

Parking Requirements:

Building Height:

Maximum Density (F.A.R.):

Parcel A
T.M.K. 1-3-039:003
Area = 130,583 SF (2.998 Acres)

Parcel B
T.M.K. 1-3-039:006
Area = 151,165 SF (3.47 Acres)

Zoning:

A-2 Medium Density Apartment District
Flood Zone: Firm Zone X

Development Standards:

Permitted Uses: Boarding Facility, Consulates, Duplex Units, Dwellings (One Family or Two Family), Dwellings (Multi-Family), Public Uses and Structures,

Multifamily Dwellings:
Units 600 SF or less require 1 parking stall per unit
Units 600-800 SF require 1.5 parking stalls per unit
Units 800 SF and over require 2 parking stalls per unit
1 guest parking stall required for every 10 units

Loading Requirements:

Multifamily Dwellings:
20-150 units require 1 loading space
151-300 units require 2 loading spaces
Each additional 200 units or major fraction thereof require 1 loading space

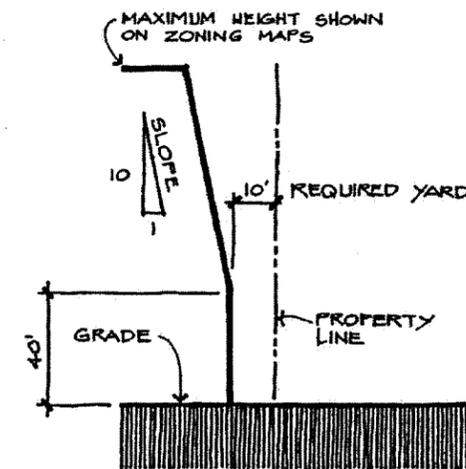
Required Yards:

Front Yard along Ahonui Street: 10 Feet
Side and Rear: 10 Feet

Maximum Height: 150 Feet per zoning map
Transitional Height Setback: Any portion of a structure over 40 feet in height, additional side and rear setbacks shall be provided; for each 10 feet of additional height or portion thereof, an additional one-foot setback shall be provided. The additional setback shall be a continuous plane from the top of the structure to the height of 40 feet above grade. See Figure 1.

Maximum Building Area:

For a lot area above 20,000 SF the maximum building area is 40% of the zoning lot.



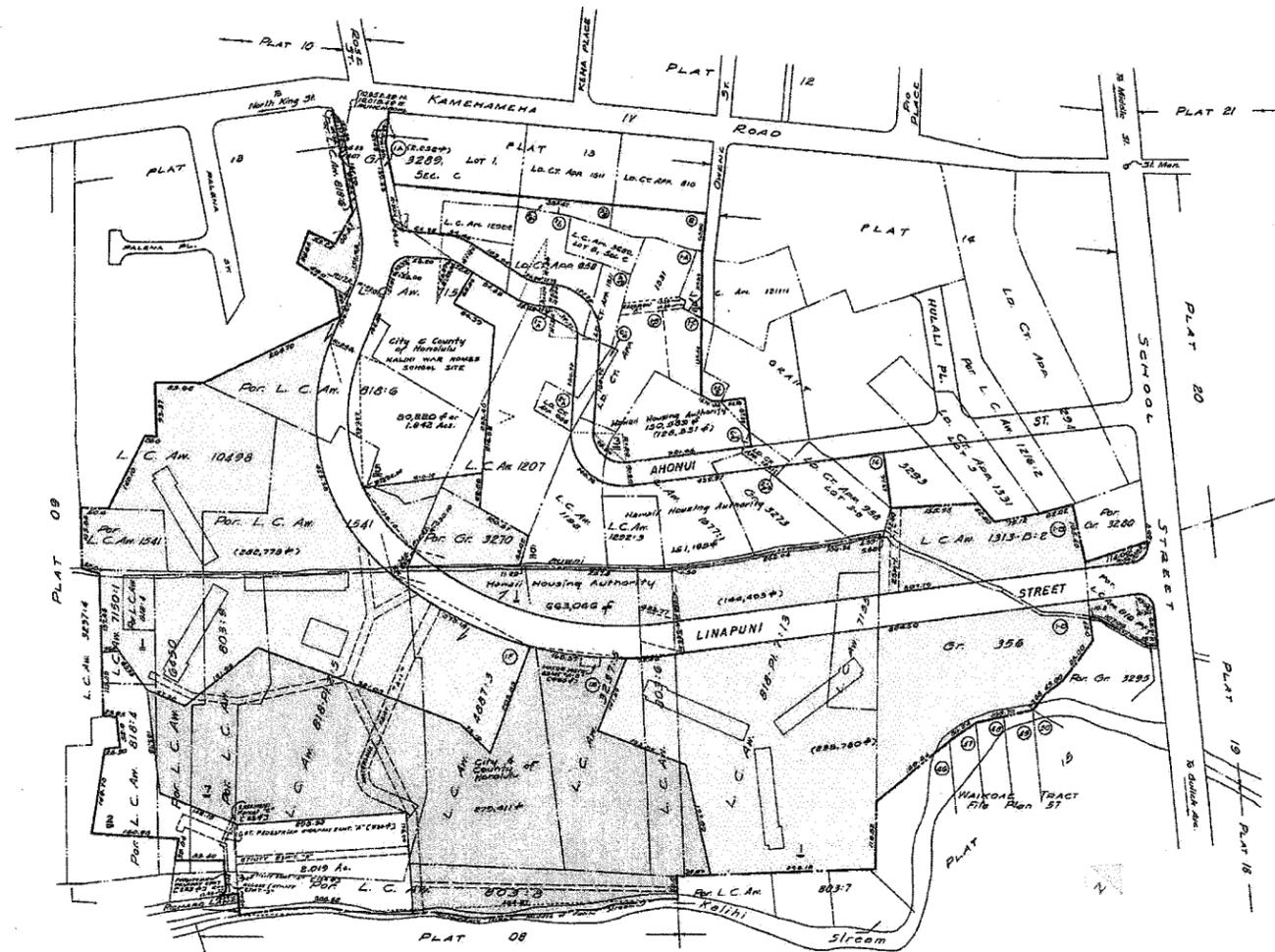
F.A.R. for A-2 District for a lot area greater than 40,000 SF is 1.9.

