

14.000 C-2: HMR OVERLAY DISTRICT: DISTRICT REVIEW MANUAL FOR THE HUALAPAI MOUNTAIN ROAD AREA

14.100 INTENT AND PURPOSE

This Design Review Manual is established to provide general development, design, and performance standards and use and conditional uses for the study areas covered by the Hualapai Mountain Road Area Plan. These standards are intended and designed to aid in the implementation of the General Plan; to encourage sound design principals; to assure the compatibility of uses; to encourage attractive appearances; to prevent blight; and to promote and enhance the health, safety and general welfare of the residents in the community.

This manual establishes minimum standards. The City encourages developers and landowners to exceed these minimums whenever possible. Design standards and uses regulations herein shall be applied as shown in the Hualapai Mountain Road Exhibit map.

14.200 INTRODUCTION

The 1988 Hualapai Mountain Road Area Plan required the development of a Design Review Manual to be used in conjunction with the Area Plan. This was reinforced by the adoption of the Kingman General Plan 2020. The City suggests designing within a broad range of southwestern architectural styles and requires high quality and creative developments that are architecturally compatible with surrounding buildings and the colors and textures of the surrounding environment.

During the design review process, the City will be looking at more than just a building's design. A project's layout, its relationship to the immediate neighborhood and its relationship to the entire study areas will also be examined. Special considerations are given to sign, landscaping, screening and setback requirements which are more specific than other City of Kingman Zoning districts. It should be understood that the City Staff can make suggestions on how to solve design problems for the applicant, but the applicant should also consult their design professional.

The design review guidelines have been placed under general headings to facilitate their uses.

14.300 APPLICABILITY

The standards set forth in this Manual shall apply to:

1. Hualapai Mountain Road, and Mission Boulevard, a minimum of 300 feet either side of the roads and all properties as outlined in the Map exhibit attached herein.
2. All commercial and multiple family developments, within the specified corridor.

14.400 PROCEDURE

The initial design review will be done in house by the City Planning Staff. Currently the Planning Staff reviews all preliminary and final subdivision plats, parcel plats, site plans/building permits, sign permits, variance requests, rezoning requests, conditional use permit requests, business license applications, and general plan/area plan amendment requests. The Mohave County Planning Department refers certain development proposals for land adjacent to the City limits to the City Planning Staff for review, in accord with the Kingman General Plan 2020 policies. For Section 16, the State Urban Land, the State Land Department will refer all development proposals to the City Staff for their review and comment. In this manner, City Planning Staff will be able to check development in the study areas for their adherence to the design review guidelines.

A checklist or required design review elements (see Exhibit A) shall be filled out and attached to all project reviews that are subject to these guidelines. This in house procedure should minimize extra paperwork and any time delays for project reviews. Any decision or finding made on any element in Exhibit A shall be given to the applicant in writing with reasons for such decision or finding.

All developments within the City limits must comply with all other applicable provisions of Zoning Ordinance, Subdivision Ordinance and all other relevant City regulations. Where conflicts occur, the more restrictive regulations will be applied. All developments outside of the City limits must adhere to the applicable Mohave County regulations. This Design Review Manual, along with the Hualapai Mountain Road Area Plan, gives City Staff, the Planning and Zoning Commission and the City Common Council a basis upon which to make policy and procedural recommendations to Mohave County and the State Land Department for the lands which are included in the Area Plan, but which lie outside of the City limits, in accord with the Kingman General Plan 2020 policies.

It is recommended that anyone who is considering a development project within the study areas should make an appointment with City Planning Staff for preliminary discussions and review. This pre-development conference can help reduce errors and omissions and can alleviate potential problems before final plan are drawn up.

14.500 APPEALS

Appeals from any decision made during the in-house administrative design review only shall be made to the City Planning and Zoning Commission. Such appeal shall be in writing and shall state such reasons why the applicant feels the decision was in error. The Commission will then forward their recommendation to the City Common Council. Final action shall be taken by the City Council. Uses are not subject to appeal in accord with ARS 9-466.06 H(1), but would be reviewed via text amendment process only.

14.600 PERMITTED USES

The following are permitted uses within the areas covered by the Hualapai Mountain design review corridor.

