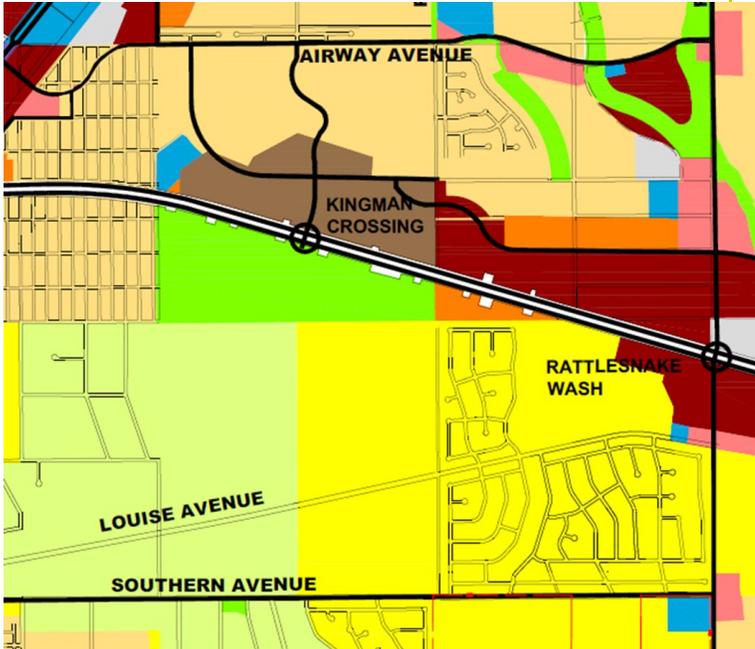




General Plan 2030 Proposed Amendment



To help inform the public of factual information surrounding the proposed amendment to the General Plan 2030, the City of Kingman has compiled this fact sheet of statistical data and statutory requirements the City of Kingman must follow.

