

**CRITERIA FOR MODIFICATION OF A
PLANNED DEVELOPMENT PERMIT**

Mauka Area

Pursuant to Section 15-22-120, planned development projects may qualify for the modification of certain development requirements.

A. Eligible items include:

1. View corridor setbacks
2. Yards
3. Loading spaces
4. Parking
5. Proportion of required residential/commercial space
6. Tower footprint for special uses and within the Hawaii Capital District;
7. Platform height
8. Number of reserved housing units and the cash-in-lieu option
9. Open space, as follows:
 - a. Obstructions overhead that enhance utilization and activity within open spaces or do not adversely affect the perception of open space.
 - b. Height from sidewalk elevation of four feet may be exceeded at a maximum height-to-length of 1:12 if superior visual relief from building mass results.

B. Pursuant to Section 15-22-22, provide a description of the proposed modification, including supporting rationale and analysis relative to the:

1. Manner in which the proposed modification would contribute to a development that is practically and aesthetically superior to that which could otherwise be accomplished via strict enforcement of the applicable rule.
2. Impact of the proposed modification on adjacent developments or uses.
3. Extent to which the proposed modification would affect the essential character of the surrounding area and the overall intent and purposes of the Mauka Area Plan.

C. Additional fees are not required, if done in conjunction with a Planned Development application.

D. An informal meeting with HCDA staff is recommended prior to the submittal of a formal request for a modification.

E. Refer to Sections 15-22-22 and 15-22-120 of the Mauka Area Rules for additional details.

General Processing Flowchart

MODIFICATION OF DEVELOPMENT PERMIT

Mauka & Makai Areas

