

APPENDIX MAUI-33

Project District Development Approval – Maui & Lanai County of Maui Department of Planning Current Planning Division

Permit Packet Includes:

1. Process Overview
2. Project District Development Approval Application Packet & instructions

Resources:

- Maui County Code, Chapter 19.45

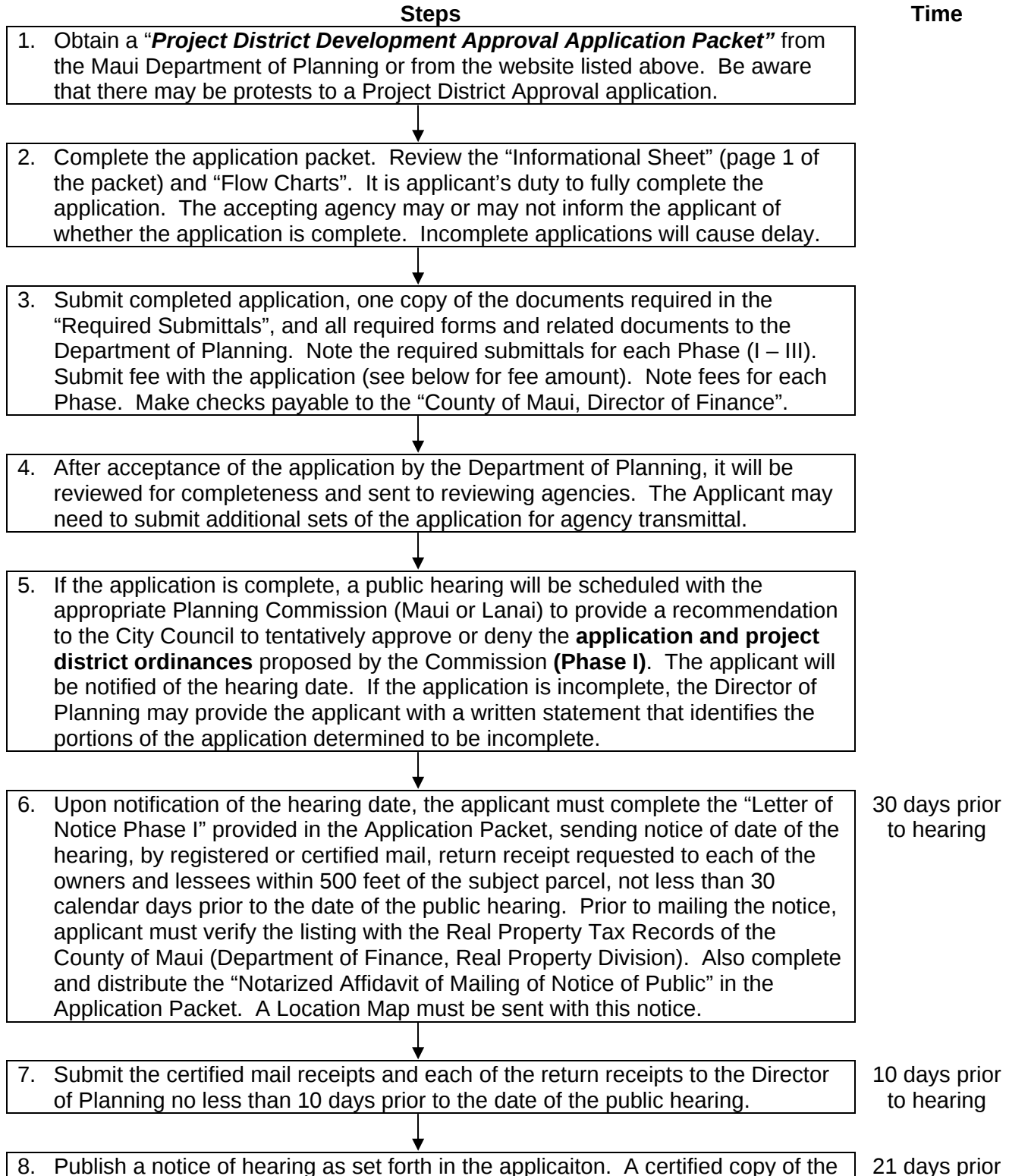
Approval or Permit Required: To develop tracts of land designated as project districts by the adopted community plans.

