

# Zoning Case ZN8359



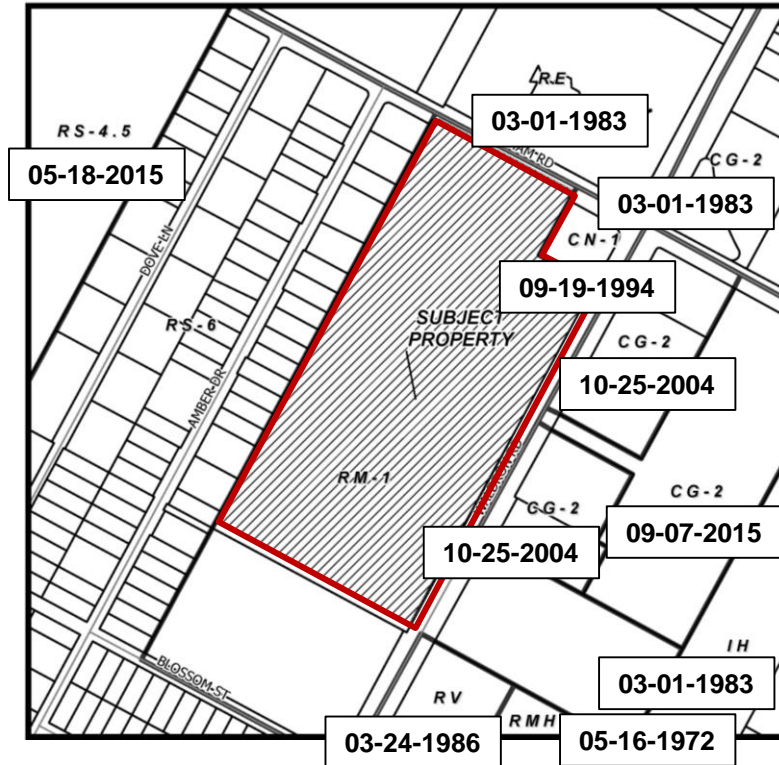
## Horizon Land Properties LLC District 4

Rezoning for a property at or near  
601 Graham Road  
From the "RM-1" Multi-Family District  
To the "RS-4.5" Single-Family District  
and the "CG-2" General Commercial District



Planning Commission  
August 7, 2024

# Zoning and Land Use



## Proposed Use:

To allow a residential subdivision and a commercial development.

## ADP (Area Development Plan):

Flour Bluff, Adopted on June 22, 2021

## FLUM (Future Land Use Map):

Medium-Density Residential

## Existing Zoning District:

"RM-1" Multi-Family

## Adjacent Land Uses:

North: Low-Density Residential, Vacant, Public/Semi-Public;  
Zoned: RS-6, RE

South: Vacant, Manufactured Home, Public/Semi-Public;  
Zoned: RM-1, RV

East: Public/Semi-Public, Transportation, Commercial, Vacant;  
Zoned: RE, CG-2

West: Low-Density Residential; Zoned: RS-6, RM-1

# Public Notification

48 Notices mailed inside the 200' buffer  
4 Notices mailed outside the 200' buffer

## Notification Area

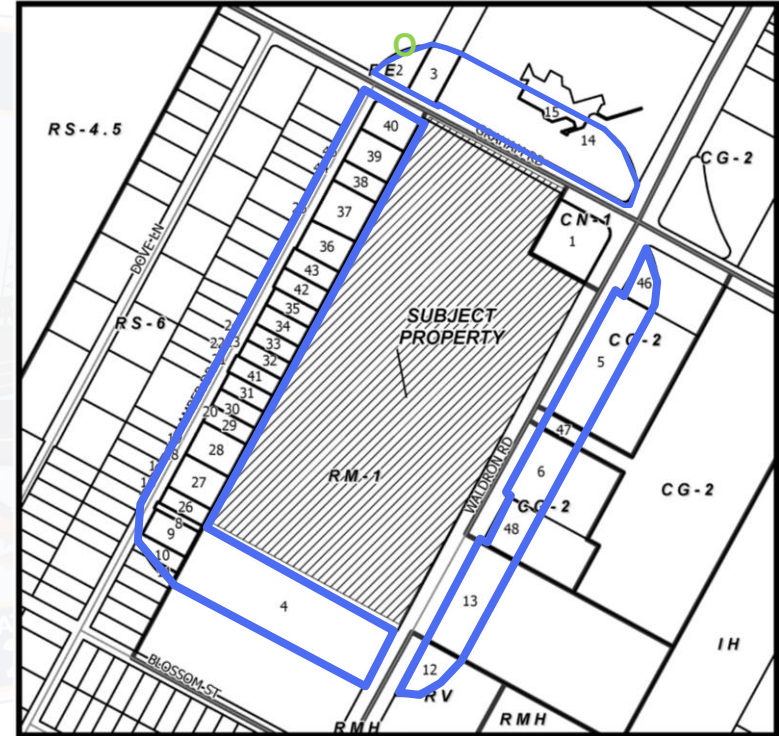
**Opposed: 0 (0.00%)**  
*Separate Opposed Owners: (0)*

