

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

5:30 P.M.

AGENDA ACTION

Tuesday October 10, 2017

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 September 12, 2017.
Motion to approve as written carried unanimously (7-0).
2. **CALL TO THE PUBLIC – COMMENTS FROM THE PUBLIC:**
3. **PAST COUNCIL ACTION:**
4. **OLD BUSINESS:**
 - A. **ZONING ORDINANCE TEXT AMENDMENT CASE ZO17-0002:** A city-initiated request for a text amendment to Section 30.000 Nonconforming Buildings, Structures and Uses of Land of the *Zoning Ordinance of the City of Kingman*. The proposal is modify the text by changing the threshold for repair of non-residential nonconforming structures that are partially destroyed by fire or natural cause from 50% or less of the floor area to 75% or less of the appraised value of the structure. A building permit will be required to be applied for within six months of the date of damage. A six-month time limit for abandoned non-conforming uses will be added. Options on whether to require a Conditional Use Permit to allow the repair of nonconforming residential structures destroyed by fire or other cause in excess of 75% of the appraised value will be considered.
Motion to recommend APPROVAL of Text Amendment case ZO17-0002 as recommended by staff in Attachment 'A', with text language in Option #2 carried with unanimous (7-0) approval.
5. **NEW BUSINESS:**
 - A. **REZONING CASE RZ17-0005:** A request from H & H Development, Inc., applicant, and Jinavog, LLC, property owner, for the rezoning of certain property from R-R: Rural Residential and R-3: Residential, Multiple Family, Medium Density to C-2: Commercial, Community Business. The rezoning is requested to allow the development of a new commercial building on the property. The subject property is 1.20 acres located at 975 Sycamore Avenue, and is further described as Parcel C and a Portion of Parcel B recorded in Book 3, Page 46 of Parcel Plats, Section 12, T.21N., R.17W. of the G&SRM, Mohave County, AZ.

Motion to recommend APPROVAL of rezoning R-R and R-3 property to C-2 with both conditions as recommended by staff carried with unanimous (7-0) approval.

- B. SUBDIVISION CASE SB17-0003:** A city-initiated request for approval of a **Preliminary Plat for Kingman Crossing South, Tract 6050**. The property is owned by the City of Kingman. AECOM and Mohave Engineering Associates, Inc. are the applicants. The proposed subdivision includes two lots zoned KC-PDD: Kingman Crossing Planned Development District and one lot zoned R-R: Rural Residential. The subject property is 168.46 acres and is located on the south side of I-40, north of State Trust Section 16, east of Sage Street and west of Prospector Street. The property is further described as a Portion of Section 9, T.21N., R.16W. G.&S.R.M., Mohave County, AZ.

Motion to recommend APPROVAL of the Preliminary Plat for Kingman Crossing South, Tract 6050 with the four conditions as recommended by staff carried with unanimous (7-0) approval.

- C. DISCUSSION REGARDING RECYCLING BUSINESSES:** The Planning and Zoning Commission will discuss the appropriate locations for recycling businesses and possibly initiate a text amendment to the Kingman Zoning Ordinance to establish such uses in specific zoning districts.

Commission members requested staff move forward with research regarding recycling businesses and their appropriate locations.

- 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 with unanimous (7-0) approval. Chair Mossberg declared the meeting adjourned at 6:29.28 PM.

ADJOURNMENT 6:29:28 PM