CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL 50 (2022)

A BILL FOR AN ORDINANCE

TO REZONE LAND SITUATED AT HALAWA – PEARL CITY AND WAIPAHU, OAHU, HAWAII.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Zoning Map No. 7 (Halawa – Pearl City), Ordinance 86-133, and Zoning Map No. 8 (Waipahu), Ordinance 86-110, are hereby amended as follows: Land situated near the **Leeward Community College** (Halaulai/Leeward Community College rail station area) and **Kamehameha Highway and Farrington Highway intersection** (Waiawa/Pearl Highlands rail station area) in Pearl City, Oahu, Hawaii; and near the **Kamehameha Highway and Kaonohi Street intersection** (Kalauao/Pearlridge rail station area) in Aiea, Oahu, Hawaii; hereinafter described, are hereby rezoned from the F-1 Military and Federal Preservation, P-2 General Preservation, AG-1 Restricted Agricultural, AG-2 General Agricultural, R-5 Residential, R-7.5 Residential, A-1 Low-density Apartment, A-2 Medium-density Apartment, B-2 Community Business, BMX-3 Community Business Mixed Use, I-2 Intensive Industrial, and IMX-1 Industrial-Commercial Mixed Use Districts to the P-2 General Preservation, AG-1 Restricted Agricultural, R-5 Residential, A-2 Medium-density Apartment, AMX-2 Medium-density Apartment Mixed Use, AMX-3 High-density Apartment Mixed Use, B-1 Neighborhood Business, BMX-3 Community Business Mixed Use, and I-2 Intensive Industrial Districts. The boundaries and heights of said Districts shall be described as shown on the maps attached hereto, marked "Exhibit A" and "Exhibit B," and made a part hereof, and further identified as the Tax Map Keys and streets listed on the exhibits.

SECTION 2. Existing unilateral agreements applicable to affected areas within the boundaries of said Districts, as shown on the maps attached hereto, marked "Exhibit A" and "Exhibit B," shall remain in full force and effect, including all unilateral agreement conditions, except for the unilateral agreements or portions thereof specified below, which are hereby rendered null and void:

1. Ordinance 79-52, Unilateral Agreement Conditions 1 and 2;
2. Ordinance 82-1, the Unilateral Agreement in its entirety;
3. Ordinance 98-15, Unilateral Agreement Condition 1;
4. Ordinance 02-13, Unilateral Agreement Condition 2.b(3); and
5. Ordinance 04-04, Unilateral Agreement Conditions 1.a and 3.

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____
BILL 50 (2022)

A BILL FOR AN ORDINANCE

SECTION 3. This ordinance takes effect upon its approval.

INTRODUCED BY:

(br)

DATE OF INTRODUCTION:

AUG 4 2022
Honolulu, Hawai'i

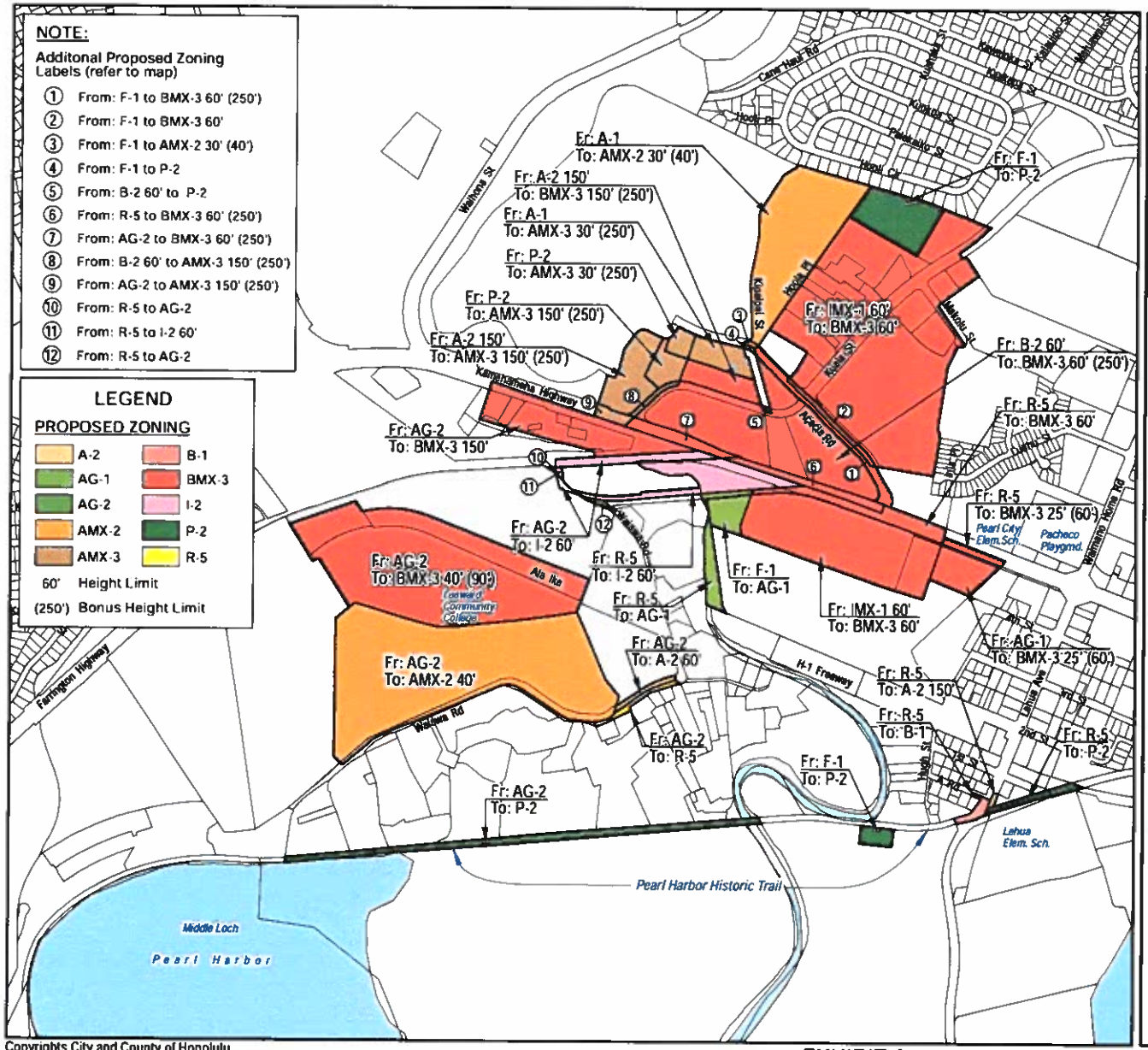
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20 _____.