$$\begin{aligned} \text{Permissible Floor Area} &= \text{F.A.R.} \times \text{Lot Area} \\ &= 1.9 \times (\text{Area of parcel A} + \text{parcel B}) \\ &= 1.9 \times (130,583 \text{ SF} + 151,165 \text{ SF}) \\ &= 1.9 \times (281,748 \text{ SF}) \\ &= 535,321 \text{ SF} \end{aligned}$$

Unit Count:

For the purposes of this study these assumptions will be made:
1) Typical Unit Size is 750 SF
2) 75% of permissible floor area will be allotted as units and the remaining 25% as common areas (corridors, elevator cores, stairwells, etc...).

$$\begin{aligned} \text{Unit Count} &= (\text{Permissible Floor Area} \times 0.75) / \text{Unit Size} \\ &= (535,321 \text{ SF} \times 0.75) / 750 \text{ SF} \\ &= 535 \text{ Units} \end{aligned}$$



Parcel C T.M.K. 1-3-039:001
Area = 663,026 SF (15.221 Acres)

Parcel D T.M.K. 1-3-039:007
Area = 279,411 SF (6.414 Acres)

Zoning:

Parcel C: A-2 Medium Density Apartment District
Flood Zone: Firm Zone X

Parcel D: P-2 General Preservation
Flood Zone: Firm Zone X

Required Yards:

Parcel C: Front Yard along Linapuni Street: 10 Feet
Side and Rear: 10 Feet
Parcel D: Front Yard: 30 Feet
Side and Rear: 15 Feet

Development Standards:

Parcel C Permitted Uses (A-2 Zoning): Boarding Facility, Consulates, Duplex Units, Dwellings (One Family or Two Family), Dwellings (Multi-Family), Public Uses and Structures,

Parcel D Permitted Uses (P-2 Zoning): Aquaculture, Crop production, Forestry, Game preserves, Livestock grazing, Cemeteries, Public uses and structures,

Parking Requirements:

Multifamily Dwellings:
Units 600 SF or less require 1 parking stall per unit
Units 600-800 SF require 1.5 parking stalls per unit
Units 800 SF and over require 2 parking stalls per unit
1 guest parking stall required for every 10 units

Recreation Facilities require 1 per 200 SF, plus 3 per court, e.g., racquetball, tennis or similar.

Loading Requirements:

Multifamily Dwellings:
20-150 units require 1 loading space
151-300 units require 2 loading spaces
Each additional 200 units or major fraction thereof require 1 loading space

Building Height:

Parcel C Maximum Height: 150 Feet per zoning map

Parcel C Transitional Height Setback: See Figure 1 on page 1 for A-2 zoning requirements.

Parcel D Maximum Height: 25 Feet per zoning map

Parcel D Transitional Height Setback: Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line one foot for each two feet of additional height above 15 feet.

