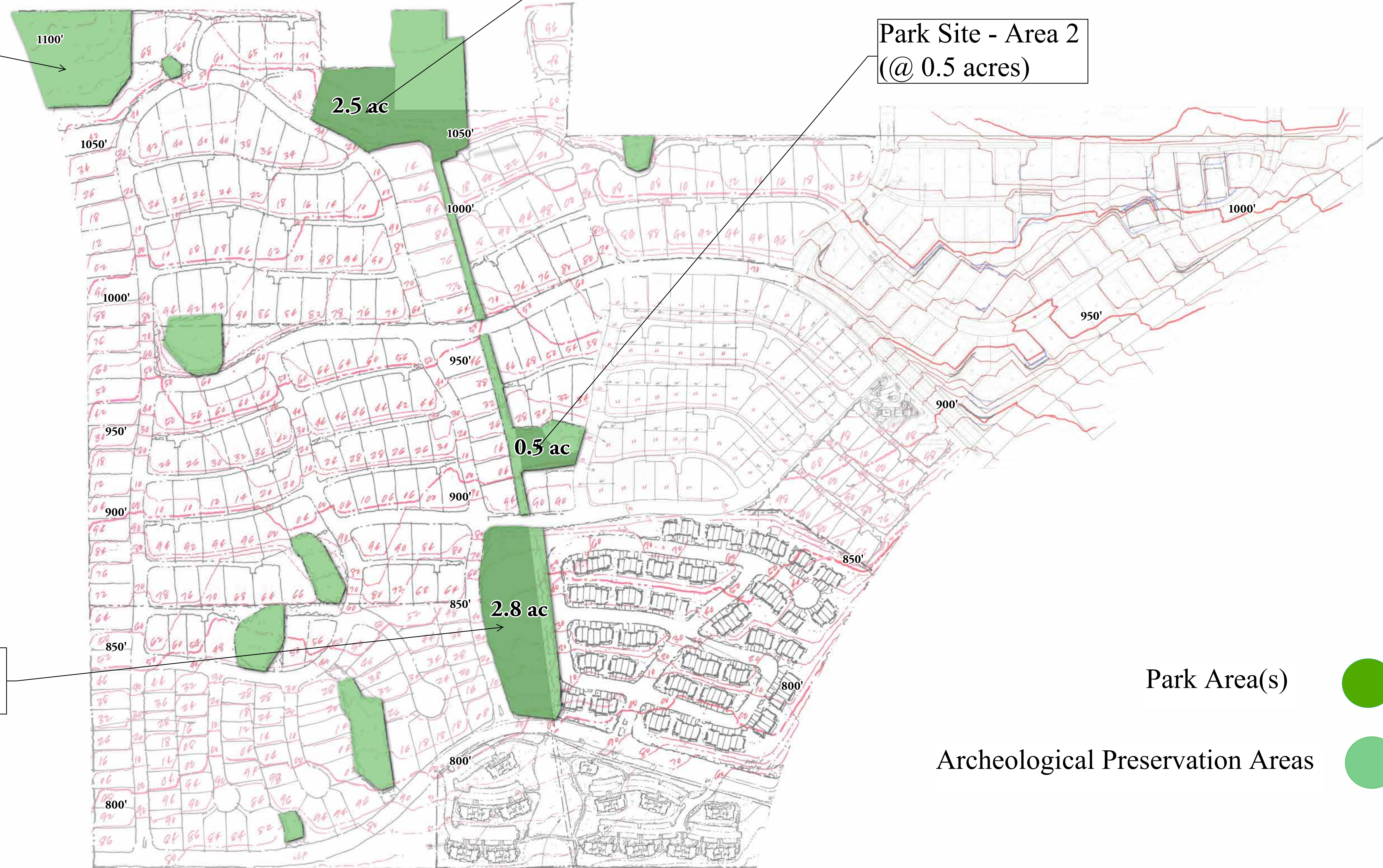
XC: RCFC Kaloko Heights, LLC
Tom Yeh, Yeh & Moore
Nancy Burns, Nancy Burns, P.E.
Eron Ashley, Hart Howerton

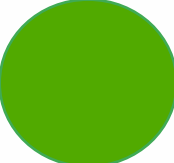
Archeological Preservation Areas


Park Site Area 3 (2.5 acres)