- Antique Shops
- Art galleries and Art supplies, retail, and picture framing shops
- Beauty and barber shops
- Banks and Financial institutions
- Book stores and stationery stores
- Camera and photographic equipment stores
- Contractor offices only, no construction equipment or material storage
- China, Glassware, and home decorating stores
- Churches, or other religious institutions and related accessory uses
- Delicatessen or sandwich shop
- Dry Cleaning Stores
- Men=s, Women=s and Children=s Clothing and shoe stores, and costume rentals
- Social, private, religious and fraternal clubs, lodges and meeting houses
- Coin and philatelic stores
- Department, grocery and food stores or general retail including office supplies, (but not including

automotive related retail) permitted by right.
 Engineering and architectural consulting offices, including GIS labs
 Electrical appliances and household electronic appliances store, including computers, permitted by right to 25,000 square feet of gross building area.
 Family, group or commercial day care
 Florist shops and interior design facilities, but not including building material or carpet warehouses
 Funeral parlors or related accessories, but not including outdoor monument sales, or cemeteries, mausoleums and related uses
 Furniture stores, permitted by right
 General offices, including health care, dental, optical and medical related
 Gift shops
 Health clubs
 High density multiple family developments
 Hobby shops, including stamp and coins
 Interior Design studio
 Jewelry stores
 Leather goods and luggage stores
 Internet café
 Multiple family residential projects, not greater than 19 units per acre
 Museums, art and artifacts, historical, photographic
 Music and dance studio
 Musical instrument sales and repair
 Parks and playgrounds
 Radio and broadcast studio and music productions, but broadcast antennas and dishes subject to CUP
 Real estate and title offices
 Recreational buildings
 Restaurants, bars and or taverns, including entertainment, only in an enclosed building, with minor outdoor seating opportunities. Drive-in only restaurants not permitted.
 Restricted production facilities, limited to art, clothing, jewelry or needlework
 Sewing machine sales and service
 Toy stores
 Travel agencies

14.700 USES WHICH MAY BE PERMITTED BY CONDITIONAL USE PERMIT

Hotels and motels
 Public, private, charter, instructional, or trade schools of any nature
 Day care, nursery or pre-schools, which are not accessories to existing churches
 Public utility or public service substations, pumping stations, telephone transmission facilities, communication towers of any type over 30 feet in height
 Convenience stores including gasoline sales, and food stores, but not including car washes
 Federal, State, and Local Government offices or public service facilities

14.800 SITE DEVELOPMENT

1. A project shall be developed to be compatible with the immediate environment of the site and to be sensitive to the surrounding neighborhood. Damage to the natural environment should be minimized. Clear grading of lots, especially large lots, should be avoided.

2. Projects shall be designed to minimize interference with the privacy, quiet and views of neighbors.
3. Projects shall be designed to minimize traffic problems.
4. Projects shall be designed to retain a site's natural topography whenever possible. The project should be planned to fit the site's natural conditions rather than altering the site to accommodate the project. Excessive cuts and fills should be avoided.
5. The street grid should respond to topography. Curvilinear streets may have to be used in some instances.
6. All developments shall have the buildings setback a minimum of twenty (20) feet from the property line along Hualapai Mountain Road and the Parkway/collector street, or the minimum distance required in the particular zoning district, whichever is greatest.
7. Curb cuts on to Hualapai Mountain Road and Mission Blvd and collector streets shall be limited. The guidelines for access onto arterial and collector streets as follows:
 - a. No driveway onto an arterial street or collector street shall be located closer than 100 feet to the nearest intersecting curb line.
 - b. Access to and from Hualapai Mountain Road and Mission Blvd and collector streets should be limited to street intersections. Properties with frontage on these streets should have access by a parallel road or a side street when this option is available. One driveway will be permitted on side streets when the frontage is less than 300 feet. Two driveways will be permitted on side streets when the frontage is 300 to 600 feet.
 - c. The use of shared driveways between adjacent parcels on arterials is required when appropriate.
 - d. Adjacent driveways should be no closer than 60 feet.
 - e. Driveways on opposite sides of a street should not be offset less than 150 feet.
8. A main driveway into a site should have adequate space for stacking of vehicles. If over 40 parking spaces are required by the use and building size, 50% of the required parking spaces should be located to the side or rear of the proposed building.
9. Access to and from Hualapai Mountain Road and the Parkway/collector street should be limited to street intersections. Properties with frontage on these streets should have access by a parallel road or a side street when this option is available.
10. Sidewalks and tree landscaping (properly irrigated and maintained by the property owner) shall be required as properties develop along Hualapai Mountain Road and the Parkway/collector street.
11. Exterior lighting, when used, shall adhere to Section 34.000: Outdoor Lighting Code, of the City Zoning Ordinance.
12. There should be a pleasant transition from the street to the buildings. This can be accomplished by the use of sidewalks and landscaping.
13. The site organization of a project should take into consideration the arrangement of buildings in relation to open spaces, landscaping and the elements of adjacent sites.
14. Proportion, scale, continuity and balance should prevail in all aspects of a project.

