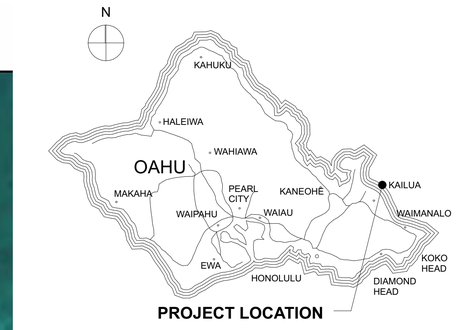
'24APR02 PM 4:12 CITY CLERK



Submitted by Peter Vincent Architects for Resolution 24-58
Committee on Zoning | April 3, 2024

MISC COM. 145
ZON





Legend

Project Site

Regional Location

126 S KALAHEO AVE.

TMK 4-3-012:030 — Island of O'ahu

North

Linear Scale (feet)

0 150 300 600

PBR HAWAII & ASSOCIATES, INC.

Source: City & County of Honolulu, 2020. ESRI Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

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Z Committee April 3, 2024

Site Location
Scale: NTS

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Legend

- Project Site
- Special Management Area

Special Management Area

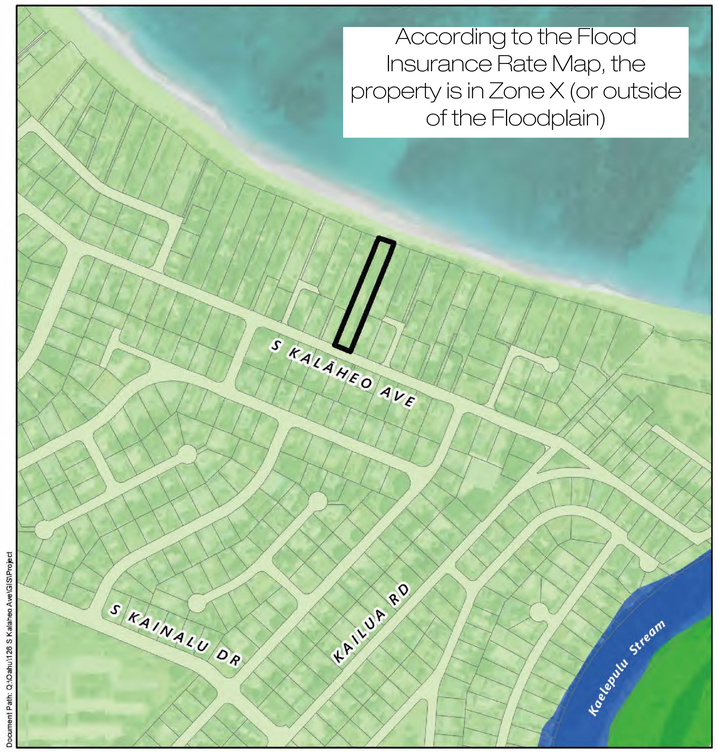
126 S KALAHEO AVE.

TMK 4-3-012:030 — Island of O'ahu

North — Linear Scale (feet) 0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

Source: City & County of Honolulu, 2018 & 2021. ESRI Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Legend

- Project Site

Flood Zone

- X: Outside 0.2% Annual Chance Floodplain
- XS: 0.2% Annual Chance Flood
- Floodway

Flood Insurance Rate Map

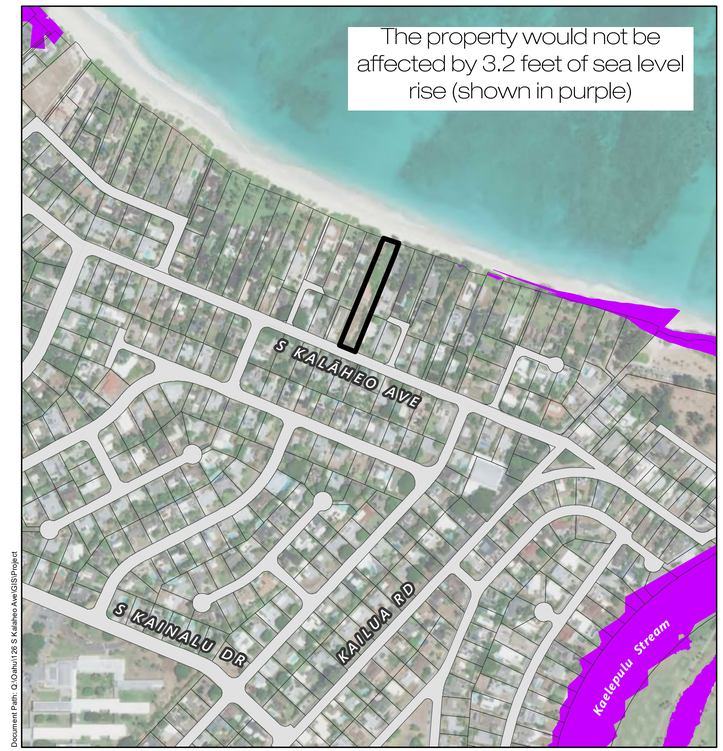
126 S KALAHEO AVE.