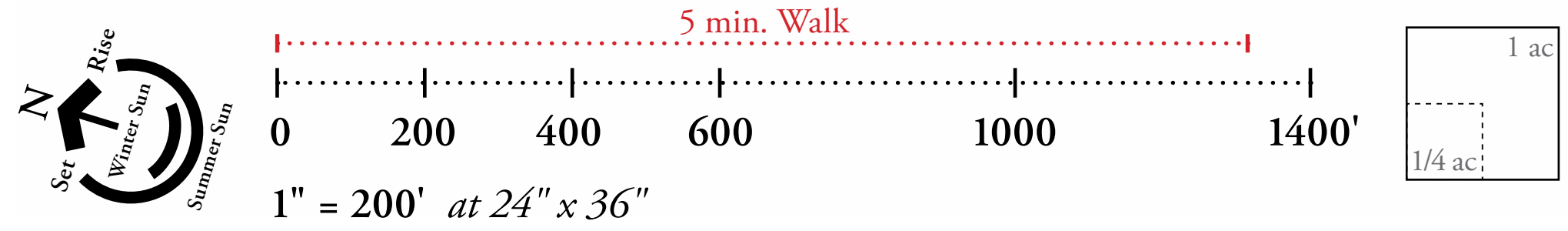
Park Site - Area 2 (@ 0.5 acres)

Park Site Area 1 (@ 2.8 acres)



Park Area(s) 

Archeological Preservation Areas 



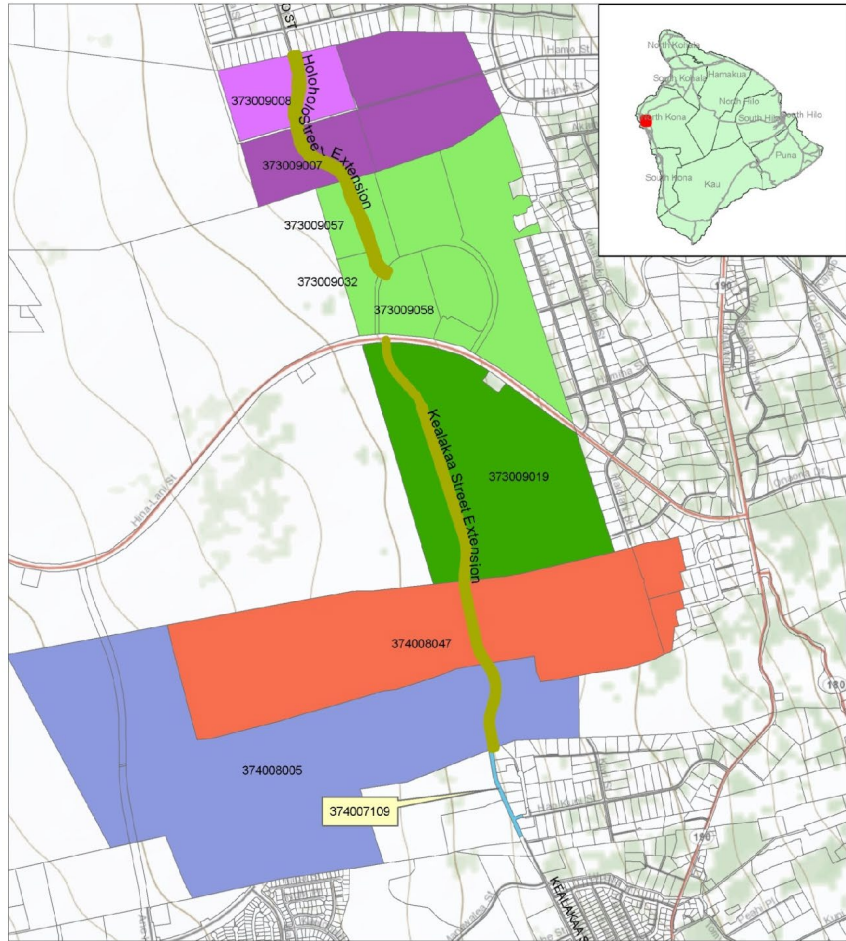
Kaloko Heights Revised Phase 1 Site Plan

Park Site

Kona, Hawaii

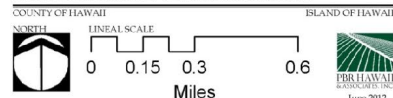
Attachment No. 1
Phase I Park Site

Figure 2. Landownership



- LEGEND**
- Central Pacific Bank
 - 327 Kona
 - State of Hawaii
 - Lanihau
 - Kaloko Heights
 - Palani Ranch
 - Kaloko Heights
 - Proposed Alignment

Landownership
Kealakea Extension



Source: County GIS 2011 Parcel Layer
Disclaimer: This graphic has been prepared for general planning purposes only.



