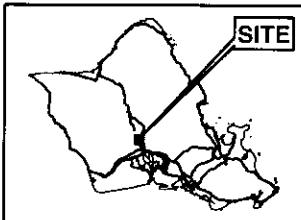
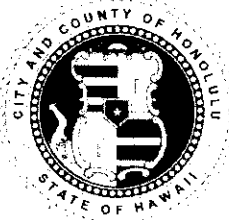


**Legend:**

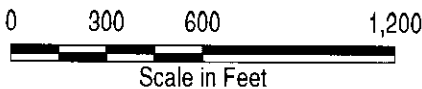
 Gentry Business Park



**LOCATION MAP**  
PORTION OF  
**EXISTING ZONING**  
**WAIPIO (CRESTVIEW)**

**TAX MAP KEY(S): 9-4-099: 041**

**FOLDER NO.: 2009/Z-4**



DEPARTMENT OF PLANNING AND PERMITTING  
SUMMARY DESCRIPTION

APPLICANT : Hawaii United Okinawa Association

LANDOWNER : Hawaii United Okinawa Association

AGENT : Yamasato, Fujiwara, Higa and Associates, Inc.

REQUEST : Zone change from the I-2 Intensive Industrial District to the IMX-1 Industrial-Commercial Mixed Use District, with a 60-foot height limit.

LOCATION : 94-1042 Ka Uka Boulevard in Waipio Gentry, Waipahu, Oahu (see location map)

TAX MAP KEY : 9-4-099: 041

LAND AREA : 1.99 acres

CENTRAL OAHU SCP : Industrial  
LAND USE DESIGNATION

CENTRAL OAHU PUBLIC : CO PIM symbol #008 depicts the development and  
INFRASTRUCTURE MAP improvement of the Central Oahu Regional Park.

EXISTING ZONING : I-2 Intensive Industrial District

SHORELINE SETBACK/ : None  
SPECIAL MANAGEMENT  
AREAS

EXISTING USE : A vacant lot within the Waipio Gentry Business Park

SURROUNDING LAND : Surrounding uses include the Hawaii Okinawa Center,  
USE industrial uses, single-family homes, a gas station and fast-food restaurant on Kamehameha Highway, low-rise apartments, Central Oahu Regional Park, Kipapa Gulch, vacant agricultural lands, parks and schools, and the H-2 Freeway.

PROPOSAL : The applicant proposes to rezone an approximately two-acre parcel in Waipio Gentry from the I-2 Intensive Industrial District to the IMX-1 Industrial-

Commercial Mixed Use District, while retaining the existing height limit of 60 feet. The applicant plans to construct a three-story commercial complex and two-story parking structure to serve nearby residents, industrial park tenants, the regional market, and international businesses. The project is also intended to provide overflow parking and possibly more meeting space for the Hawaii Okinawa Center across the street.

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**FILE NO. 2009/Z-4 (mw)**  
DEPARTMENT COMMENTS:

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Signature/Title/Agency

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Date