TMK 4-3-012:030 — Island of O'ahu

North — Linear Scale (feet) 0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

Source: FEMA, 2021. City & County of Honolulu, 2021. ESRI Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Legend

- Project Site
- 3.2-ft Sea Level Rise Exposure Area

Sea Level Rise

126 S KALAHEO AVE.

TMK 4-3-012:030 — Island of O'ahu

North — Linear Scale (feet) 0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

Source: SOEST, UH CGG, PacIOOS, Tetra Tech, Inc., 2017. City & County of Honolulu, 2021. ESRI Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

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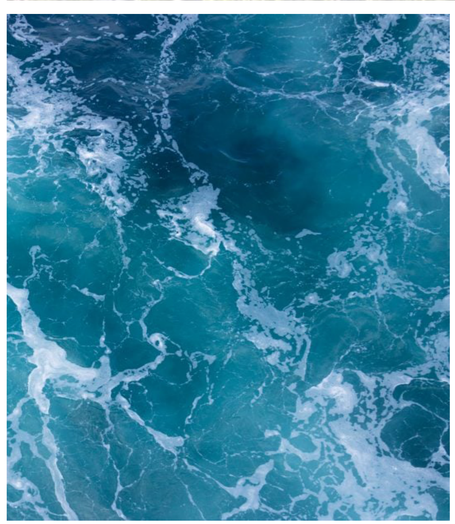
Existing Topography & Shoreline Survey

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Canoe Hale Concept

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CENTRAL AND SURROUNDING GARDENS