Contact Information: Department of Planning
Current Planning Division
2200 Main Street, Suite 619
Wailuku, HI 96793
Phone: 808-270-8205

Website: <http://www.co.maui.hi.us/index.aspx?NID=1289>

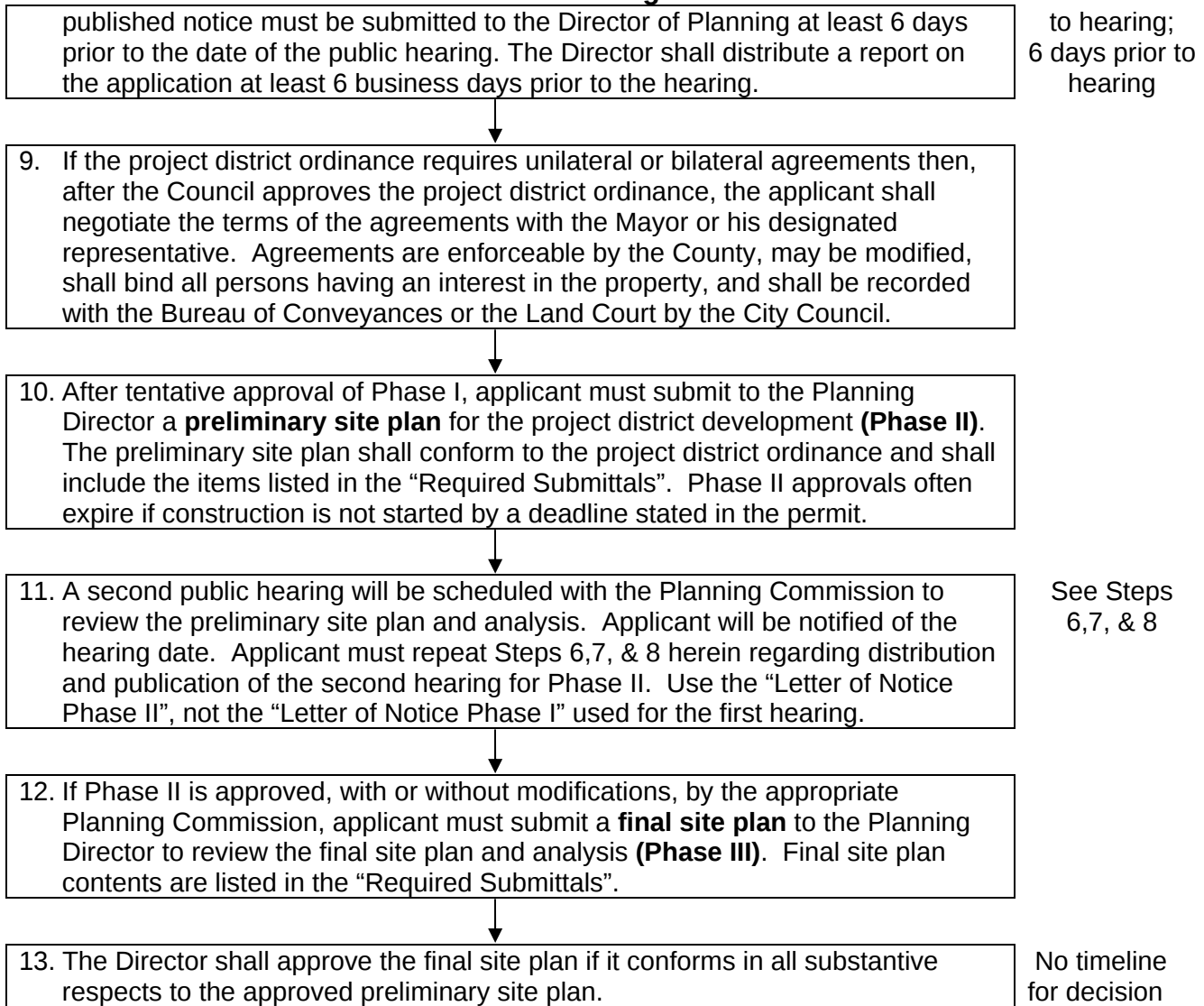
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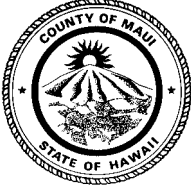
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Total Time Period: TBD