14.900 BUILDINGS

1. The maximum height for all buildings shall be 30 feet.
2. The intent of the design review is to create architectural design quality, based on a common set of principles which include consideration of the unique environment, climate, and context of the Hualapai Mountain Road and Mission Blvd area and its natural setting in the City of Kingman. A broad Southwestern theme, is the appropriate and desired architectural style in the Hualapai Mountain Road, Mission Blvd context, however this theme is not intended to limit architectural innovation within the general styles below. These styles include: Southwestern traditional, Arizona Territorial, Pueblo, and Spanish Colonial.
3. Buildings shall be compatible with the neighborhood character.
4. Buildings shall be compatible with the colors and textures of the surrounding environment. Warm earth tone colors shall be used. This would not exclude the ability of a user to express a corporate logo or color as a minor element in the overall design.
5. Highly reflective materials that create glare shall not be used. Preferred exterior materials shall be stucco, brick, adobe, natural stone, textured concrete, or textured and split face concrete masonry units. Materials such as pre-fabricated metal wall panels and smooth faced concrete shall not be used.
6. All glass or all metal buildings, including accessory buildings and structures visible from any street shall be avoided.
7. Reduce the apparent size and mass of buildings. Break up the mass of large buildings by dividing into basic geometric components with intersecting wall planes. Long blank walls, even with appropriate colors, are not permitted. Walls shall not have runs of greater than 25= linear feet without an architectural feature breaking up the expanse. These features could be columns with contrasting but complimentary colors, pilasters, tile contrasts, varied facades or parapets.
8. Any exposed roof to street view shall use complimentary colored ceramic tile, or a method compatible with the themes and intents above.
9. Mechanical equipment, to the extent possible, should be located on the ground, with screening.
10. Any Mechanical equipment, that has to be on the roof, shall be screened, with architecturally compatible features.
11. Parapets shall not be one continuous height, but should be varied in height. Parapet caps shall contrast with the prime color of the building with contrasting but complimentary colors. Exposed metal strips should not be used
12. Varied window and door openings shall be required.
13. Entryways shall not be flush with the building wall, but should be recessed at least one foot, or shall be covered, with human scale overhangs, or trellis.
14. Service features, such as electric or telephone boxes, irrigation boxes, any exposed communication equipment etc, shall be shown on the site plan and shall be screened, or designed with compatible colors and materials.
15. All building elevations (sides) shall be shown in submitted plans and design elements required shall

be expressed on all sides of the building.

16. Storage or shipping containers, as accessory uses, are prohibited.

14.1000 SIGNS

1. Signs shall compliment and reflect the architectural theme of the principal buildings.
2. No off-premises signs (billboards) are permitted.
3. No roof signs are permitted.
4. No pole type freestanding signs are permitted.
5. Only building signs and monument style freestanding signs are permitted.
6. The area of building signs is that permitted in Section 25.000: Sign Code, of the City Zoning Ordinance.
7. Where freestanding signs are permitted, the freestanding sign shall be a monument style sign. There shall be only one monument style sign allowed per property.
8. The monument style sign shall not be greater than six (6) feet in height. The total sign area shall not exceed thirty-five (35) square feet.

14.1100 LANDSCAPING

1. Natural features, such as rock out-cropping and water courses, should be incorporated into the project's design whenever possible.
2. Landscaped areas shall be protected from damage from automobiles by the use of bumper guards, etc.
3. Pedestrian areas should be shaded with landscaping whenever possible.
4. A coherent, logical landscaping design should be utilized. Landscaping plans shall exhibit an organized concept, not just an arrangement of plants with appropriate irrigation.
5. On site plans, the type, size and number of plants, and the location and design of landscaped areas should be shown, along with the irrigation systems. The Kingman Landscape Ordinance standards are the minimum required in the corridor.

14.1200 SCREENING

1. Trash receptacles shall be screened. The screening shall be designed so that garbage collection vehicles can easily service these areas.
2. Exterior mechanical and electrical equipment, such as meter boxes, electrical and gas connections, solar devices, etc., shall be screened.
3. Screening can be accomplished by using site obstructing vegetation or site obstructing fences which

are made of materials that are architecturally compatible with the principal buildings.

4. Screening for trash receptacles should be a minimum of six (6) feet in height.
5. If roof-mounted mechanical equipment is used it shall be screened in a manner architecturally compatible with the building whenever possible.
6. All utility stations and substations shall be screened with landscaping or a site obstructing fence.
7. All utilities should be placed underground whenever feasible.
8. All commercial and multiple family areas shall be screened from adjoining residential areas, even if a street or alley intervenes. Split face block, stucco, or compatible wrought iron, fences, of architecturally compatible wood or mimic material shall be used, in conjunction with landscaping. Chain link, barbed wire, razor wired, etc, are prohibited.

