

**Parker Ranch
 Waimea Town Center
 Ordinance No. 96-117
 Summary of Zoning Conditions of Approval
 November 9, 2000**

No. Description Compliance Date
 Overall Development Conditions

A.	Comply with all stated conditions of approval.	Not Specified
B.	Provide assurance that a water source can be established.	On 12/24/96, Planning Department stated that the condition was satisfied as of July 3, 1998. Ord. Effective Date: September 26, 1996
C.	Prepare and submit for approval by Planning Department and SHPD, a historic preservation plan.	Prior to submitting plans for preliminary subdivision or plan approval of each development area.
D.	Should any unidentified archaeological sites be encountered, work shall immediately cease.	Clearance required from Planning Department before work can proceed.
E.	Submit a housing plan to address Goals and Polices of the General Plan for approval by the County Housing Agency.	Prior to final subdivision approval of any portion of the residential zoned area.
F.	Provide pro rata share of school facilities as required by the Planning Department in consultation with DOE.	In conjunction with final subdivision approval of any residential lot subdivision.
G.	Provide 30 acres of land for public park land south of Waimea Airport and Waimea Business Park .	Identify site prior to receipt of tentative subdivision approval of first residential increment. Approval of site by Planning Department in consultation with P&R prior to final plan approval of subdivision approval of 300th residential lot/unit within RS/RM zoned area.
H.	Provide fair share contribution for roads, fire, police, parks, and solid waste facilities.	Payable prior to final subdivision or plan approval for any portion of the project or sits increments.
I.	Provides for bonding of improvements to assure construction of infrastructural improvements	Not Specified
J	Should County adopt a Unified Impact Fee Ordinance, conditions shall be credited towards requirements of the Ordinance.	Not Specified
K	Submit an annual progress report.	Prior to anniversary date of Ordinance
L.	Provides for Administrative Time Extension.	Extensions shall not exceed time period originally granted.

Waimea Town Center Conditions

M (1) a.	Waimea Town Center Shall be Developed in two increments. Increment 1 shall consist of 579 residential lots/units and the commercial zoned area. Increment 2 shall include the balance of the residential lots/units.	Increment 2 shall occur after assurance that the Connector Road is completed in its entirety.
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M (1) b.	<p>Entire Connector Road and its intersections shall be constructed.</p> <p>If Connector Road intersects with Kamamalu Street, it shall be improved within its existing right-of-way.</p>	<p>If federal financing is available, Connector road shall be completed in its entirety within three years.</p> <p>If federal financing is not available, Connector Road shall be completed in three phases. Phase 1 shall be completed prior to 300th unit. Phase 2 shall be completed prior to 450th unit. Phase 3 shall be completed prior to 579th unit.</p>
M (1) c.	<p>Provide intersection improvements for Connector Road.</p> <p>Provide improvements to Kaomoloa Street-Mamalahoa Highway intersection as required.</p>	<p>Intersection improvements shall be constructed in conjunction with construction of adjacent portions of the connector road as required by DPW.</p>
M (1) d.	<p>Improve Lindsey Road from Mamalahoa to the Connector Road.</p>	<p>Improvements shall be installed concurrently with commercial development of immediately surrounding commercial zoned lands as required by DPW.</p>
M (1) e.	<p>Improve Lindsey Road from Connector Road to Urban District Boundary.</p> <p>Provide right-of-way from Urban district boundary to Waimea Bypass alignment as required. (Land Value shall be credited against fair share assessment.)</p>	<p>Lindsey Road shall be constructed in conjunction with completion of Waimea Bypass segment east of Waimea Town Center.</p> <p>Right-of-way shall be submitted for dedication upon request of DPW or DOT.</p>
M (1) f.	<p>Conduct comprehensive drainage study.</p>	<p>Study shall be approved by DPW prior to Development of any portion of Town Center Area.</p> <p>Required improvements shall be implemented as development proceeds.</p>
M (1) g.	<p>Curbs, Gutters and sidewalks shall be constructed in commercial zoned area.</p> <p>Determination of need for CG&S for residential areas shall be made on case by case basis.</p>	<p>Determination of need for CG&S in residential areas shall be made by Planning Department in consultation with DPW at time of plan approval or preliminary subdivision approval of the portion of the property being developed.</p>
M (1) h.	<p>Ten acre park area shall be provided within commercial zoned area and shall be improved with a multipurpose athletic field.</p>	<p>Park shall be available for use in conjunction with receipt of final subdivision or plan approval for any development with subject property.</p>
M (1) i.	<p>A sewage treatment plant meeting with the approval of the DOH shall be constructed.</p>	<p>Not specified</p>
M (1) j.	<p>A minimum of 30 acres of park and open space shall be provided within the Town Center Area. A conceptual park plan shall identify location, configuration, phasing, improvements, and ownership, control and maintenance of the park and open space areas.</p>	<p>Conceptual park plan shall be approved by the Planning Department in consultation with P&R prior to receipt of final subdivision approval or plan approval for any residential units within RS/RM zoned lands.</p> <p>Park and Opens space improvements shall be developed in accordance with the Plan.</p>

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No.	Description	Compliance Date
M (1) k.	Provide equestrian trail. An equestrian trail plan shall be prepared including trail alignment, improvements, connections, signage, and ownership, control and maintenance.	Equestrian Plan shall be approved by the Planning Department prior to submittal of plans for subdivision or plan approval for any project within Waimea Town Center.