

**CITY OF KINGMAN  
PLANNING AND ZONING COMMISSION  
Council Chambers  
310 N. 4<sup>th</sup> Street  
Kingman, Arizona**

6:00 P.M.

**AGENDA ACTION**

**Tuesday, January 12, 2016**

**REGULAR MEETING AGENDA ACTION**

**CALL TO ORDER & ROLL CALL**

All Commission members were present.

**PLEDGE OF ALLEGIANCE**

**1. APPROVAL OF MINUTES:**

The Regular Meeting Minutes of December 8, 2015.

Motion to approve Regular Meeting Minutes as written unanimously (7-0) APPROVED.

**2. CALL TO THE PUBLIC - COMMENTS FROM THE PUBLIC:**

**3. ELECTION OF CHAIR AND VICE CHAIR FOR 2016:**

Motion for nomination of Allen Mossberg as Commission Chair and Mike Blair as Commission Vice-Chair carried UNANIMOUSLY (7-0).

**4. PAST COUNCIL ACTION:**

- a. **CONDITIONAL USE PERMIT CASE CUP15-001:** A request from Matt Lockin of Snell & Wilmer L.L.P., applicant, and Carol Ott, property owner, for a conditional use permit to allow a Public Assembly Indoor, General use, specifically a church, within a portion of the Central Commercial building located on property zoned C-2: Commercial, Community Business. The subject property is located at 112 North Fourth Street and is further described as Kingman Townsite, Block 4, Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20 & 22, containing 34,375 square feet.

- b. **CITY INITIATED CASE CI15-001:** A city-initiated request for a text amendment to the *Zoning Ordinance of the City of Kingman* by adding Section 18.000: KINGMAN CROSSING PLANNED DEVELOPMENT DISTRICT. This district is intended to provide for the development of business and service uses designed to meet the needs of the Kingman Crossing area south of Interstate-40. The text amendment will include a list of uses permitted by right and by conditional use permit as well as property development standards for this zoning district.

The Kingman Crossing Planned Development District is proposed to be applied to a city-owned parcel of land that is presently zoned R-R: Rural Residential. The property is 151-acres and is located on the south side of Interstate-40, north of the Airfield Avenue alignment, east of N. Sage Street, and west of the Cherokee Street alignment. The property

is further described as a Portion of the South ½ of Section 9, T.21N., R.16W., G&SRM, Mohave County, Arizona.

- c. **CONDITIONAL USE PERMIT CASE CUP15-003:** A request from Robert E. and Judith D. Bennett, applicants and property owners, for a one-year renewal of a Conditional Use Permit (CUP) allowing the expansion of a mini-storage complex at 3442 Hualapai Mountain Road on property zoned C-2-HMR: Hualapai Mountain Road Design Overlay District. The subject property is 5 acres and is located along the south side of Hualapai Mountain Road east of Rosslynn Drive at 3442 Hualapai Mountain Road. The subject property is described as A Portion of the NE ¼, NE ¼ of Section 29, T.21N., R.16W. of the G&SRM, Mohave County, AZ.

**5. OLD BUSINESS:**

- A. **REZONING CASE RZ15-005:** A request from KTH Consulting, applicant, and Pioneer Title Trust No. 9099, property owner, for the modification of Ordinance No. 1189 by removing Condition “B” of this ordinance. The ordinance, passed in 1998, zoned the subject property R-1-20: Residential, Single Family, 20,000 square feet. However, Condition “B” required that any lots abutting Hualapai Foothill Estates to be at least 30,000 square feet. The removal of this condition would allow Lot 2, Block 4 Southern Vista III, Tract 6002, to be split into two parcels that are at least 20,000 square feet while maintaining the existing zoning designation of R-1-20. The subject site is 47,322 square feet (1.09 acres) and is located at 2406 Steamboat Drive.

Motion to recommend DENIAL of request CARRIED with a vote of (4-3).

**6. NEW BUSINESS:**

- A. **ANNUAL REPORT LUNCHEON:** Consideration of setting a date and determining a location for the Planning and Zoning Commission’s 2015 Annual Report Luncheon.  
Annual Report luncheon date set for Tuesday, February 16, 2016 at 11:00 A.M. at the Canyon Route 66 Restaurant.

- 7. COMMISSIONERS COMMENTS:** Limited to announcements, availability/attendance at conferences and seminars, requests for agenda items for future meetings and requests for reports from staff.

Motion for adjournment CARRIED unanimously (7-0).

**ADJOURNMENT 6:49:23 PM**