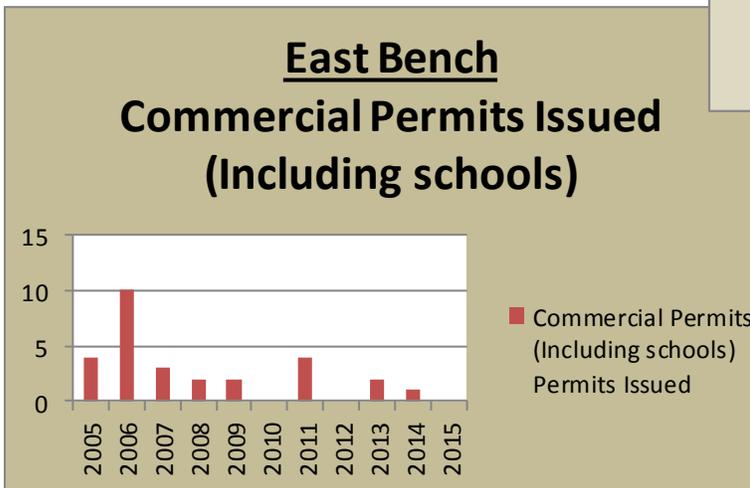
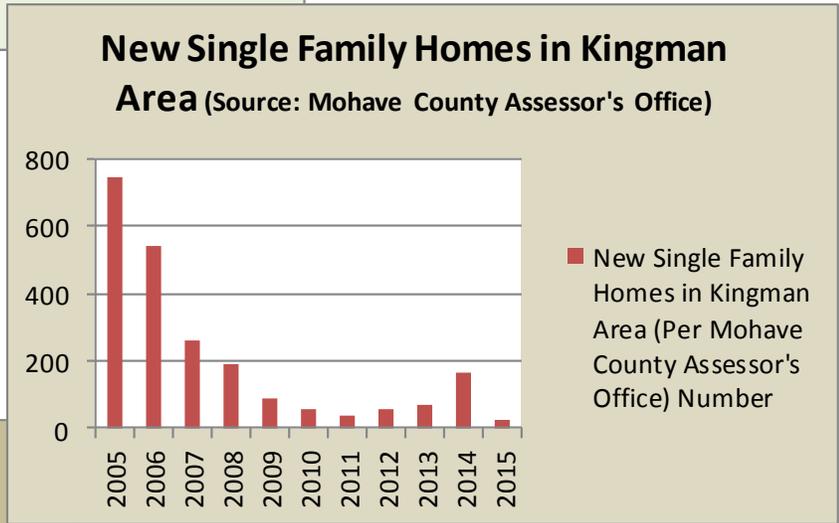
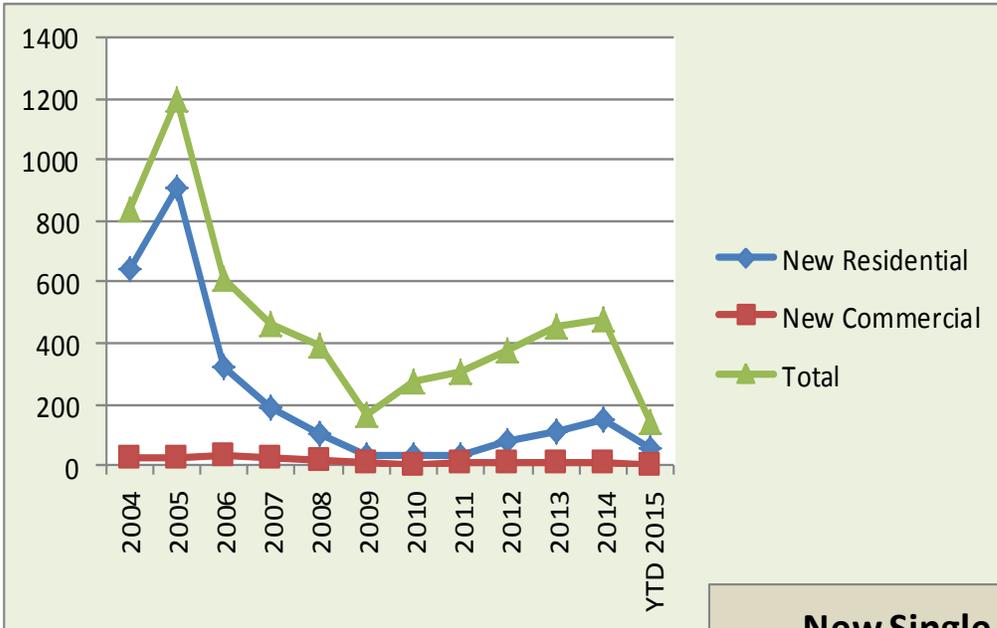
For additional information, please visit www.cityofkingman.gov or contact City Administration at (928)753-8102.

Just the Facts:

City of Kingman General Plan 2030

- ◆ Planning and Zoning Commission started reviewing and updating the General Plan **September 2012**.
- ◆ **July 9, 2013** the Planning and Zoning Commission completed its review of the General Plan and directed staff to distribute it for the required 60-day review.
- ◆ The Commission reviewed the 60-day comments at the **September 10, 2013** meeting .
- ◆ The first Planning and Zoning Commission public hearing was held **October 8, 2013** and a second public hearing was held **October 22, 2013**. There were no public comments at the first public hearing. At the second public hearing a citizen spoke about the City applying for grant on economic development and a second citizen spoke in opposition to the Kingman Crossing traffic interchange.
- ◆ The City Council's public hearing took place **December 3, 2013** .
- ◆ The City Council adopted Resolution #4868 **March 4, 2014** which adopted the General Plan Update.
- ◆ The ratification of the adopted General Plan Update took place at the **November 4, 2014** general election.