Dianella sandwicensis
Uki uki



Alocasia macrorrhiza
Giant Taro



Plumeria obtusa
Singapore Plumeria Tree



Capparis sandwichiana
Maiapilo



Asplenium nidus
Akana, Bird nest fern



Hibiscus arnottianus
Hawaiian White Hibiscus



Gardenia brighamii
Nanu, Gardenia



Alpinia purpurata Pink
Pink Ginger



Pandanus tectorius
Hala

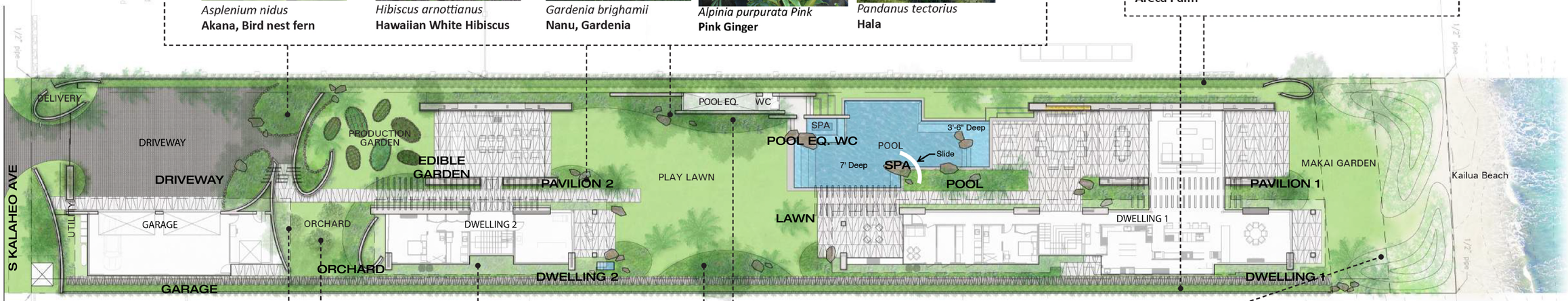
SIDE PROPERTY LINE SCREENING



Dypsis lutescens
Areca Palm



Ptychosperma macarthurii
MacArthur Palm



FRUIT TREES



Musa spp.
Banana



Mangifera indica
Mango



Passiflora edulis
Lilikoi



Garcinia mangostana
Mangosteen



Carambola spp.
Star Fruit

SHADE TREES



Calophyllum inophyllum
Kamani Tree

MAKAI DUNES



Cocos nucifera
Coco Palm



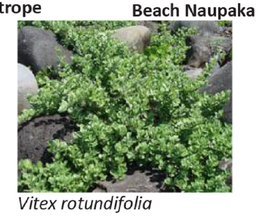
Heliotropium foertherianum
Beach Helioptrope