Fees	Amount	Maximum
Fees depend on cost of project (Fee Schedule, Tables A & B).		
- Phase I (Table A)	\$550	
- Phase II (Table A)	\$550	
- Phase II (Table B)	\$55	
Public Hearing is required.	~	
*Applicant pays all notice, publication, and mailing fees.		
Total Fees:	\$1155 (minimum)	No maximum



COUNTY OF MAUI
DEPARTMENT OF PLANNING
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE: (808) 270-7735 FAX: (808) 270-7634

PROJECT DISTRICT DEVELOPMENT APPROVAL

SOURCE OF LEGAL AUTHORITY: Chapter 19.45, Maui County Code, 1980, as amended.

INFORMATIONAL SHEET

The developer of land designated as a project district on an adopted community plan may initiate a project district development. Considered uses shall be in conjunction with the guidelines of the appropriate adopted community plan.

PHASE I

Upon submittal of the application for Project District Development, it will be reviewed for completeness.

A public hearing will be scheduled with the Maui Planning Commission to review and provide a recommendation to the County Council.

Prior to the Planning Commission hearing, the following must be completed:

PLANNING DEPARTMENT

- Preparation of a bill for an ordinance relating to development standards.
- Referral to other agencies for comments.
- Preparation of report and recommendation.

APPLICANT

Notification of hearing date by certified mail. (Notification letter to owners and lessees within 500 feet of the subject parcels(s) are to be mailed after application accepted, and public hearing scheduled. A location map of the proposed project will be sent with the notice (form attached.) Said notification shall be done 30 days prior to the public hearing.) The applicant shall submit an affidavit to the Director on a form provided by the Department certifying that notice, as required herein has been provided.

PHASE II

A public hearing will be scheduled with the Planning Commission to review the preliminary site plan and analysis.

Prior to the Planning Commission hearing, the following must be completed:

APPLICANT

Notification of hearing date by certified mail. (Notification letter to owners and lessees with 500-feet of the subject parcels (s) are to be mailed after application accepted, and parcels (s) are to be mailed after application accepted, and public hearing scheduled. A location map of the proposed project will be sent with the notice (form attached.) Said notification will be done 30 days prior to the public hearing.) The applicant will submit an affidavit to the Director on a form provided by the Department certifying that notice, as required herein has been provided.

Please note that prior to mailing said notice, the applicant shall reverify the listing with the Real Property Tax Records of the County of Maui.

PLANNING DEPARTMENT

- Referral to agencies for comments.
- Preparation of report and recommendation.

