



CITY OF KINGMAN COMMUNICATION TO COMMISSIONERS

TO: Commission Members

FROM: Amy Patze

MEETING DATE: April 8, 2026

AGENDA SUBJECT: RZ26-0001 - A Rezone request to change the zone of approximately 1.07 acres from an R-1-5A (Residential: Single-Family, Attached, 2,000 sq. ft. minimum lot size) zone to R-1-6 (Residential: Single-Family, 6,000 sq. ft. minimum lot size) zone located east of Benton Street and north of Kino Avenue, Assessor's Parcel No. 320-04-069A. (Applicant Sultan Abbas, on behalf of Cedars Management LLC, property owner)

SUMMARY:

The request to rezone the site from Residential: Single-Family, Attached, 2,000 square foot minimum lot size (R-1-5A) to a Residential: Single-Family, 6,000 square foot minimum lot size (R-1-6) zone will establish a valid zoning designation for the approximately 1.07-acre site; thereby allowing for the development of single-family homes, on larger lots, that more closely align with the existing development in the area.

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.

FISCAL IMPACT:

None

STAFF RECOMMENDATION:

Recommend approval to the Mayor and City Council

SUGGESTED MOTION:

The Planning and Zoning Commission recommend approval of RZ26-0001 to the Mayor and City Council.

ATTACHMENTS:

[01-RZ26-0001 PZ SR.docx](#)

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

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