Just the Facts: Recent Growth in Kingman A Ten Year Comparison

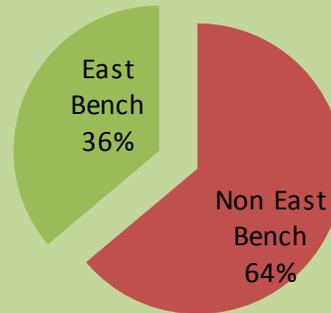


Just the Facts:

Recent Growth in Kingman A Ten Year Comparison

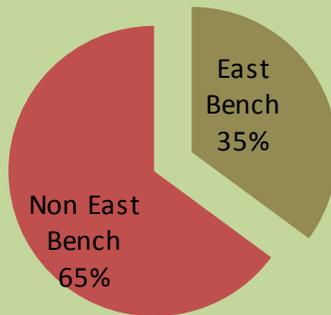
Residential Comparison

2005-2015



Commercial Comparison

2005-2015



The December 2010 Buxton Retail Leakage and Surplus Analysis revealed the City was losing retail sales in:



Proposal:

- ◆ 148-acres on the North side of I-40 is designated on the General Plan as “Regional Commercial”.
- ◆ The City of Kingman owns 168.42 acres located South of I-40 and North of the State Trust Land Section (Section 16).
 - The land is currently designated on the General Plan as being entirely “Parks/Open Space”.
- ◆ The General Plan is proposed to be amended in the following way.
 1. Keep the west 17.1 acres as “Parks/Open Space”.
 2. Have the remaining 151.32 acres be re-designated as “Regional Commercial”.

***This proposal is for re-designation **only**. Any **zoning** for the property must be heard by the Planning and Zoning Commission and approved by the City Council according to Arizona Revised Statutes and the City of Kingman Zoning Regulation at a later date.

Rezoning

- ◆ The City Council has not discussed a zoning classification if the General Plan Amendment is approved.
- ◆ The property to the North is a C-3 Planned Development District and a C-2 Zoning District. The Planned Development Districts limits C-3 Zoning District uses to prohibit truck sales and service, recreational vehicles parks, billboards, BMX tracks, motocross tracks, swap meets and tire recapping.
- ◆ Similar zoning classification can be developed for the City’s parcel by the City Council.

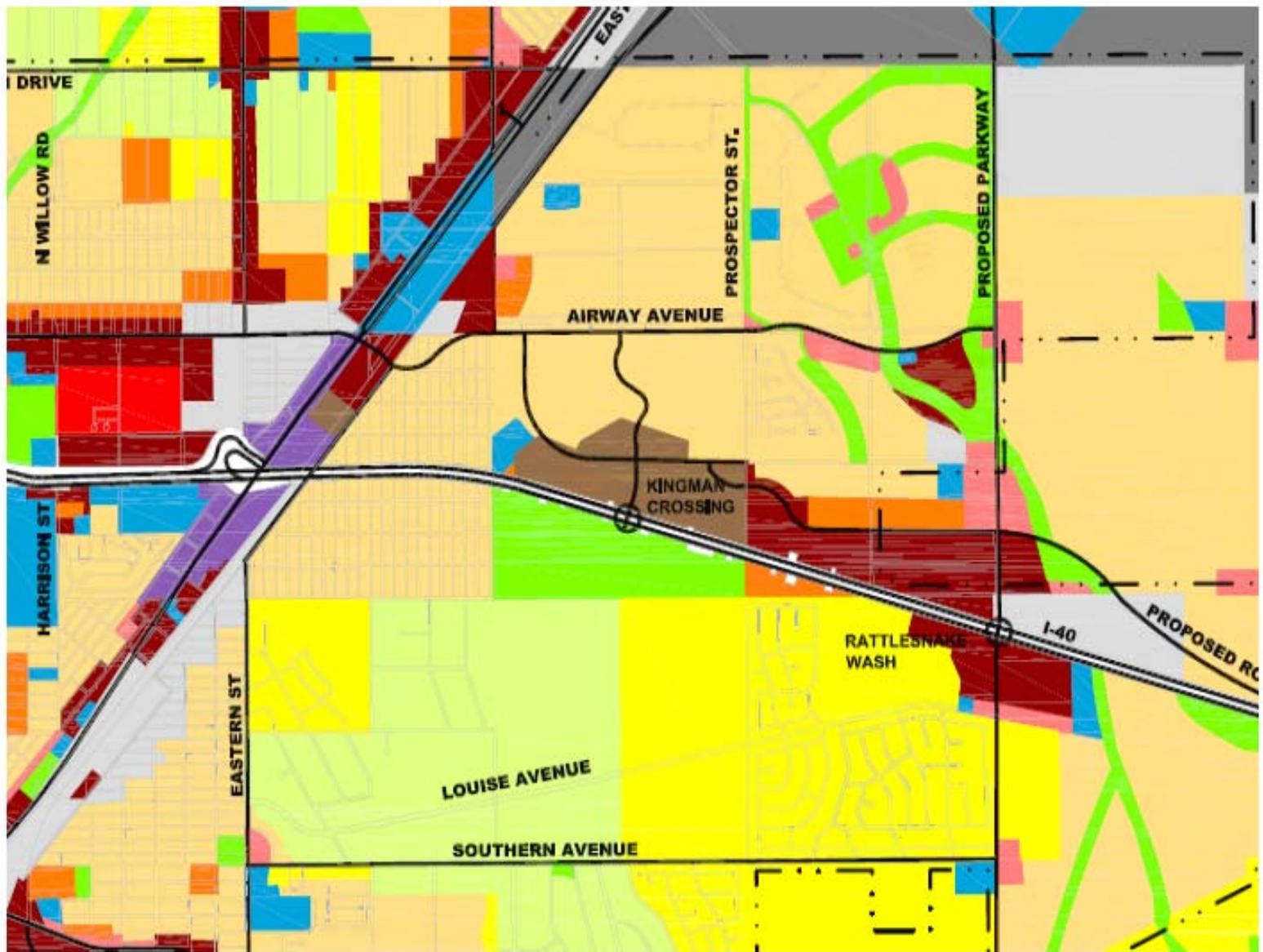
***Rezoning of ANY property must be conducted through the **Public Hearing** process as outline in the Arizona Revised Statutes and the City of Kingman Zoning Regulation.

