

Sunday, October 22, 2023 4:18 PM

I am requesting the following additions and changes to the Use and Use Conditions Table 4.1 ADMU District -

"By Right Use" designation for -

Condominium Units, Schools Public, Schools Private, Trade Schools, Hospitals (Urgent Care), Commercial Laundry, Equipment Sales Rental (small), Greenhouse & Plant Nurseries, Landscape Garden Sales, Laundry Mats, Marble & Stone Sales, Convenience Store, Sporting Goods, ATM, Amusement Center, Day Care Center, Golf Course (indoor), Lodge Assembly Hall.

"Conditional Use" designation for -

Multi-Family Units, Townhouse Units, Snowball Stand, Animal Clinic, Carnival (temporary), Continuing Care Retirement Community, Nightclub.

I am requesting the following information be added and/or clarified in the new Zoning Ordinance -

A Map showing all Mixed-Use, C-1, C-2, RHD5, and RM5 Districts within the current City Limits (including the Traditional Neighborhood District if applicable).

New color coding and larger font on Page 26 Regulating plan Map of Aloha Subdistricts to clearly show subdistricts including the area north of Noma Drive and Waterfront Area

Addition of Section 3.5 as referenced in Section 3.1.2

Exception to Section 3.2.4 for Parking Garages and addition to Table 4.1 ADMU for Parking Garages.

Clarification of maximum number of stories to 1 in Section 3.4.12 C-1 Conditional Use maximum structure height up to 50 feet.

Clarification of maximum number of stories in Section 3.4.10 RM5 Conditional Use maximum structure height up to 50 feet.

Clarification of whether the Official Zoning Map will be adopted at the same time as the New Zoning Ordinance.

Change Section 3.6 Mid-Rise Dwelling to "typically 3-5 stories tall"

Clarification of whether Multifamily Units are permitted in ADTU.

Clarification of whether there is a Planning Commission Review determination as stated in 4.1.1

Comments on Draft Code Update (as of 10.24.23)	
Comment	Response
Page 14 - Add spires, steeples	Will Add
Page 26 - 20' setback seems shallow.	Thanks for this comment. 20' is a carry`over from the existing code.
Page 27 - 20' setback seems shallow.	Thanks for this comment. 20' is a carry over from the existing code.
Page 98 - correct to lounges	Corrected
Page 127 - Table 5.1, Sec. 5.8.1(g) on p. 119 allows 4' front yard fences and 8' maximum fence height otherwise, whereas Article 4's use conditions and the existing code prohibit front yard fences and allow a maximum height of just 6.'	We will review that conflict and adjust.
Page 157 - This is the simplest zoning document to get around in and find things in that I have ever experienced - super congratulations and many many thanks for it!	Thank you for this comment. We have certainly set out to create a much simpler approach to code formatting and organization, while increasing content quality that aligns with the plan. We're glad you've found this aspect helpful.
Just noticed that in Table 8.2, p. 149, the zoning districts are labeled R-1, R-2, etc instead of R10, R6, etc. and that the proposed Aloha District subdistricts are not included -- didn't know whether it was intentional or not.	You are correct. The zone classifications in table Chart 8.2 needs correcting. The new designations are directly connected to the lot sizes. R-10 designates 10,000 square feet rather R-1 for example, which is not connected in this manner.
Page 46 - I would like to see the maximum building height for Mid-rise dwellings to be lowered from 65 ft to 50 ft. Don't have that tall buildings now, and would like to keep it lower except for a gaming area away from homes	So noted and will present.
On p. 20. Sec. 3.4.9, residential intensity allowed is 8.5 dwellings per acre whether detached or attached sf dwellings whereas the existing code limits detached sf dwellings to 7 per acre. Also missing is the 20' requirement between townhome clusters. 10' sounds very narrow in	Thank you and noted. The density was calculated based on the 5000 sf minimum but the prior density can be retained. Each cluster requires 10'.

<p>case of fire, or does it mean that clusters would each have a 10' side yard.</p>	
<p>Page 29 - P. 21, Sec. 3.4.10 allows 8.5 dwellings per acre for single and 2-family detached dwellings which increases current density of 7/acre for sf detached and 8 for 2-family. Increasing density in Diamondhead with its drainage problems that will take a long time to correct, if ever, does not seem practical or wise.</p>	<p>Thank you and noted. The density was calculated based on the 5000 sf minimum but the prior density can be retained.</p>