



CITY OF KINGMAN COMMUNICATION TO COUNCIL

TO: Honorable Mayor and City Council

FROM: Jason Moquin

MEETING DATE: June 16, 2026

AGENDA SUBJECT: Adoption of Ordinance No. 2005 - ZO26-0002: A City-Initiated Text Amendment to the City of Kingman Zoning Code

SUMMARY:

Background:

In 2024, a city-initiated rezone was approved for approximately 16 acres of parcels located along Bank St., south of Gordon Dr. and north of Airway Ave., from Rural-Residential (RR) to Commercial: Community Business (C-2) in order to align with the goals of the 2040 City of Kingman Land Use General Plan and the commercial corridor.

At the April 21, 2026 City Council meeting, Council directed staff to develop an Infill Incentive District program focused on four commercial corridors: Airway Ave. (Stockton Hill Rd. to Rainbow Dr.), Bank St. (Airway Ave. to Gordon Dr.), Hualapai Mountain Rd. (Andy Devine Ave. to Eastern St.), and Beale St. (I-40 to Western City Limits). At the June 2, 2026 City Council meeting, Council approved the program, confirming the four commercial corridors the program would focus on.

Currently, the Bank St. corridor lies within the boundaries of the Kingman Design Review Overlay (KDRO) Zone which imposes additional design standards, specifically, increased setback requirements for commercial development of 20 feet along each parcel line boundary for the properties along Bank St. between Airway Ave. and Gordon Dr.

These increased setbacks and stringent application prevent the properties from being developed in accordance with the goals of the Council and the intent of the rezone and infill incentive district program. Elimination of the additionally imposed and stringent 20 foot setback for all property lines helps implement the city's strategic plan for viable economic development of a currently underutilized commercial corridor and will facilitate development that will provide needed services to the surrounding residential community.

Finding:

The removal of the increased setback requirement directly supports the goals of the Infill Incentive District by reducing a regulatory barrier that has proven to be an impediment to

project feasibility along this corridor.

FISCAL IMPACT:

None

STAFF RECOMMENDATION:

Mayor and City Council adopt Ordinance No. 2005 thereby approving ZO26-0002

SUGGESTED MOTION:

Mayor and City Council adopt Ordinance No. 2005 approving ZO26-0002, thereby affirming the Planning and Zoning Commissions recommendation of approval by a vote of 4-0 at its' regular meeting held on June 10, 2026.

ATTACHMENTS:

[01 - ZO26-0002 SR Final.pdf](#)

[02 - Exhibit A Proposed Text Amendment Redline.pdf](#)

[03 - Exhibit B Proposed Text Amendment Clean.pdf](#)

[04 - Ordinance 2005.pdf](#)

[05 - ZO26-0002 ZTA CC Presentation.pptx](#)