



CITY OF KINGMAN COMMUNICATION TO COUNCIL

TO: Honorable Mayor and City Council

FROM: Jason Moquin

MEETING DATE: May 19, 2026

AGENDA SUBJECT: Public Hearing and Adoption of Resolution No. 5613 - GP25-0008 - Proposal to Amend the City of Kingman General Plan Land Use Designations of Approximately 128 acres Consisting of Medium Density Residential, Public/Quasi Public, Local Commercial and Parks/Open Space to Regional Commercial Located at the Northeast Corner of Louise Avenue and Flying Fortress Parkway, Assessor's Parcel No's 322-12-007 and 322-11-002. (Applicant Mac Hall of Iris Development Services, on behalf of RSF Partners, LLC, and Hualapai's Edge LLC, property owners)

SUMMARY:

The proposed amendment seeks to change the current land use designation of 128 acres from Medium Density Residential (MDR), Public/Quasi Public (P/QP), Local Commercial (LC), and Parks/Open Space (P/OS) land use designations to a Regional Commercial.

The proposed amendment along with companion application Rezone (RZ25-0005) will establish consistency between the General Plan and the City's Zoning and facilitate the development of a regional commercial center on the 155-acre project site.

The Regional Commercial designation is intended to allow for commercial uses with varying intensities and aligns with the proposed C-3 (Commercial, Service Business) zone, which facilitates future commercial development of project site potentially consisting of retail, hotels, and gas station/convenience store uses. The minor amendment is required before the C-3 zoning can be considered as all rezoning proposals must conform to the projected land use map of the Kingman General Plan 2040.

FISCAL IMPACT:

Enactment will result in future commercial development resulting in one time fees from Development Impact Fees and Building Fees and increased ongoing sales tax revenue.

STAFF RECOMMENDATION:

The Mayor and City Council accept the Planning and Zoning Commissions recommendation and Approve GP25-0008.

SUGGESTED MOTION:

The Mayor and City Council accept the Planning and Zoning Commissions recommendation and Approve GP25-0008.

ATTACHMENTS:

01 - GP25-0008 P & Z SR.docx

02 - GP25-0008 Land Use Exhibit.pdf

03 - Resolution No. 5613.docx

4 - GP25-0008 CC PP.pptx