Potential Sale of City Owned Property:

- ◆ If the proposed General Plan Amendment is approved and subsequent rezoning occurs the City of Kingman (per Arizona Revised Statutes 9-403.A) must have approval from the voters to sell any property valued at **\$500,000 or more**.
- ◆ If the proposed General Plan Amendment is approved and subsequent rezoning occurs, the City of Kingman intends to send a question to the voters in November, 2016 to approve sale of the property should the property appraise for \$500,000 or more.

Traffic Interchange:

- ◆ The Kingman Crossing traffic interchange is at the 35% design stage.
- ◆ The Change of Access Report permits the interchange to only go North.
- ◆ An amended Change of Access Report would have to be commissioned that would permit the interchange to have a southern access to the City’s parcel.
- ◆ The access link would have to connect to a collector street such as Louise Avenue.
- ◆ The City Council can place restrictions on development of the current City owned property that construction of the interchange must be complete prior to construction on the property. This has already been done for the privately owned property to the North.



**KINGMAN
GENERAL PLAN 2030
PROJECTED LAND USE MAP**

LAND USE DESIGNATION

- RURAL DENSITY RESIDENTIAL
(1 DU OR LESS / AC)
- LOW DENSITY RESIDENTIAL
(1-2 DU/AC)
- MEDIUM DENSITY RESIDENTIAL
(3-8 DU/AC)
- INTERMEDIATE DENSITY RESIDENTIAL
(9-16 DU/AC)
- HIGH DENSITY RESIDENTIAL
(17-20 DU/AC)
- NEIGHBORHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- REGIONAL COMMERCIAL
- HIGHWAY SERVICE COMMERCIAL
- LIGHT INDUSTRIAL
- MANUFACTURING INDUSTRIAL
- PUBLIC / QUASI-PUBLIC
- PARKS / OPEN SPACE

LEGEND

- PROPOSED INTERCHANGE
- GENERAL PLAN BOUNDARY
- MUNICIPAL CITY LIMITS
- MAJOR STREETS

