

Area Specific Policies for “Pi’ilani Promenade” Properties

1. Adjunct to the archeological survey, the developer shall involve the Hawaiian Lineal Descendants and others who are knowledgeable about the cultural history and historic usage of this land. The purpose is to include all appropriate areas for preservation and develop a plan for protection and continued use and practices.
2. The three parcels shall be “Mixed Use” pursuant to the STC definition and shall not be less than 80/20 Residential/Commercial. This shall be measured in Residential living space square ft /commercial business floor space square ft as appropriate. If the project is done in Phases then each phase must meet the 80/20 rule.
3. Commercial property shall be located primarily along Kaonoulu extension and shall include live-work units.
4. A park-like common area shall be provided as a gathering place for residents and shall be easily accessible on foot.
5. All buildings designs shall meet the Kihei Community Association Design Guidelines, posted on the KCA website.
6. All roads shall meet the Kihei Community Association Roadway Design Guidelines, posted on the KCA website.
7. The developer shall bring the proposed plan to the KCA Design Review Committee early in the planning phase and again in the Design Phase as is common practice for Development in Kihei.
8. The community shall be “walkable and bike-able” with an inter-connection to the Kaonoulu High School.
9. The original requirement placed on the sale of the ranch land by Mrs. Rice of Kaonoulu Ranch to have a monkey pod or other native canopy tree line the site adjacent to the Pi’ilani Highway shall be adhered to in relationship to the secondary frontage road.
10. Generous tree shade shall be implemented throughout the community including on roadways and in parking lots.