Scaevola taccada
Beach Naupaka



Carex wahuensis



Vitex rotundifolia

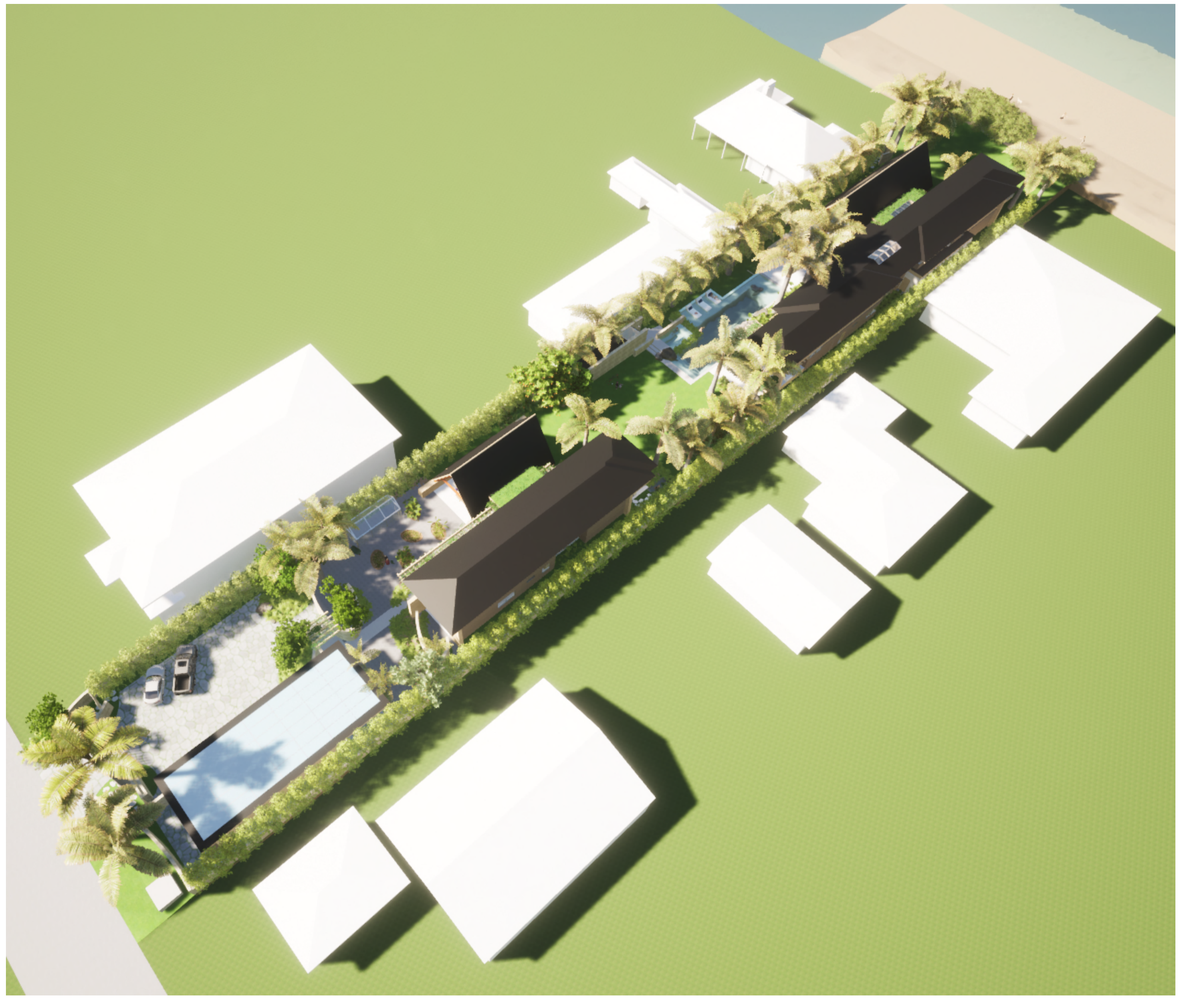
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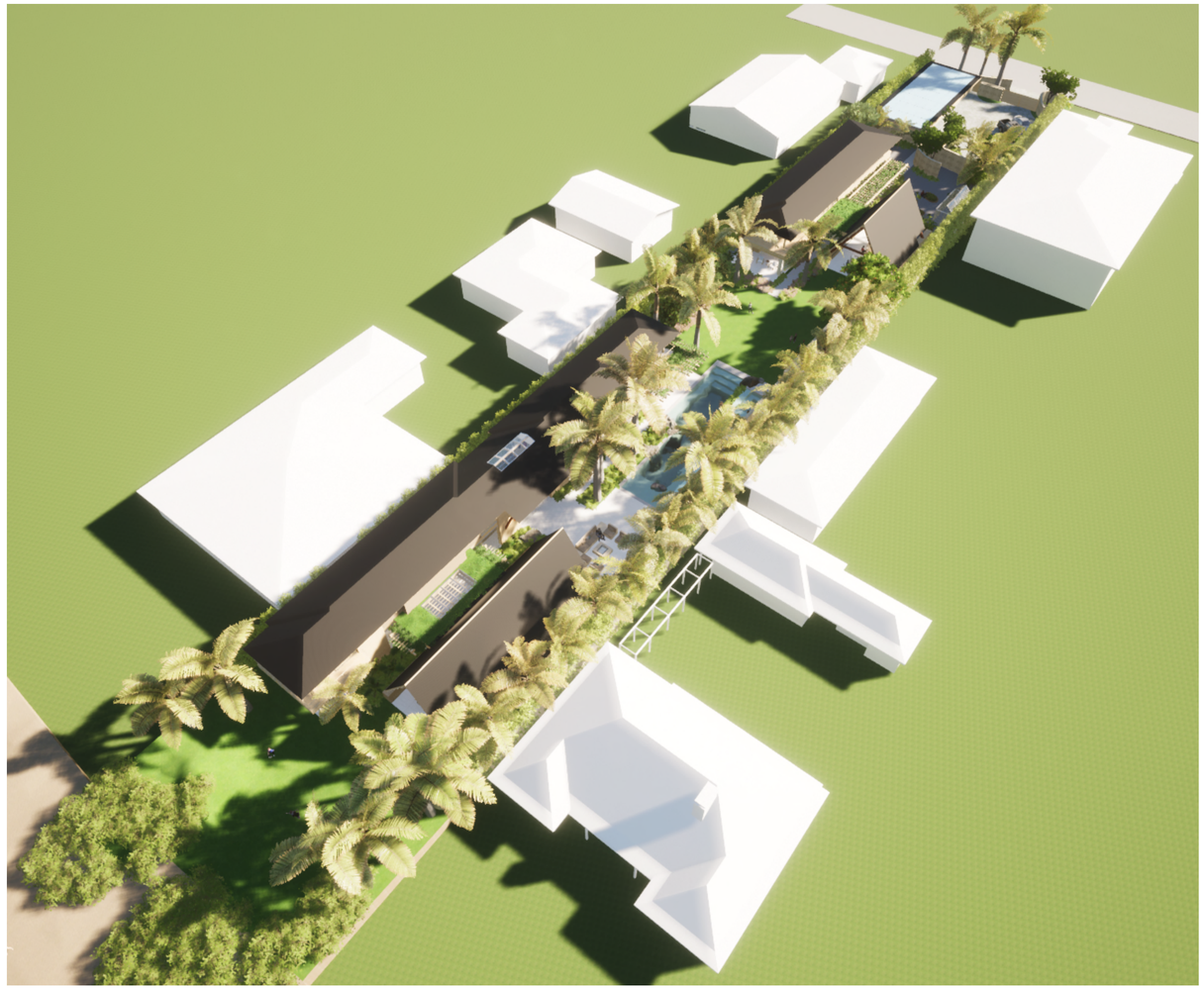
Z Committee April 3, 2024

