



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 Ordinance No. 1997 - RZ25-0005 - Proposal to Rezone Approximately 155 Acres Zoned R-1-8 (Residential: Single-Family, 8,000 sq. ft. minimum lot size), C-2 (Commercial: Community Business), and ROS (Recreational Open Space) to C-3 (Commercial: Service Business) Zone Located at the Northeast Corner of Louise Avenue and Flying Fortress (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:

Summary: RZ25-0005 is a proposal to rezone approximately 155 acres of a 461 acre project area. Specifically, the proposal consists to rezone from R-1-8: Residential, Single-Family, minimum 8,000 square foot lot size (97.91 acres), C-2: Commercial, Community Business (34.43 acres) and RO: Recreational Open Space (22.88 acres) to C-3 (Commercial: Service Business) zone. Combined with companion application GPA25-0008, the two amendments will create consistency across the project site and facilitate future commercial development consisting of mixed-use development opportunities such as retail stores, hotels, restaurants and fueling facilities along a regional transportation corridor.

Transportation:

The site abuts Flying Fortress Parkway (previously referred to as Rancho Santa Fe Parkway) to the west having an overall right-of-way width of 100 feet and four travel lanes for north and south bound travel. Louise Avenue to the south is classified as a minor arterial street requiring 100 feet of right-of-way; however, this section is modified slightly to have a 120-foot right-of-way extending east along Louise from Flying Fortress Parkway and tapering to 100 feet in width. All street improvements must be completed immediately adjacent to the proposed project site at the time of development and in accordance with the thresholds established under Ordinance No. 1485. It should be noted, that at the time development is proposed and known uses and finalized site plan are available, the applicant is conditioned to provide a Traffic Impact Analysis (TIA), Condition of Approval No. 1 and implement any of the

recommendations from the TIA or as otherwise determined by the City Engineer.

Additionally, on June 6, 2005, Ordinance No. 1485, was adopted establishing a mix of residential zoning and varied commercial zones across the 461.61-acre project area. To facilitate a then conceptual plan consisting of both commercial and mixed density residential uses. Due to market demands the proposed development never occurred and the property owner is now proposing solely commercial development along the 155-acre interstate frontage. Furthermore, Ordinance No. 1485 also contained a development agreement that required both a private and public partnership as it pertained to roadway development and the setting aside of ten (10) acres for useable open space, Exhibit 8 of the staff report. To ensure these conditions are met, Condition of Approval No. 2 is warranted requiring the to fulfill the Conditions and Terms associated with Ordinance 1485 and the embedded Development Agreement or the applicant and the city may enter into a new Development Agreement with the City of Kingman.

Public Utilities:

There are existing and proposed water and sewer utilities directly west of the site in the existing right-of-way. Future development will be required to connect to the City's water and sanitary sewer infrastructure which will be reviewed at the time physical development of the site is proposed and specified users are identified.

Conditions of Approval:

1. The applicant shall submit the following study for review and approval and shall enact all recommendations contained within the study or as otherwise determined by the City Engineer.
 - a. Traffic Impact Analysis
2. The applicant shall either fulfill the Conditions and Terms associated with Ordinance 1485 or shall enter into a new Development Agreement with the City of Kingman.

FISCAL IMPACT:

Enactment will result in future commercial development resulting in one time revenues associated with Development Impact Fees, Building Fees and ongoing increased sales tax revenues.

STAFF RECOMMENDATION:

The Mayor and City Council accept the Planning and Zoning Commissions recommendation and approve RZ25-0005 subject to the conditions of approval contained in the staff report.

SUGGESTED MOTION:

The Mayor and City Council accept the Planning and Zoning Commissions recommendation and approve RZ25-0005 subject to the conditions of approval contained in the staff report.

ATTACHMENTS:

- 01 - RZ25-0005_P & Z SR.docx
- 03 - Rezone Exhibit 5.6.2026.pdf

04 - 2026 03 23_Exhibit A Legal Description.pdf
02 - Ordinance No. 1997.docx
05 - RZ25-0005 CC PP FINAL.pptx