June 2012

Exhibit 5

Kealakea-Holoholo Street Extension Final Report
County of Hawaii Planning Department
February 13, 2013

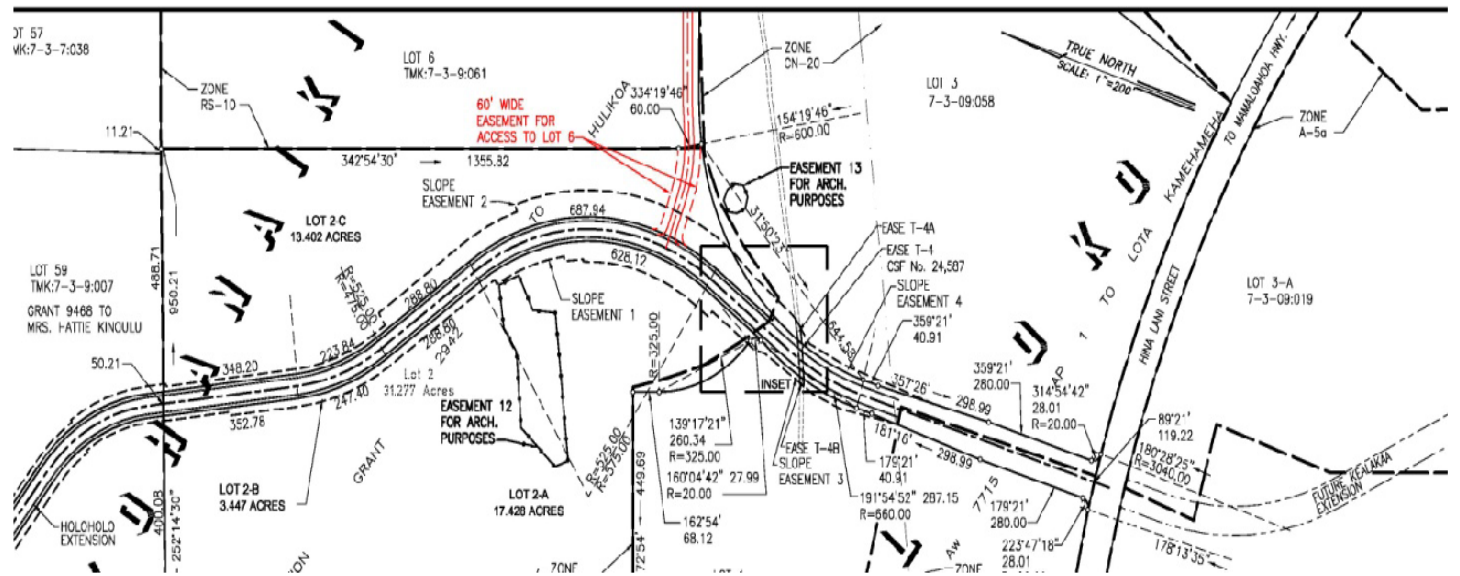
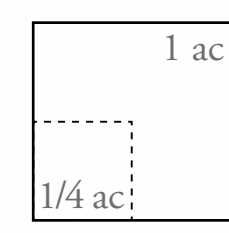