Current Design

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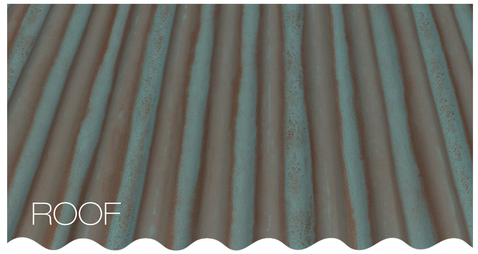


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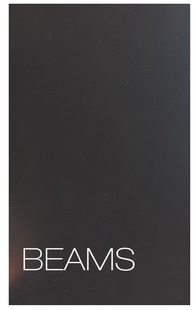
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Materials

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Dwelling 1
Interior: 6,153 SF
Lanai: 1,685 SF

Total: 7,838 SF

Dwelling 2
Interior: 2,707.5 SF
Lanai: 1,623 SF

Total: 4,330.5 SF

Garage
Interior: 1,369 SF

Total: 1,369 SF

Pool Equipment + Bath
Interior: 232 SF

Total: 232 SF

Total Proposed Floor Area: 12,401 SF

PZ Committee Aril 3, 2024

The Maximum Allowable Floor Area,
is defined as having a maximum density floor area ratio of 0.7 per the LUO.

37,180 LOT AREA x .7 = 26,026 SF
Maximum Allowable Floor Area

Zoning: R10

Lot Area: 37,180 SF

Maximum Allowable Floor Area: 26,026 SF

Total Proposed Floor Area: 12,401 SF

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Project Location:
The Property is located at 126 South Kalāheo Avenue in Kailua, Oʻahu, State of Hawaiʻi on a 37,180 square feet rectangular lot. The lot has a very narrow 75’ by approximately 500’ rectangular/trapezoidal shape.

Design:
The proposed project of two (2), two-story detached single-family dwellings, consisting of dwelling 1 (D-1) with 7,838 SF, dwelling 2 (D-2) with 4,330.50 SF, and a single story garage with 1,369 SF is designed in a linear fashion along the eastern / Waimanalo side of the property. Along the Kaneohe side of the property along the five-foot setback line are two accessory structures situated, the greenhouse with 160 SF and the pool equipment + bath with 232 SF.

Scope:

Dwelling	Area	Bedrooms	Baths
Dwelling D-1 + Pavilion 1:	7,838 SF	5	4
Dwelling D-2 + Pavilion 2:	4,330.50 SF	4	4
Garage:	1,369 SF	-	-
Pool Equipment	232 SF	-	-

LUO Matrix:

Zoning Designation:	R-10
Development Plan Areas:	Koʻolaupoko
Flood Zones:	X
Special Management Area (SMA):	in SMA
Neighborhood Board:	31 - Kailua
State Land Use:	Urban District, Low Density Residential
Setbacks:	Front: 10’ Side & Rear: 5’ Shoreline: 40’
Maximum Building Area:	50% of the zoning lot
Proposed Building Area	9,762.5 SF, which is 26.2%
Maximum FAR:	70% of the zoning lot = 26,026 SF
Proposed FAR:	12,401 SF which is 0.37
Maximum height:	(See also SMA) 25’-30’
Maximum Lot coverage	75% of the zoning lot (impervious surfaces)
Proposed Lot Coverage	19,879 SF, which is 53%

LUO Definition for Density/FAR: Except for cluster housing and planned development housing developed pursuant to Section 21-8.50, for zoning lots with one-family or two-family detached dwellings or duplexes:
(A) The maximum density is a floor area ratio of 0.7.
If the floor area ratio exceeds 0.6, the following additional standards apply: (i) Side and rear yards. (aa) In the R-3.5 district, side and rear yards must be at least eight feet; and
(bb) In the R-5, R-7.5, R-10, and R-20 districts, side and rear yards must be at least 11 feet.

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