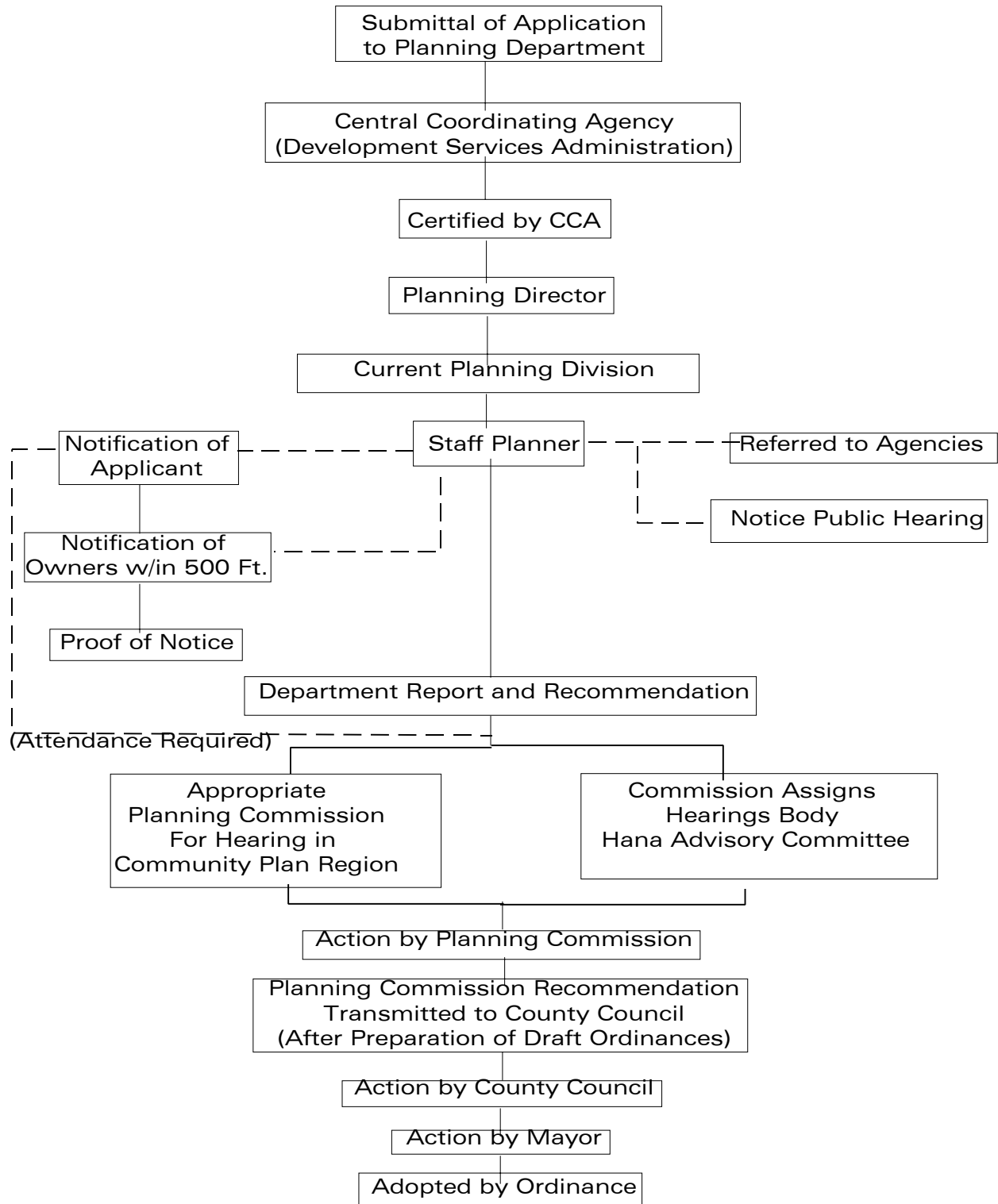
PHASE III

Administrative Review of the final site plan in accordance with the Planning Commissions's approval of the preliminary site plan and conditions.

