



A BILL FOR AN ORDINANCE

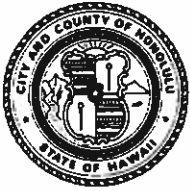
RELATING TO THE REZONING OF LAND SITUATED AT HALAWA, OAHU, HAWAII.

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, is hereby amended as follows: Land situated near the Kamehameha Highway and Salt Lake Boulevard intersection (Halawa/Aloha Stadium rail station area) in Halawa, Oahu, Hawaii; hereinafter described, is hereby rezoned from the A-1 Low-density Apartment, A-2 Medium-density Apartment, B-1 Neighborhood Business, B-2 Community Business, F-1 Military and Federal Preservation, and R-5 Residential Districts; to the A-1 Low-density Apartment, A-2 Medium-density Apartment, AMX-2 Medium-density Apartment Mixed-Use, AMX-3 High-density Apartment Mixed-Use, B-1 Neighborhood Business, B-2 Community Business, BMX-3 Community Business Mixed-Use, F-1 Military and Federal Preservation, and P-2 General Preservation Districts. The boundaries and heights of said Districts shall be described as shown on the map attached hereto, marked as Exhibit A, and made a part hereof, and further identified as the Tax Map Keys and streets listed on Exhibit A.

SECTION 2. Existing unilateral agreements applicable to affected areas within the boundaries of the said Districts, as shown on the map attached hereto, marked as Exhibit A, 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 78-105, Unilateral Agreement Conditions 1, 6, 7, 9, 10, and 11; and
2. Ordinance 89-72, the Unilateral Agreement in its entirety.



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

ORDINANCE 23-33

BILL 51 (2023), CD2

A BILL FOR AN ORDINANCE

SECTION 3. This ordinance takes effect upon its approval.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

August 30, 2023
Honolulu, Hawai'i

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Duane Pang
Deputy Corporation Counsel

DUANE W.H. PANG
APPROVED this 13th day of December, 2023.

Rick Blangiardi
RICK BLANGIARDI, Mayor
City and County of Honolulu

**PORTION OF
ZONING MAP NO. 7
HALAWA - PEARL CITY
Halawa Station Area**

APPLICANT: DEPARTMENT OF PLANNING & PERMITTING

TAX MAP KEYS:
 9-8-015: por. 1
 9-8-016: por. 53
 9-8-019: 6
 9-9-002: por. 4, 29, 35, 38
 9-9-003: 23, 24, 49, 51, 55,
 56, 61, 62, 64,
 por. 66, 68, 70, 71, 72
 9-9-043: 29
 9-9-048: 98
 9-9-076: 7

AFFECTED STREETS:
 Aiea Access Rd. (portion), Kahupaani St. (portion),
 Kaimakani St. (portion), Kalatoua St. (portion),
 Kamehameha Hwy. (portion), Kohomua St. (portion),
 Luapele Dr. (portion), Moanalua Rd. (portion),
 Pali Momi St. (portion), Salt Lake Blvd. (portion)

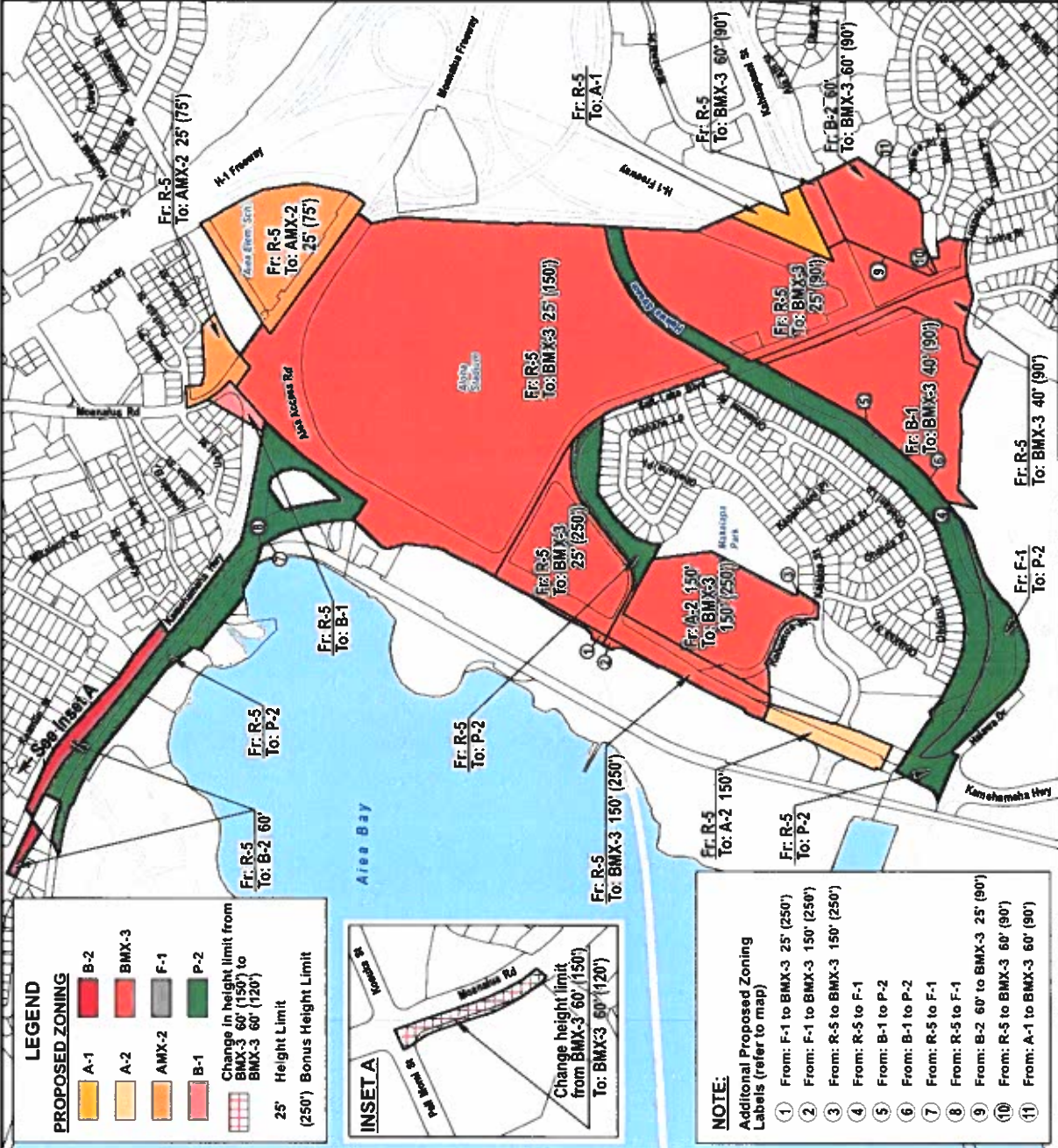
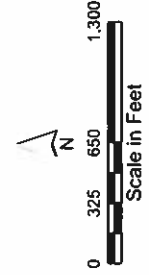
NOTES:
 Zoning districts without a height limit shown are subject to that district's maximum height, as specified in Chapter 21 of the ROH.
 Zoning district boundaries shall be interpreted to follow the street centerline of the existing roadway when illustrated as such on the map.
 Where Halawa Stream is not defined by a parcel, the P-2 District along that portion shall be interpreted to extend 50 feet from each side of the channel centerline.