Maximum Building Area:

Parcel C (A-2): For a lot area above 20,000 SF the maximum building area is 40% of the zoning lot.

Parcel D (P-2): Maximum building area is 5% of the zoning lot.

Maximum Density (F.A.R.):

F.A.R. for A-2 District for a lot area greater than 40,000 SF is 1.9.

Parcel C (A-2)
Permissible Floor Area = F.A.R. x Lot Area
= 1.9 x 663,026 SF
= 1,259,750 SF

Parcel D (P-2)
Due to tight restrictions on the height and maximum building area, maximum density is not defined in the land use ordinance.

Unit Count:

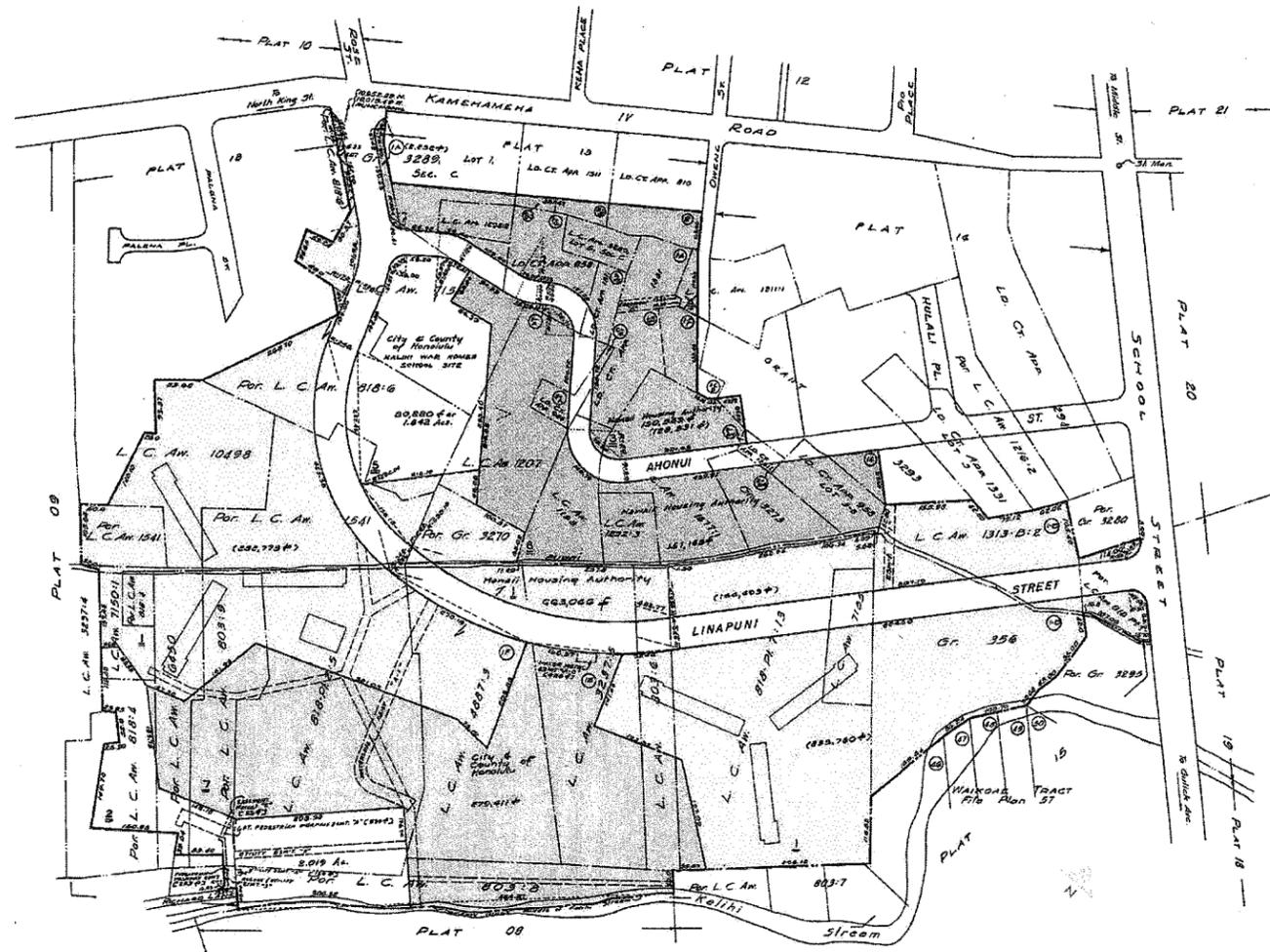
For the purposes of this study these assumptions will be made:

- 1) Typical Unit Size is 750 SF
- 2) 75% of permissible floor area will be allotted as units and the remaining 25% as common areas (corridors, elevator cores, stairwells, etc...).

$$\text{Unit Count} = (\text{Permissible Floor Area} \times 0.75) / \text{Unit Size}$$

$$= (1,259,750\text{SF} \times 0.75) / 750 \text{ SF}$$

$$= 1259 \text{ Units}$$



- Parcel A** T.M.K. 1-3-039:003
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- Parcel B** T.M.K. 1-3-039:006
Area = 151,165 SF (3.47 Acres)
- Parcel C** T.M.K. 1-3-039:001
Area = 663,026 SF (15.221 Acres)
- Parcel D** T.M.K. 1-3-039:007
Area = 279,411 SF (6.414 Acres)

Zoning:

A-2 Medium Density Apartment District
Flood Zone: Firm Zone X

* For the purposes of this study, which involves calculating the permissible building area for the combined parcels, it will be assumed that parcel D will be re-zoned from P-2 (General Preservation) to A-2 (Medium Density Apartment).

Development Standards:

Permitted Uses (A-2 Zoning): Boarding Facility, Consulates, Duplex Units, Dwellings (One Family or Two Family), Dwellings (Multi-Family), Public Uses and Structures,

Parking Requirements:

Multifamily Dwellings:
Units 600 SF or less require 1 parking stall per unit
Units 600-800 SF require 1.5 parking stalls per unit
Units 800 SF and over require 2 parking stalls per unit
1 guest parking stall required for every 10 units

Loading Requirements:

Multifamily Dwellings:
20-150 units require 1 loading space
151-300 units require 2 loading spaces
Each additional 200 units or major fraction thereof require 1 loading space

Required Yards:

Front Yard: 10 Feet from Linapuni and Ahonui Streets
Side and Rear: 10 Feet

Building Height:

Maximum Height: 150 Feet per zoning map
Transitional Height Setback: See Figure 1 on page 1 for A-2 zoning requirements.

Maximum Building Area:

For a lot area above 20,000 SF the maximum building area is 40% of the zoning lot.

Maximum Density (F.A.R.):

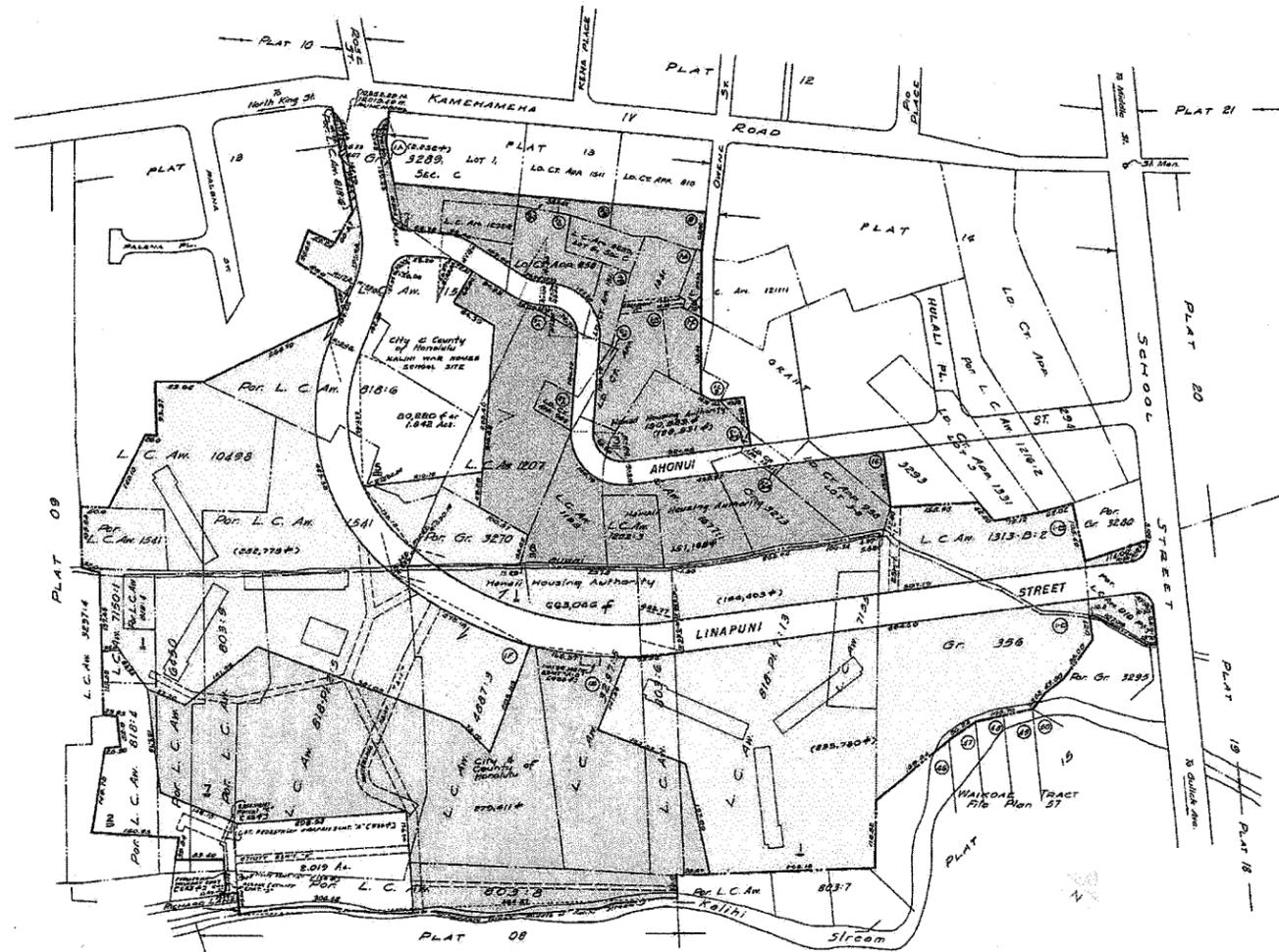
F.A.R. for A-2 District for a lot area greater than 40,000 SF is 1.9.