Rick Blangiardi, Mayor
City and County of Honolulu



PORTION OF

ZONING MAP NO. 7 & 8
HALAWA - PEARL CITY & WAIPAHU

Halaulani (Leeward Community College) and Waiawa (Pearl Highlands) Station Areas

APPLICANT: DEPARTMENT OF PLANNING & PERMITTING

TAX MAP KEYS:

9-6-003: por. 1, 12, 13, por. 14, 15, por. 16, 17, por. 18, por. 39, por. 43, 48, 49
9-6-004: por. 6
9-7-016: 28
9-7-018: por. 10
9-7-020: 59
9-7-023: 1, 17, 18, por. 20, 21
9-7-024: por. 6, por. 27, 28, 33-35, por. 36, 40, 43, 44, 51, 56, 58, 59, 62-64, 66-75

AFFECTED STREETS:

A Rd. (portion), Acacia Rd. (portion), Ala Ike (portion), Farrington Highway (portion), Hoola Pl., Kamehameha Highway (portion), Kipaipai St., Kuala St. (portion), Lehua Ave. (portion), Makolu St., Waiawa Rd. (portion)

NOTES:

Zoning districts without a height limit shown are subject to that district's maximum height, as specified in Chapter 21 of the ROH.

Zoning district boundaries shall be interpreted to follow the street centerline of the existing roadway when illustrated as such on the map.

FOLDER NO.: 2016/GEN-2

LAND AREA: APPROXIMATELY 190.81 ACRES

PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
CITY AND COUNTY OF HONOLULU

