



Ambra

Annexation Request AN-217

Blank Petition

City Council – Public Hearing, August 24, 2021



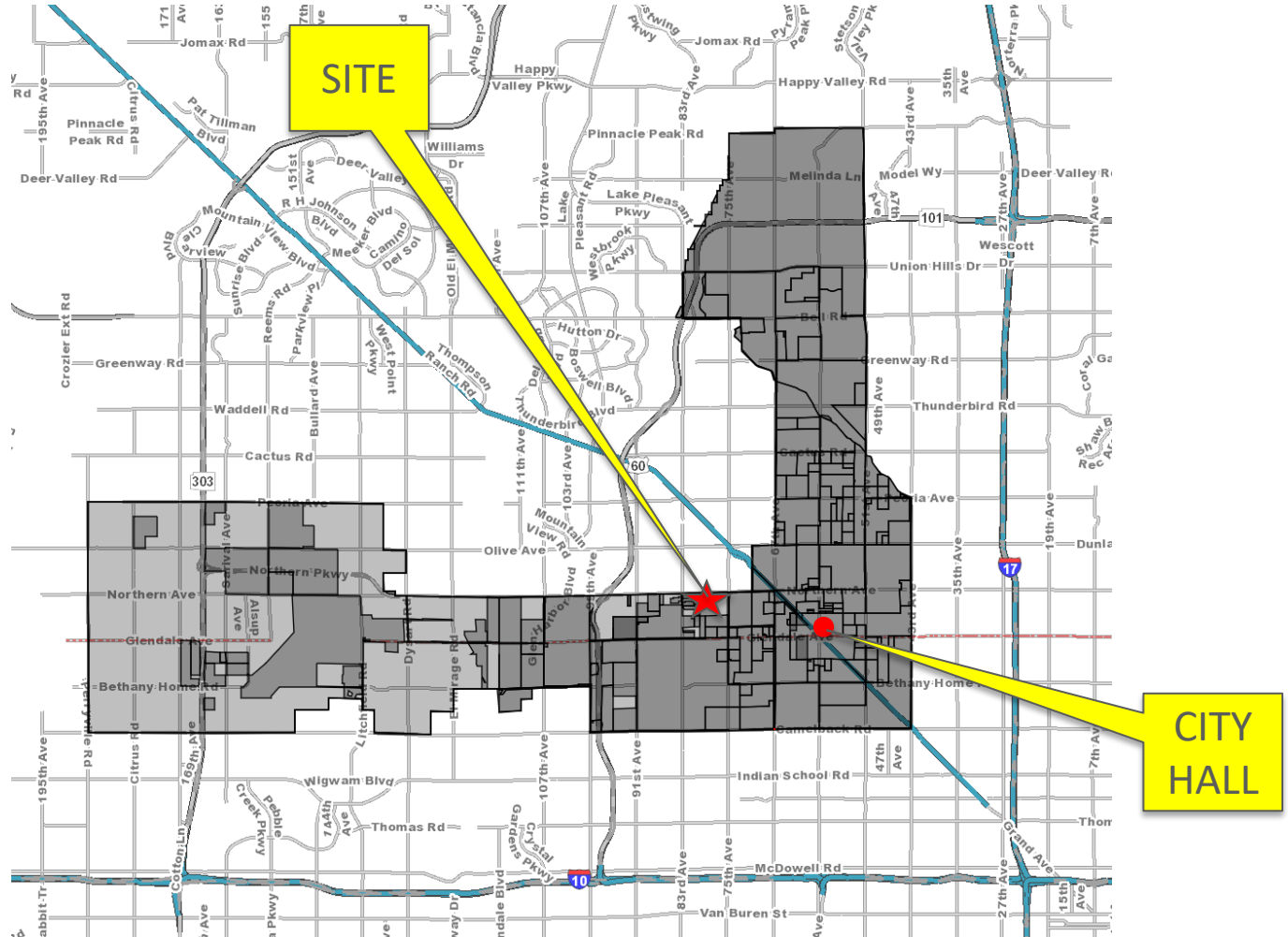


Annexation Request

- Ambra is a 24-acre parcel located east of the southeast corner of 83rd Avenue & Northern Avenue.
- County zoning is R1-6
- Proposal is to rezone the property to R1-4 PRD to construct a residential subdivision.