$$\begin{aligned} \text{Permissible Floor Area} &= \text{F.A.R.} \times \text{Lot Area} \\ &= 1.9 \times (A+B+C+D) \\ &= 1.9 \times 1,224,185 \text{ SF} \\ &= 2,325,952 \text{ SF} \end{aligned}$$

Unit Count:

For the purposes of this study these assumptions will be made:
1) Typical Unit Size is 750 SF
2) 75% of permissible floor area will be allotted as units and the remaining 25% as common areas (corridors, elevator cores, stairwells, etc...).

$$\begin{aligned} \text{Unit Count} &= (\text{Permissible Floor Area} \times 0.75) / \text{Unit Size} \\ &= (2,325,952 \text{ SF} \times 0.75) / 750 \text{ SF} \\ &= 2,325 \text{ Units} \end{aligned}$$



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Zoning:

Parcel C: A-2 Medium Density Apartment District
Flood Zone: Firm Zone X

Parcel D: P-2 General Preservation
Flood Zone: Firm Zone X

Development Standards:

Parcel C Permitted Uses (A-2 Zoning): Boarding Facility, Consulates, Duplex Units, Dwellings (One Family or Two Family), Dwellings (Multi-Family), Public Uses and Structures,

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Building Height:

Parcel C Maximum Height: 150 Feet per zoning map

Parcel C Transitional Height Setback: See Figure 1 on page 1 for A-2 zoning requirements.

Parcel D Maximum Height: 25 Feet per zoning map

Parcel D Transitional Height Setback: Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line one foot for each two feet of additional height above 15 feet.

Required Yards:

Parcel C: Front Yard along Linapuni Street: 10 Feet
Side and Rear: 10 Feet

Parcel D: Front Yard: 30 Feet
Side and Rear: 15 Feet

Maximum Density (F.A.R.):

F.A.R. for A-2 District for a lot area greater than 40,000 SF is 1.9.

Parcel A+B+C (A-2)
Permissible Floor Area = F.A.R. x Lot Area
= 1.9 x 944,774 SF
= 1,795,071 SF

Parcel D (P-2)
Due to tight restrictions on the height and maximum building area, maximum density is not defined in the land use ordinance.

Maximum Building Area:

Parcel C (A-2): For a lot area above 20,000 SF the maximum building area is 40% of the zoning lot.

Parcel D (P-2): Maximum building area is 5% of the zoning lot.

Unit Count:

For the purposes of this study these assumptions will be made:
1) Typical Unit Size is 750 SF
2) 75% of permissible floor area will be allotted as units and the remaining 25% as common areas (corridors, elevator cores, stairwells, etc...).

Unit Count = (Permissible Floor Area x 0.75) / Unit Size
= (1,795,071 SF x 0.75) / 750 SF
= 1,795 Units