

**5:58:25 PM CITY OF KINGMAN
PLANNING AND ZONING COMMISSION
Council Chambers
310 N. 4th Street
Kingman, Arizona**

6:00 P.M.

COMMISSION ACTION

Tuesday, April 12, 2016

CALL TO ORDER & ROLL CALL

Vice-Chair Blair was excused. All other Commission members were present.

PLEDGE OF ALLEGIANCE

WELCOME NEW COMMISSION MEMBER THOMAS SCHULTE

1. APPROVAL OF MINUTES: The Regular Meeting Minutes of March 8, 2016.

Motion to APPROVE as written UNANIMOUSLY (6-0) approved.

2. CALL TO THE PUBLIC – COMMENTS FROM THE PUBLIC: 6:01:50 PM

3. PAST COUNCIL ACTION:

A. ABANDONMENT CASE AB16-0001: A request from KC Orr Builders, Inc., applicant, and Loyal Order of Moose #1704, abutting property owner, for approval of the vacation (abandonment) of a portion of the right-of-way for Monroe Street located between Marlene Avenue and Karen Avenue. The applicant has requested to abandon a 2,125 square foot portion of the right-of-way for Monroe Street adjacent to Lot 1, Block 17 of Cecil Davis Addition, Unit 3, and an 8,008 square foot portion of the right-of-way for Monroe Street adjacent to Lot 15, Block 17 of Cecil Davis Addition, Unit 3. The proposal would reserve a 12-foot wide public utility easement along the east side of Monroe Street between Marlene Avenue and a 20-foot wide alley located to the south. The request is to facilitate construction of a parking lot, landscaping, retention area, and street improvements associated with the renovation of the fire damaged lodge facilities.

B. SUBDIVISION CASE SB16-0001: A request from Kingman Associates Three, LLC, applicant and property owner, for approval of the vacation (abandonment) of **Granite Bluffs III, Tract 1996-A**. The proposal would abandon to acreage an undeveloped residential subdivision consisting of 27 lots and several unimproved public streets located on 8.83 acres. The property is located along the west side of Mission Boulevard, northwest of Granite Bluffs Drive and is zoned R-1-10: Residential, Single Family, 10,000 square foot lot minimum. The property is further described as Granite Bluffs III, Tract 1996-A, Block 1, Lots 1-10, inclusive and 21-24 inclusive, Block 2, Lots 1-7 inclusive, and Block 3, Lots 1-5 inclusive.

C. CONSIDERATION OF INITIATING A ZONING ORDINANCE TEXT AMENDMENT TO PERMIT STORAGE CONTAINERS IN THE C-2 ZONING DISTRICT: Staff has received comments concerning the current prohibition of permitting storage containers in the downtown area as well as in other areas of the City that are zoned "C-2." Other C-2 zoned

areas are along Stockton Hill Road, east of Rancho Santa Fe, east of Kingman Crossing, the west side of Bank Street and other areas in the City. Currently, the *Zoning Ordinance of the City of Kingman* permits storage containers in the industrial zoning districts and in the C-3 Zoning District. This item has been placed on the agenda to allow the Council to provide direction to Staff on this matter. If initiated, the Planning and Zoning Commission could hold a public hearing on May 10, 2016 and the Council could hold a public hearing on June 7, 2016 to consider an ordinance.

4. OLD BUSINESS: There is no old business.

5. NEW BUSINESS:

A. POSSIBLE INITIATION OF TEXT AMENDMENT TO LANDSCAPING ORDINANCE:

Consideration of modification or “housekeeping” of Sections 4.000, 14.000, 15.000, 16.000, 18,000, 22.000, 26.000 and 35.000 of the Zoning Ordinance of the City of Kingman regarding landscaping related provisions.

Motion to initiate text amendment to clarify Landscaping Ordinance carried UNANIMOUSLY (6-0).

6. 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 to adjourn carried UNANIMOUSLY (6-0).

ADJOURNMENT 6:17:24 PM