



CITY OF KINGMAN COMMUNICATION TO COUNCIL

TO: Honorable Mayor and City Council

FROM: Jason Moquin

MEETING DATE: January 20, 2026

AGENDA SUBJECT: Approval of Ordinance No. 1990 - RZ25-0003, a request to change the zone of 3.33 acres from RR (Rural Residential) and R-1-6 (Single Family Residential, minimum lot size 6,000 sq. ft. to C-2 (Community Business) for property located at 1850 Gates Avenue, City of Kingman, (APN 311-14-273D)

SUMMARY: SUMMARY:

RZ25-0003 is a request by Matt Rettig for First Assembly of God to change the zone of approximately 3.33 acres from an R-1-6 (Residential: Single-Family, 6,000 sq. ft. minimum lot size) zone and an RR (Rural Residential) zone to a C-2 (Commercial: Community Business) zone to allow for the expansion of an existing church and create consistency in the Zoning and General Plan designations. The subject property is further described Mohave County Assessor Parcel Number 311-14-273D.

The request to rezone portions of the site from Residential: Single-Family, 6,000 square foot minimum lot size (R-1-6) and Rural Residential (RR) to Commercial: Community Business (C-2) establish a single zoning designation across the approximately 3-acre site; thereby facilitating the expansion and remodel of the existing church facility consistent and permissible by right within the C-2 zone and allows for the development to occur under a single set of development standards in lieu of applying standards applicable to two different residential zones impacting setbacks, coverage, and use of the property.

The proposed amendment is consistent with and conforms to the goals of the General Plan and any applicable specific plans

The subject property is currently designated as Medium Density Residential (MDR) land use designation and a Public/Quasi Public (P/QP). Companion application case (GP25-0006) will be administratively approved upon approval of RZ25-0003 in accordance with the guidelines of the 2040 General Plan changing the Medium Density Residential designation and Public/Quasi Public designation to Local Commercial on the Kingman General Plan 2040 Projected Land Use Map. With the entire site designated Local Commercial.

According to the Kingman General Plan 2040, the Local Commercial designation is intended for low to mid intensity commercial and office areas typically disbursed throughout various residentially designated areas at major crossroads. This land use category would provide for goods and services that serve the local residents of Kingman. This would generally include offices and low-intensity small scale retail uses. Typical zoning categories may include but are not limited to: DD-1, DD-2, DD-3, DD-4 (formerly known as T5MS, T5G, T4N and T5N, respectively) and the C-1 and C-2 commercial categories.

The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City and will add to the public good as described in the General Plan as the proposed C-2 zoning is consistent with the Local Commercial designation in the General Plan 2040 and will not be detrimental to the existing residential development that has occurred along Robinson Avenue and Gates Avenue as the use of the church and former school currently co-exist within the residential community. The request would extend the current boundary of the commercial zone approximately 660 feet to the west on APN 311-14-273D, abutting the R-1-6 zone and existing single-family home which is used by the congregation. If the rezoning request were denied, that would still leave commercial zoning abutting residential zoning. So, it would appear that the City through past zoning decisions has found it appropriate for the commercial and residential zones to share boundary lines.

The affected site is physically suitable in terms of design, location, shape, size, operating characteristics and the provision of public and emergency vehicle (e.g. fire and medical) access, public services, and utilities (e.g. fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal), to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located as the site is relatively flat and has access to an improved street system, and access to City water and sanitary sewer infrastructure. Site development will occur through the City's permitting process where any proposed development would be scrutinized to ensure adherence to various standards designed for safety and for compatibility with adjacent properties. Therefore, it is not anticipated that additional development on the subject site will endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity.

The Planning and Zoning Commission will hold a public hearing on January 14, 2026 to consider the request. The Commission vote will be presented at the January 20, 2026 City Council meeting

FISCAL IMPACT:

None

STAFF RECOMMENDATION:

Staff recommends adoption of Ordinance 1990, approving RZ25-0003.

SUGGESTED MOTION:

Move to adopt Ordinance No. 1990, approving RZ25-0003 as proposed.

ATTACHMENTS:

[01-RZ25-0003 PZ SR.pdf](#)

02- Legal Exhibit.pdf
03- Ordinance No. 1990.pdf
04- Technical GP Amendment GPA25-0006.pdf
05- Presentation.pptx
Hope City Site Plan Delta 2.pdf