PUBLIC HEARING PLANNING COMMISION CITY COUNCIL

N

0 375 750 1,500

Scale in Feet

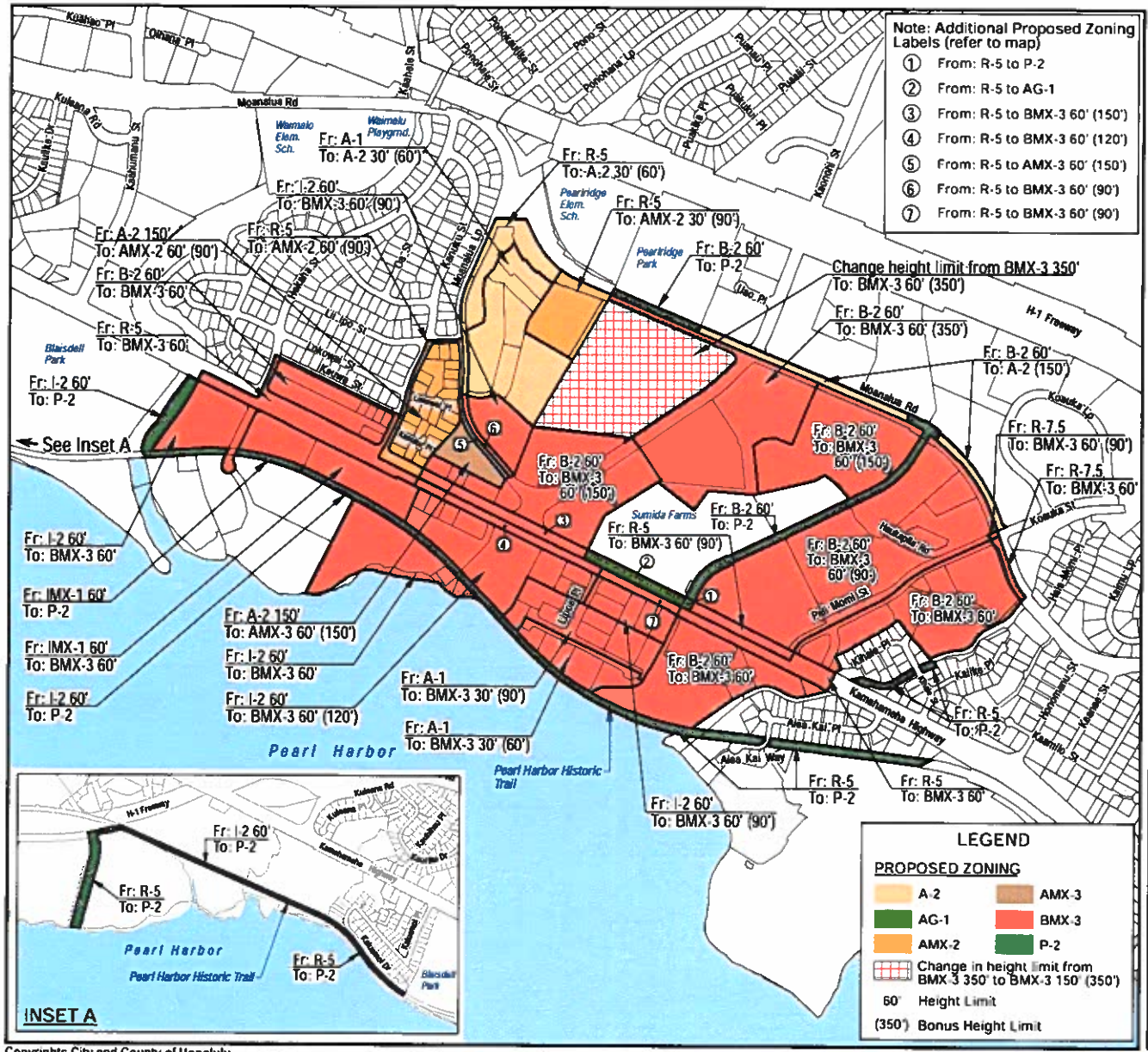
ORD. NO.

EFF. DATE: BILL

2016/Z-7

Copyrights City and County of Honolulu
All Rights Reserved 2022

EXHIBIT A



PORTION OF

ZONING MAP NO. 7
HALAWA - PEARL CITY
Kalauao (Pearlridge) Station Area

APPLICANT: DEPARTMENT OF PLANNING & PERMITTING

TAX MAP KEYS:

9-7-018: por. 10, por. 12, 17
9-8-004: 16
9-8-007: por. 2
9-8-009: 1, 3, 5, 7, 8, 10-12, 14-17, 20-22, 25
9-8-010: 1-3, 6, 9, 18-26, 29-32, 34-44, 47, 48
9-8-013: 13-15, 20-25, 30, 31-33
9-8-014: 3-10, 12, 13, 15-22, 24, 25, 27, 29, 30
9-8-015: 44, 45, 47
9-8-016: 29-32, 37, 42, por. 45, 49, 51-53, por. 54, 55-58
9-8-021: 55
9-8-022: por. 72, 74, 78-81, 85, 86
9-8-025: 30, 60

AFFECTED STREETS:

Haukapila Rd., Hekaha St. (portion), Kamehameha Highway (portion), Kanuku Pl., Kanuku St. (portion), Kaonohi St. (portion), Kauwa St., Lii Ipo St. (portion), Lipoa Pl., Lokowai Pl., Moanalua Lp. (portion), Moanalua Rd. (portion), Pali Momi St.

NOTES:

Zoning districts without a height limit shown are subject to that district's maximum height, as specified in Chapter 21 of the ROH.

Zoning district boundaries shall be interpreted to follow the street centerline of the existing roadway when illustrated as such on the map.

FOLDER NO.: 2016/GEN-2

LAND AREA: APPROXIMATELY 192.23 ACRES

PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
CITY AND COUNTY OF HONOLULU

PUBLIC HEARING PLANNING COMMISION CITY COUNCIL

N

0 325 650 1,300

Scale in Feet

ORD. NO.

EFF. DATE: BILL

2016/Z-8

Copyrights City and County of Honolulu
All Rights Reserved 2022

EXHIBIT B