

CITY OF KINGMAN
PLANNING & ZONING COMMISSION
City Council Chambers
310 North 4th Street
Kingman, Arizona

6:00 P.M.

REGULAR MEETING
AGENDA

Tuesday, May 12, 2009

COMMISSION MEMBERS: Dorian Trahan, Matt Ladendecker, Bill Lacy, Scott McCoy, Allen Mossberg, Mike Schoeff, Todd Tarson

CALL TO ORDER**PLEDGE OF ALLEGIANCE****ROLL CALL****APPROVAL OF MINUTES:**

The Regular Meeting minutes of April 14, 2009

REPORT OF PAST COUNCIL ACTION:

1. **SUBDIVISION CASE SB09-002:** A request from Stanley Consultants, Inc., agent for Landbridge LLC, applicant and property owner, for the **approval of an extension of time of a preliminary plat for Sundance Canyon Estates, Tract 6026**. This residential subdivision is proposed to have 99 lots on 157.2 acres. The subject property is located north of Oak Street and south of the Cerbat Cliffs Golf Course with proposed street entrances at the intersection of 8th Street and Oak Street and at the south end of Western Avenue adjacent to Mountain View Cemetery. The subject property is further described as Kingman Terrace Addition Amended, Block 19, and a portion of the NE 1/4 of Section 24, T.21N., R.17W., of the G. & S.R.M., Mohave County, Arizona.
2. **SUBDIVISION CASE SB09-003:** A request from Mohave Engineering Associates, Inc., agent for MJB Investment Group LLC, applicant and property owner, for the **approval of an extension of time of a preliminary plat for Tuscany Village, Tract 6033**. This residential subdivision with common wall units is proposed to have 32 lots on 4.3 acres. The subject property is located along the north side of Kino Avenue east of N. Arizona Street and west of N. Benton Street. The subject property is further described as Lake Mohave Country Club Estates, Unit 2, Block J, Lots 5-8, Section 6, T21N., R.16W. of the G. & S.R.M., Mohave County, Arizona.

CALL TO THE PUBLIC: Those wishing to address the Commission need not request permission in advance. Action taken as a result of public comment will be limited to directing staff to study the matter, or rescheduling the matter, for further consideration and decision at a later date, pursuant to A.R.S. 38-431 et al. Individual comments limited to three (3) minutes each.

NEW BUSINESS: (for review, comment and/or action)

1. **SUBDIVISION CASE SB09-004:** A request from Mohave Engineering Associates, Inc., agent for William L. Nugent, applicant and property owner, for the **approval of an extension of time of a preliminary plat for Legacy at Walleck Ranch, Tract 1965**. This residential subdivision is approved for 199 lots on 38.53 acres. Four of five phases have received final plat approval the extension on time request is for the remaining phase

SPECIAL ASSISTANCE AND /OR ACCOMMODATIONS:

ANYONE REQUIRING SPECIAL ASSISTANCE AND/OR ACCOMMODATIONS AT THIS PUBLIC MEETING, SHOULD CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT (928) 753-8130 AT LEAST 24-HOURS IN ADVANCE, SO APPROPRIATE ARRANGEMENTS CAN BE MADE

which does not yet have final plat approval. The subject property is located north of Kino Avenue, south of Coronado Avenue, east of N. Willow Road and west of N. Irving Street. The subject property is further described as a Portion of Government Lot 12, Section 6, T.21N., R.16W., of the G.& S.R.M., Mohave County, Arizona.

- 2. **GENERAL PLAN AMENDMENT CASE GP09-001:** A request from Kingman Hospital Inc. dba Kingman Regional Medical Center, applicant, and AmPak Enterprises, LLC, property owner, for the approval of a minor general plan amendment. The request is to change the projected land use designation on the subject site from Intermediate Density Residential 9-16 du/ac to Neighborhood Commercial to allow the rezoning of the subject property from R-R: Rural Residential to C-2: Commercial, Community Business (See RZ09-003). The subject property is located along the north side of Sycamore Avenue, east of Fairfax Street and west of N. Manor Drive and south of Airway Avenue. The subject property is 8.5 acres and is further described as a Portion of the NE ¼ of Section 12, T.21N., R.17W., of the G. & S.R.M., Mohave County, Arizona.
- 3. **REZONING CASE RZ09-003:** A request from Kingman Hospital Inc dba Kingman Regional Medical Center, applicant, and AmPak Enterprises, LLC, property owner, for the approval of a rezoning request from R-R: Rural Residential to C-2: Commercial, Community Business. The request would allow the development of medical offices, labs and health centers on the subject property located along the north side of Sycamore Avenue, east of Fairfax Street and west of N. Manor Drive and south of Airway Avenue. The subject property is 8.5 acres and is further described as a Portion of the NE ¼ of Section 12, T.21N., R.17W., of the G. & S.R.M., Mohave County, Arizona.
- 4. **DISCUSSION AND POSSIBLE INITIATION ON TEXT AMENDMENT TO MAKE TECHNICAL CORRECTIONS TO C-2 HMR ZONING DISTRICT PERMITTED USES.**
- 5. **CONSIDERATION OF THE PLANNING AND ZONING COMMISSION INITIATING AMENDMENTS TO SECTION 2.000 SUBDIVISION APPLICATION PROCEDURE AND APPROVAL PROCESS AND SECTION 3.000 ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENT.**

RECEIPT, REVIEW AND POSSIBLE DISCUSSION OF ARTICLES AND CORRESPONDENCE

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

ADJOURNMENT

POSTED:	POSTED:
CITY COMPLEX:	DEVELOPMENT SERVICES:
310 N 4th St	201 N. 4th
Date:	Date:
Time:	Time:
By:	By:

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