CITY OF KINGMAN
COMMUNICATION TO COMMISSIONERS

TO:	Commission Members
FROM:	Heather Rasmussen
MEETING DATE:	June 10, 2026
AGENDA SUBJECT:	CUP26-0001 - A Conditional Use Permit to construct a 115,200 square foot, three-story self-storage facility on 1.79 acres located west of E. Andy Devine Ave. and north of Horizon Blvd. in the Commercial: Service Business (C-3) zoning district, Assessor Parcel Number 320-02-050

SUMMARY:
CUP26-0001 if approved would facilitate the development of a 115,200 square foot, three-story self-storage facility. Per the City of Kingman Zoning Code, Table 3-10.060.A, self-storage facilities are allowed in the C-3 Zone subject to the approval of a conditional use permit.

Site Plan: The site plan demonstrates compliance with the site development standards of the C-3 zone with respect to setbacks. Specifically, the C-3 Zone prescribes a zero (0) setback for the front, sides and rear yard; however, as shown in Exhibit B, the building is situated at the center of the project site and is proposed to have a setback of 58 feet from Andy Devine Avenue Right of Way, 10.75 feet from the northerly property line, 27.25 feet from the easterly property line and 51.25 feet from the westerly property line.

On-site circulation is accommodated by 30-foot wide drive aisles along the southerly and westerly portions of the site, while the easterly portion has an approximately 21-foot access corridor for the purposes of accessing the project sites retention area proposed within the northeastern part of the project site. Access is provided via two 40-foot wide driveways with right-in and right-out turn movements with the most easterly access also having a through access to allow crossing Andy Devine Avenue. Through access is subject to approval by ADOT.

Parking is located along the southerly and westerly portions of the building. Self-storage facilities are required to provide parking at a ratio of one space for every 50 units and as proposed the 20 spaces are required and as depicted the site can accommodate 22 spaces. The proposed loading area is recessed and accessible from the westerly side of the building.

The applicant has expressed interest in accommodating a future amazon storage locker, EV Charging Stations and food truck. These are deemed ancillary to the primary use and will be reviewed at the time the applicant submits for Site Plan and Construction Drawing approval. As discussed in the Conditions of Approval, the ancillary uses may not be located in required parking spaces.

Architecture: The proposed project features a contemporary commercial style designed to integrate into the Route 66 corridor while mitigating structural massing. To avoid a standard 'big box' appearance, the three-story structure utilizes horizontal and vertical wall offsets along the elevations to create visual depth and eliminate flat, monotonous facades.

The flat roof system incorporates an alternating, stepped parapet design with a height of 40’ to 42’ at the top of the parapet. This height allows the parapet to provide integrated screening for rooftop mechanical units, keeping them screened from public view.

The exterior material palette is engineered for regional desert conditions. The building’s envelope is composed of a combination of architectural stone veneer and metal panels. These materials are utilized throughout the elevations to highlight the building’s structural articulation, with stone veneer providing a textured foundation and metal panels defining the primary building envelope. The color strategy employs a neutral base tone accented by coordinating earth tones or metallic finishes on specific projections and trim sections to highlight the structural design.

Landscaping: The proposed project is required to landscape a minimum of 10% of the site area, or 7,800 square feet. As proposed, the project includes 12,434 square feet (15.9%) of landscaping located on all four sides of the property. The primary concentration of landscape is proposed to be on the eastern edge of the property, adjacent Andy Devine Ave. and denotes that the existing shrubbery in the area will be maintained in place throughout construction. The proposed project includes an underground drainage retention facility beneath the eastern drive aisle which parallels Andy Devine Ave. The applicant is required to provide and maintain landscaping in accordance with Section 4-60 of the City of Kingman Zoning Code. Compliance will be determined at the time the applicant submits plans for review and prior to the issuance of a building permit.

Fencing: As proposed the west, north and south boundaries will have screen walls with a height of six feet and will be constructed of concrete masonry block.

Lighting: The applicant is required to provide and maintain site lighting in accordance with Section 4-70 of the City of Kingman Zoning Code. Compliance will be determined during staff review at the time the applicant submits plans for and prior to the issuance of a building permit.

Improvements:
Water: There is a 16” water transmission line fronting the property but may not be used for water service. The applicant is required to connect to the 8” water line located across Andy Devine Avenue. This will require the applicants engineer to coordinate with ADOT and the City’s Engineering Department.

Sewer: There is no sewer access to the property. A septic system will be required.

Roadway: Access to the site is from Andy Devine Avenue, which is classified as a Major Arterial roadway having a minimum Right-of Way width of 130 feet. As show the overall right-of-way width is 230 feet. The proposed project is located on a portion of Andy Devine Avenue that is under the jurisdiction of Arizona Department of Transportation. The applicant is required to coordinate with Arizona Department of Transportation and comply with any reports and/or improvements required.

Miscellaneous Requirements: Section 3-80.540 details the development standards for self-storage facilities.
Self-storage facilities must meet the following development and performance standards:
A. No business shall be operated out of a storage unit or outdoor storage area. All storage must be within an enclosed building, except for accessory outdoor storage shown on an approved site plan and designed in accordance with the use-specific standards for outdoor storage and all applicable requirements of this Code.
The front office area may include accessory retail sales related to the primary business.
B. The maximum area of an individual storage unit is limited to no more than 1,000 square feet.
C. The storage of refuse, compost, explosives, flammable materials, and other noxious or dangerous materials, as determined by the Fire Marshal, is prohibited.
D. The minimum vehicle drive aisle width must be no less than 21 feet.
E. Minimum fire lane width must comply with the Fire Code.
F. Outdoor boat, trailer, or RV storage is limited to 10% of the overall site and must be located in the interior of the site and screened from view of surrounding properties and right-of-way as described in Division 4-50.
G. Indoor boat, trailer, or RV storage may occupy up to 100 percent of a building. Outdoor storage at such a site would still be limited to 10 percent of the overall site and must be screened from view of surrounding properties and right-of-way as described in Division 4-50.
H. All buildings that are visible from a public street shall feature architectural enhancements such as variation of material types, colors, or rooflines consistent with the character of surrounding uses as required by Division 4-20. Architectural plans must be submitted to the Department for review.

Review Timeline & History:
Date application Received: April 27, 2026
Number of Staff Reviews: One (1)
Number of Days in Review by Staff: 12
Number of Days held by the Applicant: 0
Total days from Application to Public Hearing (s)
Planning & Zoning Commission: 45 days
City Council: 51 days

FISCAL IMPACT:
None at this time; however, at the time of development, the applicant is required to pay fees associated with the city's plan review and permit issuance as well as Development Impact fees, which will result in increased revenues.

STAFF RECOMMENDATION:
The Planning and Zoning Commission recommend approval of CUP26-0001 including Conditions of Approval 1-8 to the Mayor and City Council.

SUGGESTED MOTION:
The Planning and Zoning Commission recommend approval of CUP26-0001 Including Conditions of Approval 1-8 to the Mayor and City Council.

ATTACHMENTS:
02 - Exhibit A - Application.pdf
03 - Exhibit B - Proposed Site Plan.pdf
04 - Exhibit C - Conceptual Building Elevations.pdf
05 - Exhibit D - Conceptual Grading and Drainage Plan.pdf
06 - Exhibit E - Aerial View of Site.pdf
07 - CUP26-0001 Powerhouse East Self Storage P&Z PP FINAL.pptx
01 - CUP26-0001 SR 6.10.2026 Final.pdf