PROJECTS SHOULD BE DESIGNED TO MINIMIZE INTERFERENCE WITH THE PRIVACY, QUIET AND VIEWS OF NEIGHBORS

ROOF-MOUNTED MECHANICAL EQUIPMENT SCREENED
IN A MANNER ARCHITECTURALLY COMPATIBLE WITH THE BUILDING

THERE SHOULD BE A PLEASANT
TRANSITION FROM THE STREET TO
THE BUILDINGS. THIS CAN BE
ACCOMPLISHED BY THE USE OF
SIDEWALKS AND LANDSCAPING

FENCE SCREENS PARKING AND LOADING AREAS FROM RESIDENTIAL NEIGHBORS

DECORATIVE FENCE AND LANDSCAPING
PROVIDES SCREENING OF DUMPSTER AREA

PARKING LOTS SHOULD BE LANDSCAPED TO VISUALLY
REDUCE THE EXPANSE OF PAVED AREAS

ALL APPROPRIATE STREET PROPERTY FRONTAGES SHALL BE
LANDSCAPED WITH TREES AS THE MAIN LANDSCAPING ELEMENT

FIGURE 1: SITE DEVELOPMENT

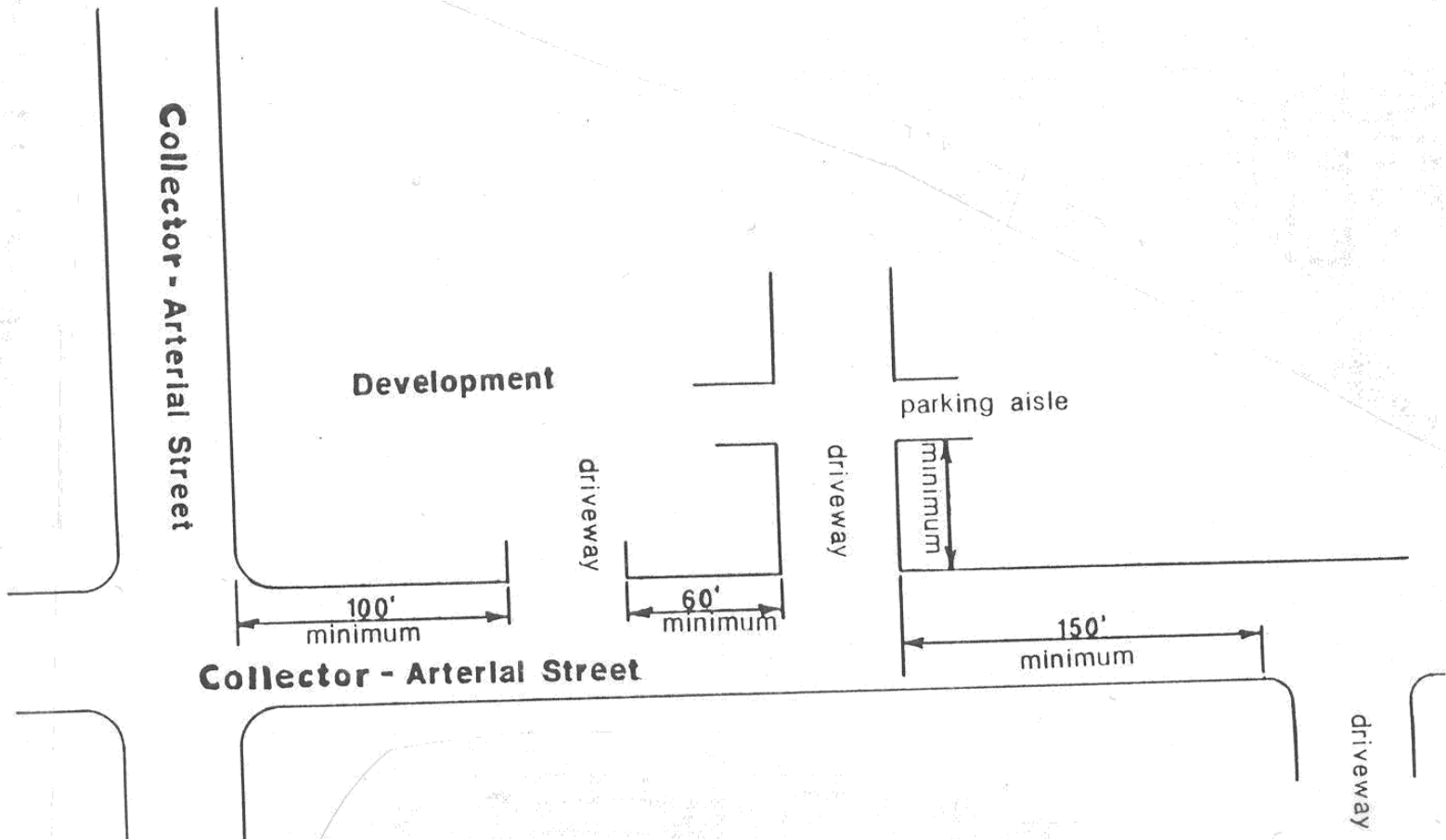


FIGURE 2: DRIVEWAY GUIDELINES
FIGURE 3: BUILDING COMPATIBILITY

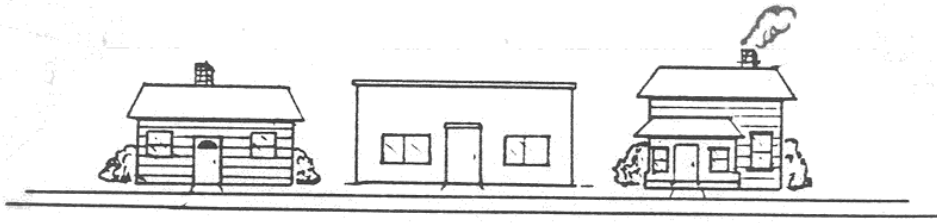


BUILDINGS SHOULD BE COMPATIBLE WITH THE NEIGHBORHOOD CHARACTER

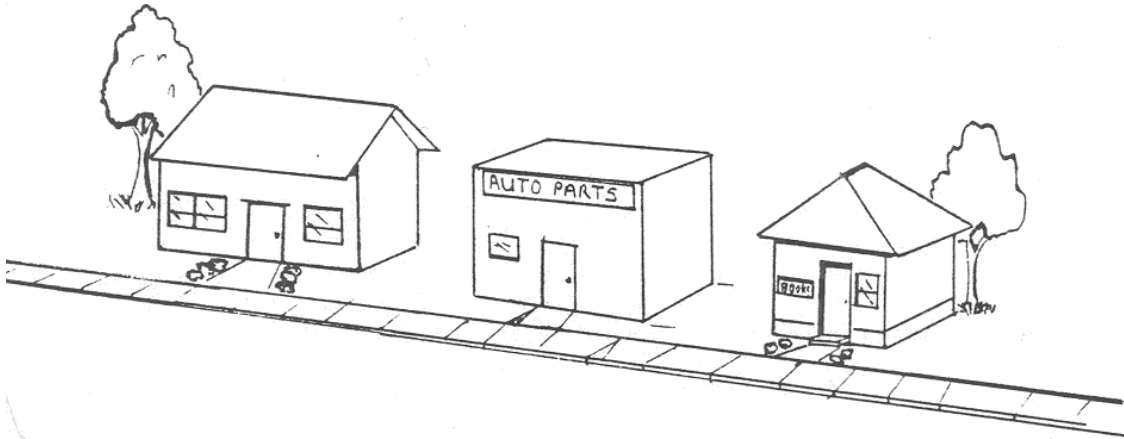


PROPORTION, SCALE, CONTINUITY AND BALANCE SHOULD PREVAIL IN ALL ASPECTS OF A PROJECT

FIGURE 4: BUILDING INCOMPATIBILITY



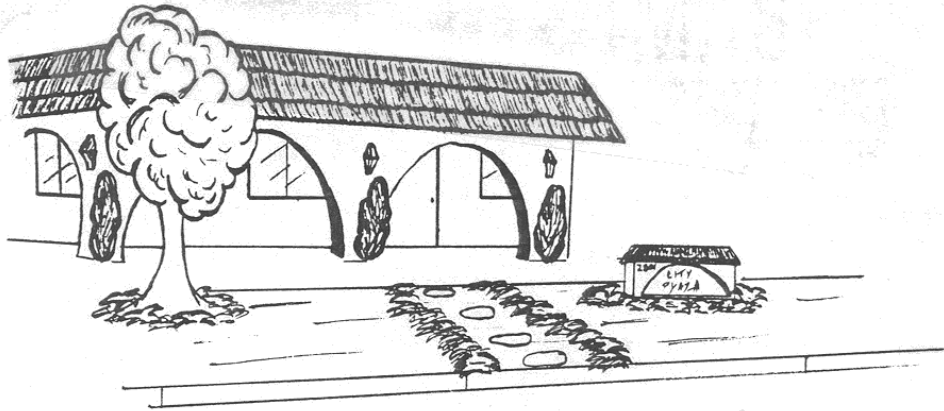
AVOID BUILDINGS THAT VIOLATE THE EXISTING SCALE, SIZE
AND PROPORTION OF THE AREA AND ADJACENT BUILDINGS