FOLDER NO.: 2022IGEN-2
LAND AREA: APPROXIMATELY 226.71 ACRES

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

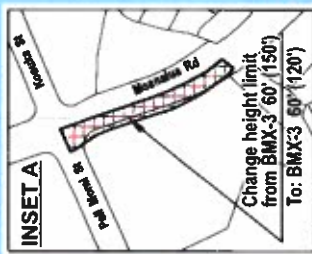
PUBLIC HEARING PLANNING COMMISSION CITY COUNCIL

ORD. NO.: 202202-2
EFF. DATE: BILL



LEGEND

 PROPOSED ZONING	 B-2
 A-1	 BMX-3
 A-2	 F-1
 AMX-2	 P-2
 B-1	
 Change in height limit from BMX-3 60' (120') to BMX-3 60' (120')	
 25' Height Limit	
 (250') Bonus Height Limit	



- NOTE:**
 Additional Proposed Zoning Labels (refer to map)
- 1 From: F-1 to BMX-3 25' (250')
 - 2 From: F-1 to BMX-3 150' (250')
 - 3 From: R-5 to BMX-3 150' (250')
 - 4 From: R-5 to F-1
 - 5 From: B-1 to P-2
 - 6 From: B-1 to P-2
 - 7 From: R-5 to F-1
 - 8 From: R-5 to F-1
 - 9 From: B-2 60' to BMX-3 25' (90')
 - 10 From: R-5 to BMX-3 60' (90')
 - 11 From: A-1 to BMX-3 60' (90')

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

BILL 51 (2023), CD2

Introduced: 08/30/23 By: TOMMY WATERS - BY REQUEST Committee: ZONING (ZON)

Title: RELATING TO THE REZONING OF LAND SITUATED AT HALAWA, OAHU, HAWAII.

Voting Legend: * = Aye w/Reservations

08/30/23	INTRO	Introduced.
09/06/23	CCL	Passed first reading. 9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, SAY, TULBA, TUPOLA, WATERS, WEYER
09/13/23	ZON	Reported out for passage on second reading and scheduling of a public hearing as amended in CD1 form. CR-273 5 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, SAY, WEYER
09/22/23	PUBLISH	Public hearing notice published in the Honolulu Star-Advertiser.
10/04/23	CCL/PH	Committee report adopted. Bill passed second reading as amended, public hearing closed and referred to committee. 9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, SAY, TULBA, TUPOLA, WATERS, WEYER
10/11/23	PUBLISH	Second reading notice published in the Honolulu Star-Advertiser.
10/18/23	ZON	Extension of time reported out for adoption. CR-293 5 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, SAY, WEYER
11/01/23	CCL	Committee report adopted. 9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, SAY, TULBA, TUPOLA, WATERS, WEYER
11/28/23	ZON	Reported out for passage on third reading as amended in CD2 form. CR-354 5 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, SAY, WEYER
12/06/23	CCL	Committee report adopted and Bill passed third reading as amended. 9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, SAY, TULBA, TUPOLA, WATERS, WEYER

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this BILL.



GLENN I. TAKAHASHI, CITY CLERK



TOMMY WATERS, CHAIR AND PRESIDING OFFICER