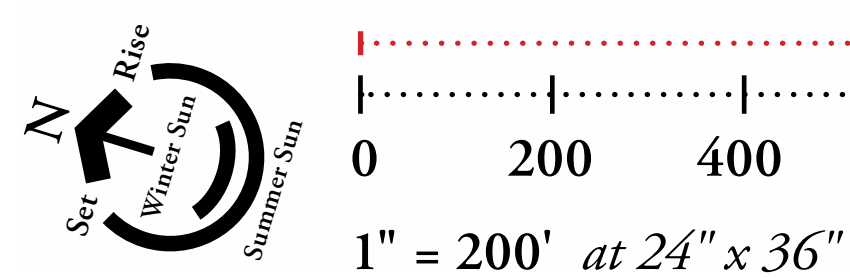
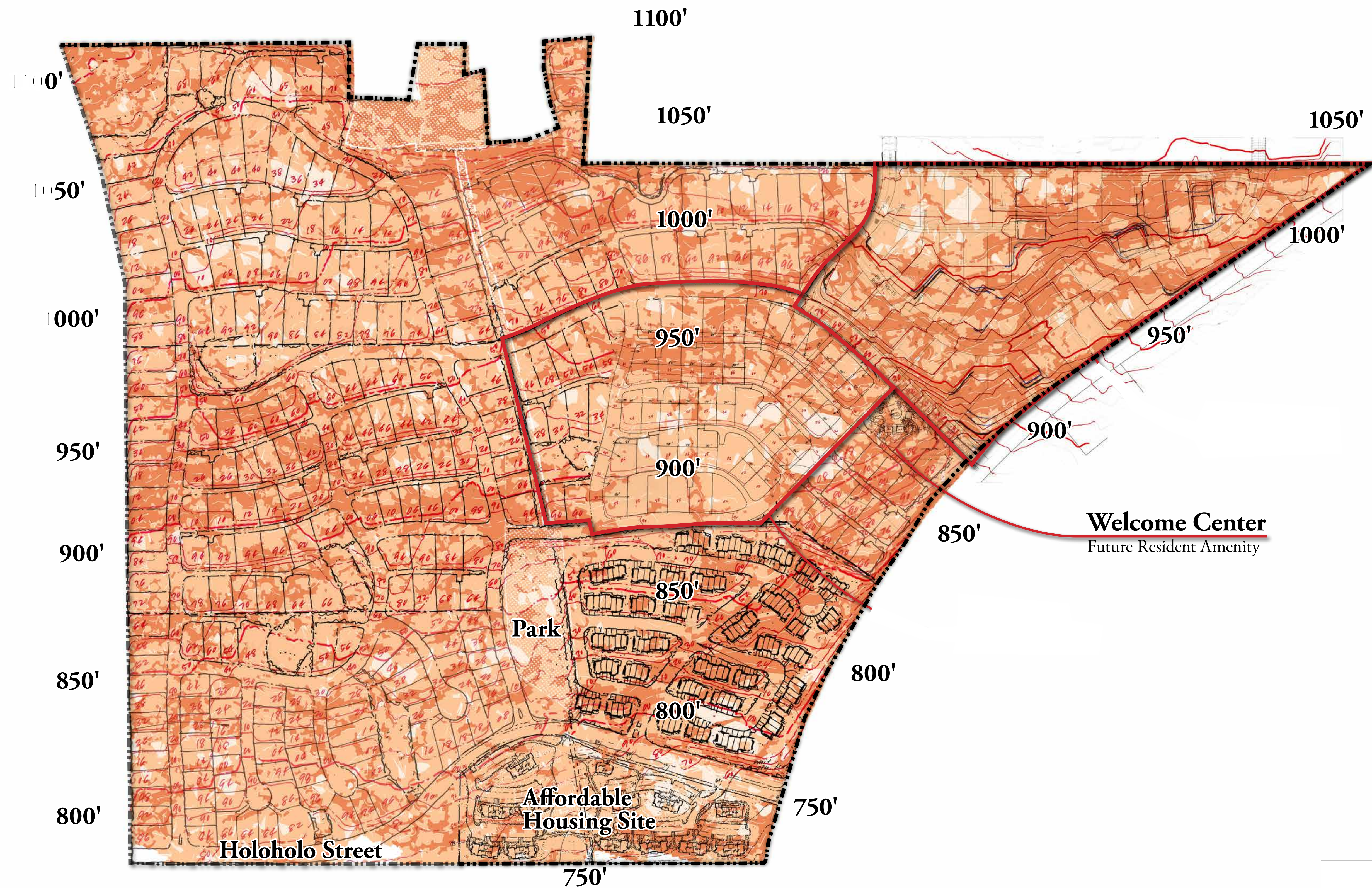


Exhibit 17



Kaloko Heights Revised Phase 1 Site Plan Slope Analysis Map

SLOPE	
	Less than 5%
	5-15%
	More than 15%