PROJECT DISTRICT PROCESSING

FLOW CHART

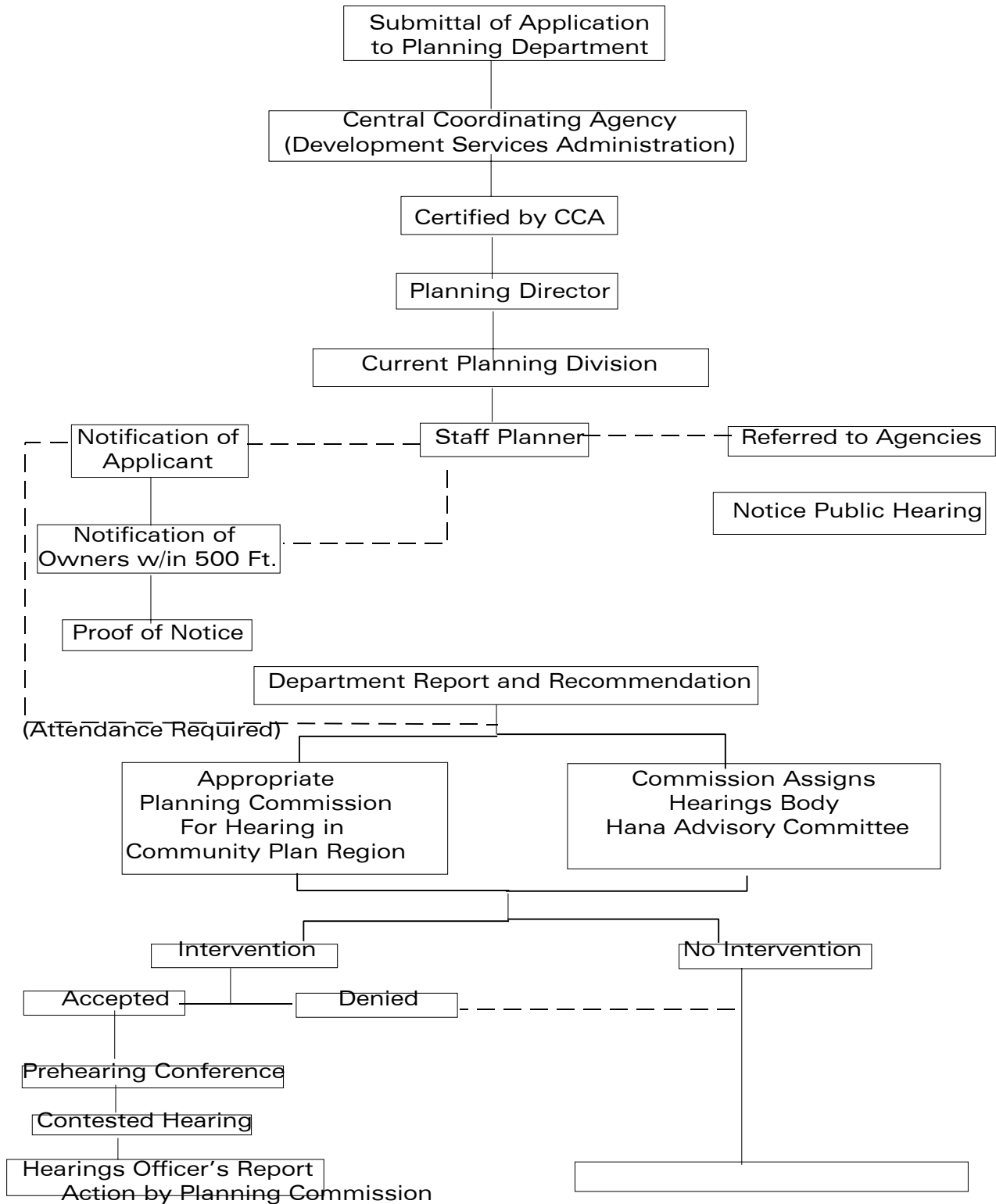
PHASE I PROCESSING



PROJECT DISTRICT PROCESSING

FLOW CHART

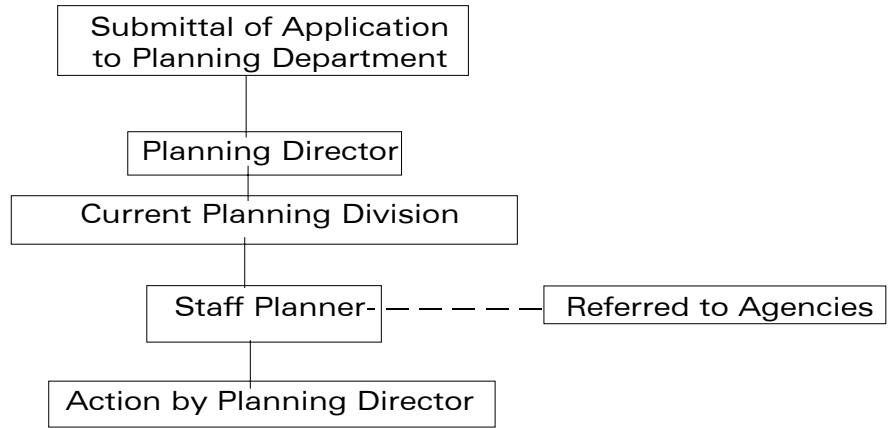
PHASE II PROCESSING

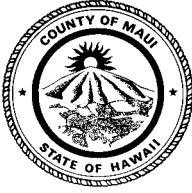


PROJECT DISTRICT PROCESSING

FLOW CHART

PHASE III PROCESSING





COUNTY OF MAUI
DEPARTMENT OF PLANNING
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE: (808) 270-7735 FAX: (808) 270-7634

