

CITATION 1

JOANN A. YUKIMURA
MAYOR



COUNTY OF KAUAI
PLANNING DEPARTMENT
4200 HIGH STREET
LILIOE, KAUAI, HAWAII 96766

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3/25/93

SUBJECT: TMK: 4-9-11: 1 at Moloaa, Kauai

The subject property is 165.566 acres in size, is currently within the Agricultural and Conservation State Land Use Districts and is zoned Agriculture District (A) and Open District (O). Approximately 48 acres is zoned Agriculture and approximately 68.41 acres is zoned Open; the balance of the property is in the Conservation State Land Use District.

The property if not subdivided qualifies for five (5) dwelling units in the Agriculture zone and thirteen (13) dwelling units in the Open zone. We are uncertain about the dwelling unit density in the Conservation District.

If the property were subdivided, it would qualify for nineteen (19) lots; nine (9) lots in the Agriculture zone and ten (10) lots in the Open zone. The 9 Agriculture zoned lots would qualify for a minimum of two (2) dwelling units per lot, while the Open zoned lots would qualify for one (1) dwelling unit per lot. The minimum lot size for both the Agriculture and Open zoned lots is 5 acres.

We also note that portions of the property are in the slope constraint district. Development in the slope constraint district will have to follow the requirements of the Comprehensive Zoning Ordinance (CZO) which are attached for your information. This may affect the overall density allowed.

Portions of the property are in the County Special Management Area (SMA). A SMA Permit will be required should these affected portions be subdivided. The SMA Permit requirements are contingent upon the subdivision layout and like the slope constraint requirements, may also influence the ultimate permitted density.