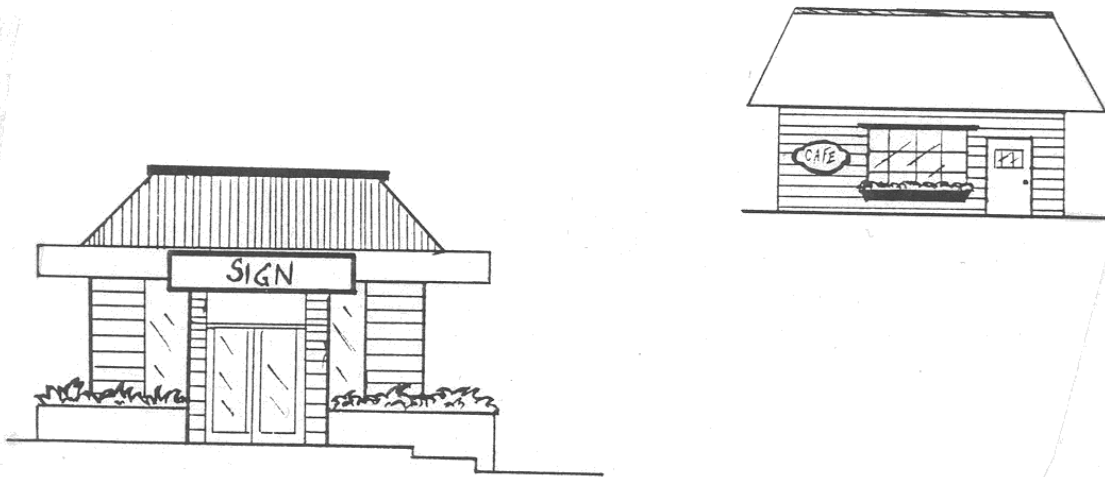
BREAK UP UNINTERESTING BOXLIKE FORMS

FIGURE 5: SIGN EXAMPLES

FIGURE 5: SIGN EXAMPLES



ONLY BUILDING SIGNS AND MONUMENT STYLE SIGNS ARE PERMITTED



SIGNS SHOULD REFLECT THE ARCHITECTURAL THEME OF THE PRINCIPAL BUILDINGS

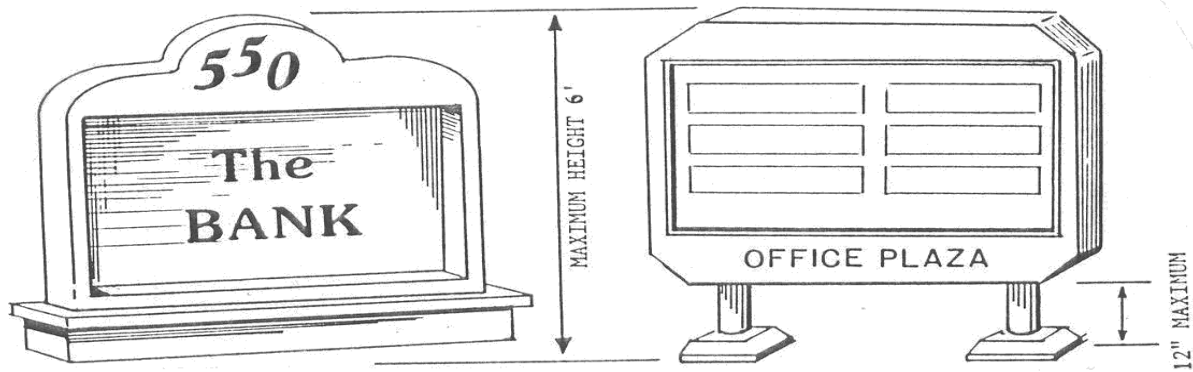
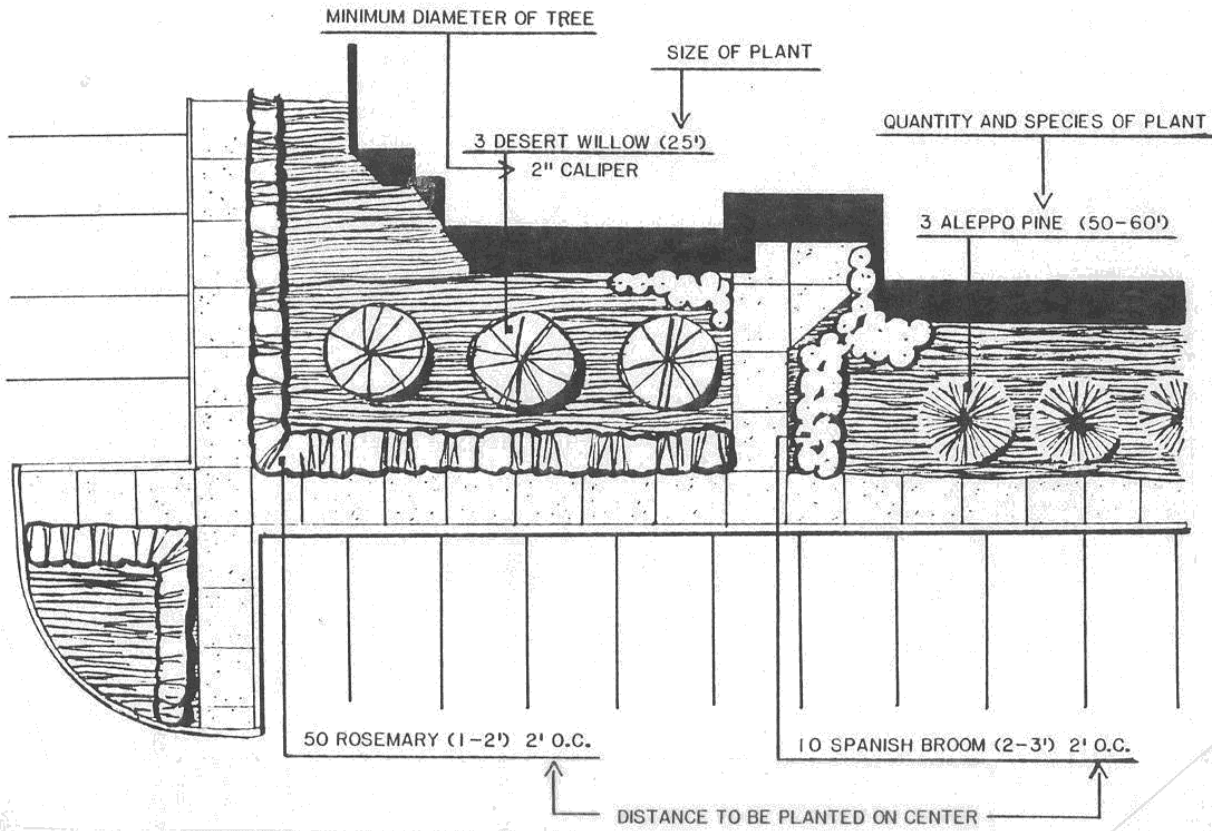