APPLICATION TYPE: PROJECT DISTRICT DEVELOPMENT APPROVAL

DATE: _____ **PROJECT VALUATION: \$** _____

PROJECT NAME: _____

PROPOSED DEVELOPMENT: _____

TAX MAP KEY NO.: _____ **CPR/HPR NO.:** _____ **LOT SIZE:** _____

PROPERTY ADDRESS: _____

OWNER: _____ **PHONE:(B)** _____ **(H)** _____

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP CODE:** _____

OWNER SIGNATURE: _____

APPLICANT: _____

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP CODE:** _____

PHONE (B): _____ **(H):** _____ **FAX:** _____

APPLICANT SIGNATURE: _____

AGENT NAME: _____

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP CODE:** _____

PHONE (B): _____ **(H):** _____ **FAX:** _____

EXISTING USE OF PROPERTY: _____

CURRENT STATE LAND USE DISTRICT BOUNDARY DESIGNATION: _____

COMMUNITY PLAN DESIGNATION: _____ **ZONING DESIGNATION:** _____

OTHER SPECIAL DESIGNATIONS: _____

PROJECT DISTRICT DEVELOPMENT
REQUIRED SUBMITTALS

PHASE I

- _____ 1. Evidence that the applicant is the owner or lessee of record of the real property.
- _____ 2. A notarized letter of authorization from the legal owner if the applicant is not the owner.
- _____ 3. Legal description of the land to be developed.
- _____ 4. List of landowners and recorded lessees of real property within 500 feet of the subject parcel. This list should be obtained from the most current available list at the Maui County Department of Finance, Real Property Division. This list should include the tax map key numbers and the names and addresses of all owners and lessees to be notified, including a map drawn to scale, clearly defining the 500-foot notification boundary and the parcels affected.
- _____ 5. Original and 1 copy of the proposed project district, including land uses, densities, infrastructural requirements, development standards, and a conceptual map showing the project district boundaries, and the acreage involved.
- _____ 6. Original and 1 copy of an explanation of the impact of the project district development on the community.
- _____ 7. **Non-refundable filing fee** (see Fee Schedule, Table A), payable to *Maui County, Director of Finance*.

After reviewing the application materials for completeness for agency transmittal, the Planning Department will notify the applicant on how many copies of the application packet to provide for agency transmittal.

PHASE II

In addition to Items 1-4 of the Phase I requirements, the following additional information shall be submitted:

- _____ 1. Original and 1 copy of a preliminary site plan and analysis to include the following:
 - a. Proposals for drainage, street, parking, utilities, grading, landscape planting, architectural design concepts and guidelines, building elevations, building sections, construction phasing, open spaces, land uses, and signage.
 - b. Proposals for recreation and community facilities.
 - c. Proposals for floor area ratios, lot coverage, net buildable areas, open space ratios, impervious ratios, and density factors.

- d. Statement on potential environmental, socioeconomic, and aesthetic impacts.

After reviewing the application materials for completeness for agency transmittal, the Planning Department will notify the applicant on how many copies of the application packet to provide for agency transmittal.

- 2. **Non-refundable filing fee** (see Fee Schedule, Table A), payable to *County of Maui, Director of Finance*.

PHASE III

In addition to Items 1-2 of the Phase I requirements, the following additional information shall be submitted:

- ____ 1. Final site plans to include the following:
 - a. Drainage, street, parking, utilities, grading, landscape planting, architectural design concepts and guidelines, building elevations, building sections, construction phasing, open spaces, land uses, and signage.
 - b. Recreation and community facilities.
 - c. Floor area ratios, lot coverage, net buildable areas, open space ratios, impervious ratios, and density factors.
- 2. **Non-refundable filing fee** (see Fee Schedule, Table A), payable to *County of Maui, Director of Finance*.

(Letter of Notice Phase I, Project District)

DATE:

TO:

Please be informed that the undersigned has applied to the _____
Planning Commission of the County of Maui for a Phase I Project District Development
Approval at the following parcel(s):

1. Tax Map Key: _____
2. Location: In the vicinity of _____
3. Zoning Designation: _____
4. Proposed use _____

THIS SECTION TO BE COMPLETED BY THE PLANNING DEPARTMENT:

Planning Commission: _____
Public Hearing Date: _____
Time: _____
Place: _____

Attached please find a map identifying the location of the specific parcel(s) being
considered in the request for Phase I Project District Development Approval.

The hearing is held under the authority of Chapter 92, Hawaii Revised Statutes;
Title 19 of the Maui County Code and the appropriate Planning Commission rules.

Testimony relative to this request may be submitted in writing to the
appropriate Planning Commission c/o the Maui Planning Department, 250 South High
Street, Wailuku, Hawaii, 96793, or presented in person at the time of the public
hearing.

Information relative to the application is available for review at the Planning
Department, 250 South High Street, Wailuku, Maui, Hawaii, Telephone
(808) 270-7735; toll free from Molokai 1-800-272-0117, Extension 7735; and toll free
from Lanai 1-800-272-0125, Extension 7735.

