



CITY OF KINGMAN COMMUNICATION TO COUNCIL

TO: Honorable Mayor and City Council

FROM: Jason Moquin

MEETING DATE: May 5, 2026

AGENDA SUBJECT: Ordinance No. 1995 - RZ26-0001 - Consideration to Re-Zone Approximately 1.07 Acres from R-1-5A to R-1-6 Located East of Benton Street and North of Kino Avenue, Assessors Parcel No. 320-04-069A

SUMMARY:

Summary:

Request to rezone 1.07 acres Residential: Single-Family, Attached, 2,000 square foot minimum lot size (R-1-5A) to Residential: Single-Family, 6,000 square foot minimum lot size (R-1-6) zone to facilitate a parcel plat and the development of single family homes on the proposed project site.

The aforementioned request is predicated on the fact that the Tuscany Villages residential development consisting of 4.30 acres and 32 lots ranging in size from 3,040 square feet to 5,301 square feet with reduced setbacks for the front side and rear yards. Since the approval, the plat has undergone multiple extensions which were granted as there were no significant changes with the most recent extension expiring in 2022. Since then the 4.30-acre project site has changed ownerships and the parcels associated with Tuscany Villages are no longer under a single ownership.

In 2021 the City's Zoning code established the R-1-5A Zoning designation which was intended to serve as a holding zone for approved master planned subdivisions like that proposed by the Tuscany Villages; however, the Zoning Code does not allow for new subdivision to occur under the R-1-5A zone. As such, staff directed the applicant to seek a rezone to the most appropriate zone which in this case would be R-1-6. The R-1-6 zone would require substantially larger lots than that proposed under the Tuscany Villages proposal and is consistent with the underlying General Plan designation of Medium Density Residential allowing up to eight dwelling units to the acre.

On April 8, 2026, the Planning and Zoning Commission held a public hearing and approved the recommendation for approval of RZ26-0001 to the Mayor and City Council in a vote of 6 to 0, with no members of the public opposing the proposed re-zone.

FISCAL IMPACT:

None

STAFF RECOMMENDATION:

Mayor and City Council accept the Planning and Zoning Commission's recommendation and adopt Ordinance No. 1995 thereby approving RZ26-0001.

SUGGESTED MOTION:

Mayor and City Council accept the Planning and Zoning Commission's recommendation and adopt Ordinance No. 1995 thereby approving RZ26-0001.

ATTACHMENTS:

[01 - RZ26-0001 PZ Staff Report 4.8.2026.pdf](#)

[02 - RZ26-0001 Legal Exhibit.pdf](#)

[03 - Ordinance No. 1995 draft.pdf](#)

[04 - RZ26-0001 Presentation.pptx](#)