FIGURE 6: MONUMENT STYLE FREESTANDING SIGNS

ON SITE PLANS, THE TYPE, SIZE AND NUMBER OF PLANTS AND THE LOCATION AND DESIGN OF LANDSCAPED AREAS SHOULD BE SHOWN



SECTION 14.000:
C-2: HMR

EXHIBIT 1
CITY OF KINGMAN
DESIGN REVIEW CHECKLIST
 For the Hualapai Mountain Road Area Plan

DATE: _____ APPLICANT: _____

PROJECT: _____

LEGAL DESCRIPTION: _____

REVIEWED BY: _____

APPROVED: _____ DISAPPROVED: _____

REQUIRES REVISIONS FOR APPROVAL: _____

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	SITE DEVELOPMENT
			1. Minimum street setback 20 feet or minimum of zoning district whichever is greater.
			2. Limited curb cuts on to street.
			3. Access to street is at street intersection.
			4. Project is designed to minimize traffic problems.
			5. Street grid responds to topography.
			6. Sidewalks with tree landscaping.
			7. Exterior lighting in accordance to Outdoor Lighting Code.
			8. Site organization takes into account relation of buildings to street, landscaping, open spaces and adjacent sites.
			9. Proportion, scale, continuity and balance prevails.
			10. Project retains natural topography and is compatible with immediate environment. Damage to natural environment is minimized.
			11. Project designed to minimize interference with privacy, quiet and views of neighbors.

			12. Other:
			13. Comments:

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	BUILDINGS
			14. Buildings are compatible with neighborhood character and with colors and textures of surrounding environment.
			15. Avoid all glass or all metal buildings. Highly reflective materials avoided.
			16. Other:
			17. Comments:

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	SIGNS
			18. Signs fall within the allowable type, number, size, height and square footage.
			19. Signs are building signs and/or monument style freestanding sign.
			20. Signs reflect the architectural theme of the principal buildings.
			21. Other:
			22. Comments:

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	LANDSCAPING
			23. Site plans include landscaping plan that shows type, size, number and location of plants, and irrigation systems.
			24. Recommended plants are used.
			25. Street property frontages landscaped with trees as the main landscaping element.
			26. Parking lot landscaped.
			27. Natural features incorporated into project's design.
			28. Pedestrian areas landscaped.
			29. Landscaped areas protected from automobile damage.
			30. Other:
			31. Comments:

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	SCREENING
			32. Trash receptacles screened by a minimum 6 foot screen.
			33. Trash areas easily accessible by garbage collection vehicles.
			34. Exterior mechanical and electrical equipment screened.
			35. Roof-mounted mechanical equipment screened in a manner architecturally compatible with building.
			36. Utilities placed underground.
			37. Utility stations/substations screened.

