CITY OF KINGMAN
COMMUNICATION TO BOARD MEMBERS

TO:	Board Members
FROM:	Jason Moquin
MEETING DATE:	June 9, 2026
AGENDA SUBJECT:	VA26-0001 - A variance request from Sections 3-80.280.B.2 and 3-80.280.B.3 of the City of Kingman Zoning Code (Drive-through Facility)

SUMMARY:
The applicant is proposing to construct a 532 square foot drive-thru only coffee shop and a 250 square foot detached cooler within the existing shopping center development located at the northeast corner of Beverly Avenue and Stockton Hill Road.

Per section 3-80.280.B.2 of the City of Kingman Zoning code regulations, to the maximum extent feasible, drive-through lanes must not be located between a property line and the front of the building or along a street frontage.

Further, section 3-80.280.B.3 of the City of Kingman Zoning code restricts a proposed drive-through from being located within 25 feet from any right-of-way, 75 feet from any residential uses, or 300 feet from the entrance or exit of any other drive-through. The current proposed drive-through entrance is located approximately 10 feet, at the closest point, from the Stockton Hill Road ROW and 140 feet from the adjacent Taco Bell drive-through entrance.

Due to site constraints, in order to preserve the integrity of the site intent along with providing the utmost in safety to the surrounding public and in support of the surrounding aesthetics, it is proposed that the drive-through lane will be screened by a 3-foot-tall wall designed to match the building materials to provide separation from any frontage roadways. Mitigation of the proximity to the adjacent drive-through is based on peak usage hours. Primarily, the 7Brew drive-through is at its busiest between 6am & 9am whereas Taco Bell is typically busy during the lunch and dinner hours. This will aid in keeping stacking on both drive through's from impacting surrounding traffic and vehicular movements within the site.

The applicant's proposal was reviewed under a Concept Plan Review application CPR25-0012, received July 2, 2025. During review of the proposed site plan, it was determined that

the proposed drive-through and stacking area placement were not meeting the requirements of a previous version of the Zoning Code (ZC) (previously Sec. 3-90.130). The applicant was informed of the deficiency and the need to correct the site design to demonstrate compliance with the city's zoning ordinance.

In a subsequent meeting with the applicant and applicant's design team, the project site constraints were discussed and a resubmittal was required under the new Development Plan Review (DPR) process in an effort to alleviate the drive-through issues. The DPR application was initialized on January 28, 2026 after a text amendment that further restricted drive-through requirements was put into effect January 1, 2026. After review of the DPR submittal it was determined that a variance would be required in order to move the project forward.

While the project site is adjacent to Stockton Hill Road, access to the site is restricted to the existing driveway access points for the shopping center forcing entrance to the subject property through the existing parking lot to the east. This limits the ability to locate the drive-through away from the right-of-way.

Staff met with the applicant multiple times in an effort to adjust the drive-through placement in a way that may comply with the Zoning Code and accommodate the existing drive-through facility on the subject site; however, in doing so, resulted in significant impacts to the restaurant design and drive though lane. It is for these reasons the applicant is seeking relief from the restrictive application of the city's zoning code.

FISCAL IMPACT:
None

STAFF RECOMMENDATION:
Chair and Board members approve V26-0001

SUGGESTED MOTION:
The Chair and Board Members approve V26-0001.

ATTACHMENTS:
01 - VA26-0001 SR.pdf
02 - Exhibit A - VA26-0001 Site Plan.pdf
03 - Exhibit B - VA26-0001 Narrative.pdf
04 - Exhibit C - Aerial View.pdf
05 - VA26-0001 Board Ruling draft.docx
06 - VA26-0001 Presentation.pptx