



CITY OF KINGMAN COMMUNICATION TO COMMISSIONERS

TO: Commission Members

FROM: Amy Patze

MEETING DATE: May 13, 2026

AGENDA SUBJECT: GP25-0008 - Proposal to amend the City of Kingman General Plan land use designation of approximately 128 acres from Medium Density Residential (MDR), 59.36 acres, Public/Quasi Public (P/QP), 16.07 acres, Local Commercial (LC), 5.90 acres and Parks/Open Space (P/OS), 46.33 acres to Regional Commercial (RC) 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 designation.

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 the 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 sales tax revenue.

STAFF RECOMMENDATION:

Planning and Zoning Commission recommend approval of GP25-0008 to the Mayor and City Council.

SUGGESTED MOTION:

Planning and Zoning Commission recommend approval of GP25-0008 to the Mayor and City Council.

ATTACHMENTS:

01 - GP25-0008_sr Final.docx

2 -2026 03 23_ Exhibit C_General Plan Amendment.pdf

3 - 2026 03 23_ Exhibit A Legal Description.pdf

4 - GP25-0008 PZC PP.pptx