			38. Other:
			39. Comments:

EXHIBIT 2
RECOMMENDED PLANT LIST
 for Kingman, Arizona

*Asterisk indicates low water use plants

For further information, please contact the local Soil Conservation Service or Cooperative Extension Service Office.

TREES

COMMON NAME	SCIENTIFIC NAME
* Afghan Pine (Mondel, Goldwater)	Pinus eldarica
* African Sumac	Rhus lancea
* Aleppo Pine	Pinus halepensis
American Sycamore	Platanus occidentalis
Arizona Ash	Fraxinus velutina
* Arizona Cypress	Cupressus arizonica
Arizona Sycamore	Platanus occidentalis
* Athel Tree	Tamarix articulata
Black Locust	Robinia pseudoacacia
Chinese Pistachio	Pistacia chinensis
* Desert Willow	Chilopsis linearis
Eastern Redbud	Cercis canadensis
Eucalyptus Microtheca	Eucalyptus microtheca
Fruitless Mulberry	Morus alba
Globe Willow	Salix matsudana
Hybrid Cottonwood	Populus deltoides sel siouxland
* Italian Cypress	Cupressus sempervirens
Italian Stone Pine	Pinus pinea
Japanese Black Pine	Pinus thunbergi
* Mesquite	Prosopis juliflora
* Mexican Elder	Sambucus mexicana
* Net Leaf Hackberry	Celtis reticulata
* Palo Verde, Yellow	Parkinsonia aculeata
Pecan	Carya illinoensis
* Pinyon Pine	Pinus edulis
Siberian Elm	Ulmus pumilla
Thornless Honey Locust	Gleditsia triacanthos inermis
Weeping Willow	Salix babylonica

SHRUBS

COMMON NAME	SCIENTIFIC NAME
Apache Plume	Fallugia paradoxa
* Arizona Grape	Vitis arizonica
* Arizona Rosewood	Vauquelinia californica
* Brittle Bush	Encelia farinosa
Cassia	Cassia spp.
* Catclaw	Acacia greggii
* Cliffrose	Cowania mexicana
Common Myrtle	Myrtus communis
Cotoneaster	Cotoneaster horizontalis
Crepe Myrtle	Lagerstromia indica
* Desert Broom	Baccharis sarothroides
Dwarf Coyote Brush	Baccharis pilularis
Dwarf Periwinkle	Vinca minor
Euonymous	Euonymous japonica
* False Mesquite	Calliandra eriophylla
Firethorn	Pyracantha walderi
* Four-Wing Saltbush	Atriplex canescens
* Gregg Dalea	Dalea pulchra
* Greythorn	Ziziphus obtusifolia
* Junipers (many species)	Juniperus species
Lilac	Syringa vulgaris
* Little Leaf Lysilomia	Lysiloma microphylla
* Menodora	Menodora scabra
* Mesquite	Prosopis juliflora
Nandina	Nandina domestica
Pampas Grass	Cortaderia spp.
Pomegranate	Punica granatum
Pyracantha	Pyracantha coccinea
* Rosemary	Rosemarinus officinalis
Siberian Peashrub	Caragana arborescens
Silverberry	Eleagnus pungens
* Spanish Broom	Genista hispanica
Texas Mountain Laurel	Sophora secundiflora
Texas Sage	Leucophyllum texanum
* Triangle Bursage	Franseria deltoides
* Trumpet Flower	Tecoma stans
* Utah Serviceberry	Amelanchier utahensis
Viburnum	Viburnum tinus and robustum
Waxleaf Privet	Ligustrum japonicum
* White Bursage	Franseria dumosa
* Wright Silktassel	Garrya wrightii
* Yucca	Yucca glauca
* Zinnia, Desert	
Zinnia pumile	

GROUNDCOVERS

COMMON NAME	SCIENTIFIC NAME
Gazania	Gazania ringens
Germander	Teucrium chamaedrys `prostratum`
Iceplant	Malephora crocea
Lippia	Lippia canescens
Peruvian Verbena	Verbena peruviana

* Rosemary Santolina Sedum Stonecrop Thyme	Rosmarinus officinalis Santolina chamaecyparissus Sedum lineave Sedum species Thymus
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SUCCULENTS

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>
* Agave * Bear Grass * Desert Spoon * Yucca	Agave spp. Nolina spp. Dasylirion wheeleri Yucca spp.

ANNUALS/PERENNIALS

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>
African Daisy Alyssum California Poppy * Desert Marigold	Arctotis spp. Many varieties Eschscholzia californica Baileya multiradiata

GRASSES

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>
Bermuda Grass (Turf varieties) Clover Dichondra Ryegrass Tall Fescue Grass	Cynodon daetylon Tritolium spp. Dichondra carolinensis Lolium multiflorum Festuca arundinacea