**X**

**In Favor: 1 (1.69%)**

**O**

*\*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*



# Staff Analysis and Recommendation

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- The proposed rezoning is consistent with several elements and goals of the comprehensive plan; however, is inconsistent with the future land use designation of Medium-Density Residential along Waldon Road.
- The request to amend the subject property to accommodate residential subdivision and commercial developments is compatible with the present zoning and conforming uses of the nearby property. The commercial area will be separated by a right-of-way from the residential subdivision.
- The subject property is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

**STAFF RECOMMENDS APPROVAL  
TO THE “RS-4.5” SINGLE-FAMILY AND  
“CG-2” GENERAL COMMERCIAL DISTRICT**

**5.86 ACRES  
EXXON PIPELINE CO.**

**Hilo Circle**  
(80' R.O.W.)

**Honouliuli Drive**  
(80' R.O.W.)

**Pearl City Drive**  
(60' Right)

**Waldron Road**

**P.O.B.**

**Survey Measurements:**  
 - North: S71°43'5"E 46.00'  
 - East: S28°44'41"W 185.30'  
 - South: S61°43'5"E 175.00'  
 - West: N61°32'04"W 198.00'  
 - West: N28°33'27"E 110.00'  
 - West: N28°33'27"E 25.00'  
 - West: S28°33'27"W 1095.99'

**Lot Labels:**  
 LOT 01, LOT 02, LOT 03, LOT 04, LOT 05, LOT 06, LOT 07, LOT 08, LOT 09, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, LOT 20, LOT 21, LOT 22, LOT 23, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32, LOT 33, LOT 34, LOT 35, LOT 36, LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, LOT 42, LOT 43, LOT 44, LOT 45, LOT 46, LOT 47, LOT 48, LOT 49, LOT 50, LOT 51, LOT 52, LOT 53, LOT 54, LOT 55, LOT 56, LOT 57, LOT 58, LOT 59, LOT 60, LOT 61, LOT 62, LOT 63, LOT 64, LOT 65, LOT 66, LOT 67, LOT 68, LOT 69, LOT 70, LOT 71, LOT 72, LOT 73, LOT 74, LOT 75, LOT 76, LOT 77, LOT 78, LOT 79, LOT 80, LOT 81, LOT 82, LOT 83, LOT 84, LOT 85, LOT 86, LOT 87, LOT 88, LOT 89, LOT 90, LOT 91, LOT 92, LOT 93, LOT 94, LOT 95, LOT 96, LOT 97, LOT 98, LOT 99, LOT 100, LOT 101, LOT 102, LOT 103, LOT 104, LOT 105, LOT 106, LOT 107, LOT 108, LOT 109, LOT 110, LOT 111, LOT 112, LOT 113, LOT 114, LOT 115, LOT 116, LOT 117, LOT 118, LOT 119, LOT 120, LOT 121, LOT 122, LOT 123, LOT 124, LOT 125, LOT 126, LOT 127, LOT 128, LOT 129, LOT 130, LOT 131, LOT 132, LOT 133, LOT 134, LOT 135, LOT 136, LOT 137, LOT 138, LOT 139, LOT 140, LOT 141, LOT 142, LOT 143, LOT 144, LOT 145, LOT 146, LOT 147, LOT 148, LOT 149, LOT 150, LOT 151, LOT 152, LOT 153, LOT 154, LOT 155, LOT 156, LOT 157, LOT 158, LOT 159, LOT 160, LOT 161, LOT 162, LOT 163, LOT 164, LOT 165, LOT 166, LOT 167, LOT 168, LOT 169, LOT 170, LOT 171, LOT 172, LOT 173, LOT 174, LOT 175, LOT 176, LOT 177, LOT 178, LOT 179, LOT 180, LOT 181, LOT 182, LOT 183, LOT 184, LOT 185, LOT 186, LOT 187, LOT 188, LOT 189, LOT 190, LOT 191, LOT 192, LOT 193, LOT 194, LOT 195, LOT 196, LOT 197, LOT 198, LOT 199, LOT 200, LOT 201, LOT 202, LOT 203, LOT 204, LOT 205, LOT 206, LOT 207, LOT 208, LOT 209, LOT 210, LOT 211, LOT 212, LOT 213, LOT 214, LOT 215, LOT 216, LOT 217, LOT 218, LOT 219, LOT 220, LOT 221, LOT 222, LOT 223, LOT 224, LOT 225, LOT 226, LOT 227, LOT 228, LOT 229, LOT 230, LOT 231, LOT 232, LOT 233, 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