Name of Applicant

Signature

Address

____ (____) _____
Phone Number

(Letter of Notice Phase II, Project District-Maui Planning Commission)

DATE:

TO:

Please be informed that the undersigned has applied to the Planning Commission of the County of Maui for a Phase II Project District Development Approval at the following parcel(s):

1. Tax Map Key: _____
2. Location: In the vicinity of _____
3. Zoning Designation: _____
4. Proposed use _____

THIS SECTION TO BE COMPLETED BY THE PLANNING DEPARTMENT:

Public Hearing Date: _____
Time: _____
Place: _____

Attached please find a map identifying the location of the specific parcel(s) being considered in the request for Phase II Project District Development Approval.

The hearing is held under the authority of Chapter 92, Hawaii Revised Statutes; Title 19 of the Maui County Code and the appropriate Planning Commission rules.

Petitions to intervene shall be in conformity with Sections 12-201-20, 12-201-40, and 12-201-43 of the Rules of Practice and Procedure for the Maui Planning Commission and shall be filed with the Commission and served upon the applicant no less than ten days before the first public hearing date. Filing of all documents of the commission is c/o the Maui Planning Department, 250 South High Street, Wailuku, Maui, Hawaii 96793.

The computation of time begins with the day following the act, event, or default, and includes the last day of the period unless it is a Saturday, Sunday or legal state holiday in which event the period runs until the end of the next day which is not a Saturday, Sunday or state holiday. When the described period of time is 10 days or less, Saturdays, Sundays, or state holidays within the designated period shall be excluded in the computation.

Testimony relative to this request may be submitted in writing to the appropriate Planning Commission c/o the Maui Planning Department, 250 South High Street, Wailuku, Hawaii, 96793, or presented in person at the time of the public hearing.

Information relative to the application is available for review at the Planning Department, 250 South High Street, Wailuku, Maui, Hawaii, Telephone (808) 270-7735; toll free from Molokai 1-800-272-0117, Extension 7735; and toll free from Lanai 1-800-272-0125, Extension 7735.

Name of Applicant

Signature

Address

_____(_____)_____
Phone Number

NOTARIZED AFFIDAVIT OF MAILING

_____, being first duly sworn on oath, deposes and says that:

1. Affiant is the applicant for a _____
for land situated at _____,
TMK: _____
2. Affiant did on _____, _____, deposit in the United States mail, post paid, by certified or registered mail and delivery to addressee, a copy of a Notice of Hearing, a copy of which is attached hereto as "Exhibit A" and made a part hereof, addressed to each of the persons identified on "Exhibit B", attached here to and made a part hereof.
3. Thereafter there was returned to the Office of Affiant the United States Post Office Certified or Registered mail Receipts, which are attached hereto as "Exhibit C" and made a part hereof.

Further Affiant sayeth naught:

COUNTY OF MAUI
DEPARTMENT OF PLANNING

ZONING AND FLOOD CONFIRMATION REQUEST FORM

APPLICANT: _____ PHONE NO.: _____

ADDRESS: _____

PROJECT NAME: _____

ADDRESS AND/OR LOCATION: _____

TMK NUMBER(S): _____

ZONING INFORMATION

STATE LAND USE _____ COMMUNITY PLAN _____

COUNTY ZONING _____ SPECIAL DISTRICT _____

OTHER _____

FLOOD INFORMATION

FLOOD HAZARD AREA* ZONE _____

BASE FLOOD ELEVATION _____ mean sea level, 1929 National Geodetic
Vertical Datum or for Flood Zone A0, FLOOD DEPTH _____ feet.

FLOODWAY [] Yes or [] No

FLOOD DEVELOPMENT PERMIT IS REQUIRED [] Yes or [] No

* For flood hazard area zones B or C; a flood development permit would be required if
any work is done in any drainage facility or stream area that would reduce the capacity
of the drainage facility, river, or stream, or adversely affect downstream property.

FOR COUNTY USE ONLY

REMARKS/COMMENTS: _____

- ☐ Additional information required.
- ☐ Information submitted is correct.
- ☐ Correction has been made and initialed.

Reviewed and Confirmed by:

Signature

Date

Zoning Administration and Enforcement Division