Vicinity Map

East of the
SEC of 83rd
Avenue &
Northern
Avenue





Current Annexations Map

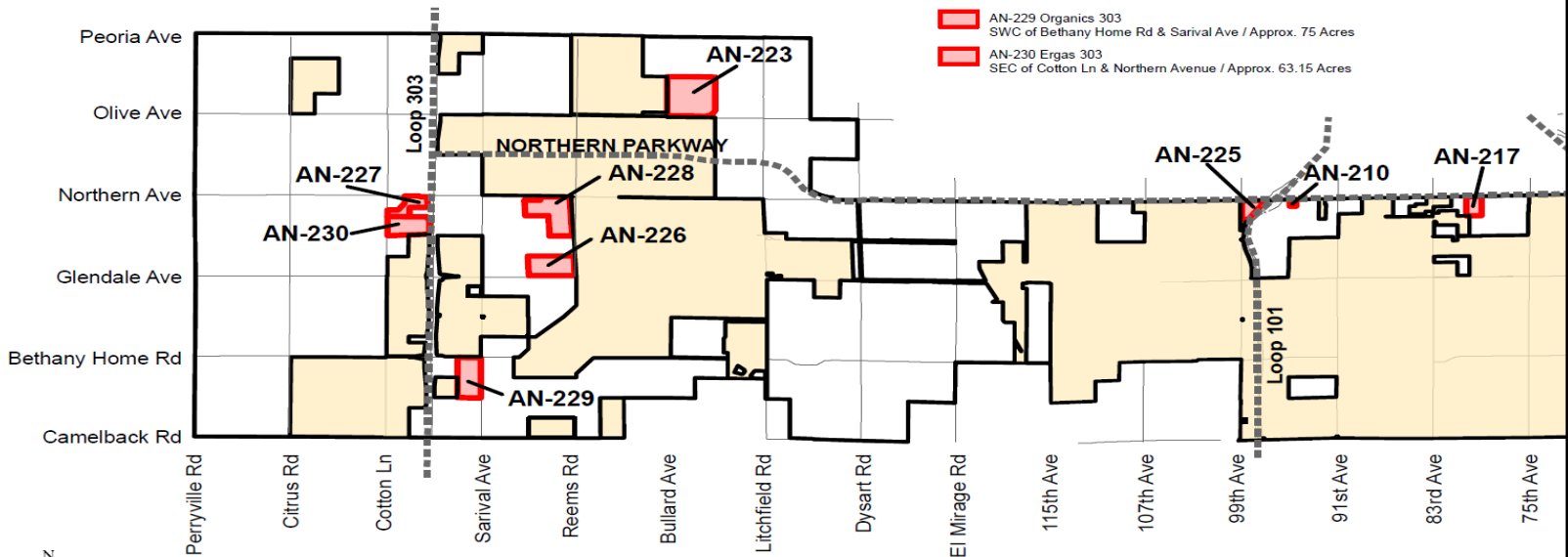
CURRENT ANNEXATIONS

Planning Division: July 2021



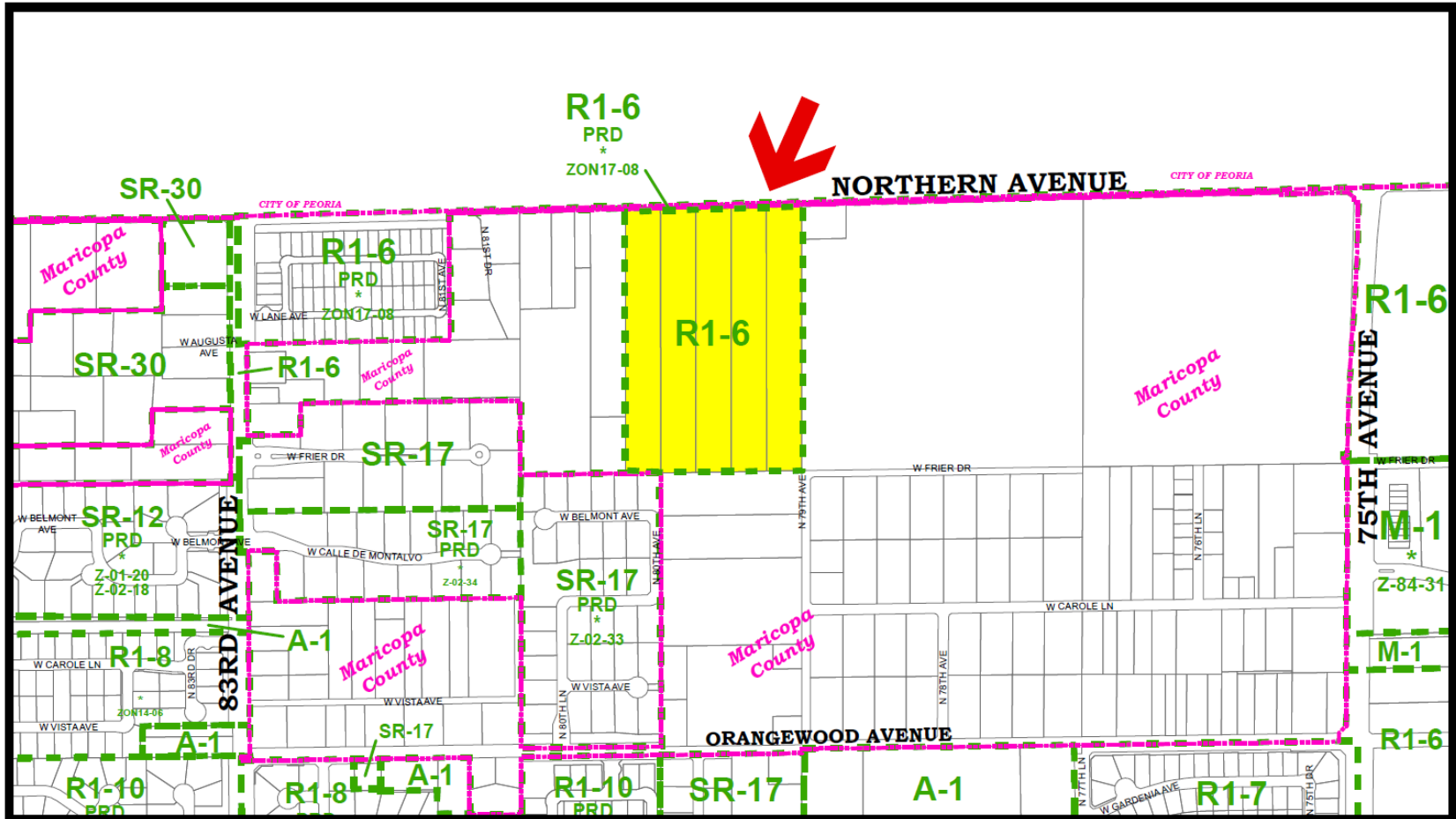
Legend

- City of Glendale Incorporated Area
- Annexations In-Progress**
- AN-210 Northern Places (On Hold)
Near SEC of Loop 101 & Northern Ave / Approx. 3.36 Acres
- AN-217 Ambra - (CW Held 04/24/04)
SEC of 80th Dr & Northern Ave / Approx. 24 Acres
- AN-223 TKR Industrial Park
N Side of Olive Ave, Between Bullard Ave & 143rd Ave / Approx. 153 Acres
- AN-225 Thompson Thrift (CW 08/24)
SEC of 99th Ave & Northern Ave / Approx. 20.83 Acres
- AN-226 Bickman Industrial (CW 08/10)
NWC of Glendale Ave & Reems Rd / Approx. 75 Acres
- AN-227 Sonoma Cotton (CW 08/24)
SEC of Cotton Ln & Northern Ave / Approx. 36 Acres
- AN-228 Hopewell (CW 08/10)
SWC of Northern Ave & Reems Rd / Approx. 104 Acres
- AN-229 Organics 303
SWC of Bethany Home Rd & Sarival Ave / Approx. 75 Acres
- AN-230 Ergas 303
SEC of Cotton Ln & Northern Avenue / Approx. 63.15 Acres

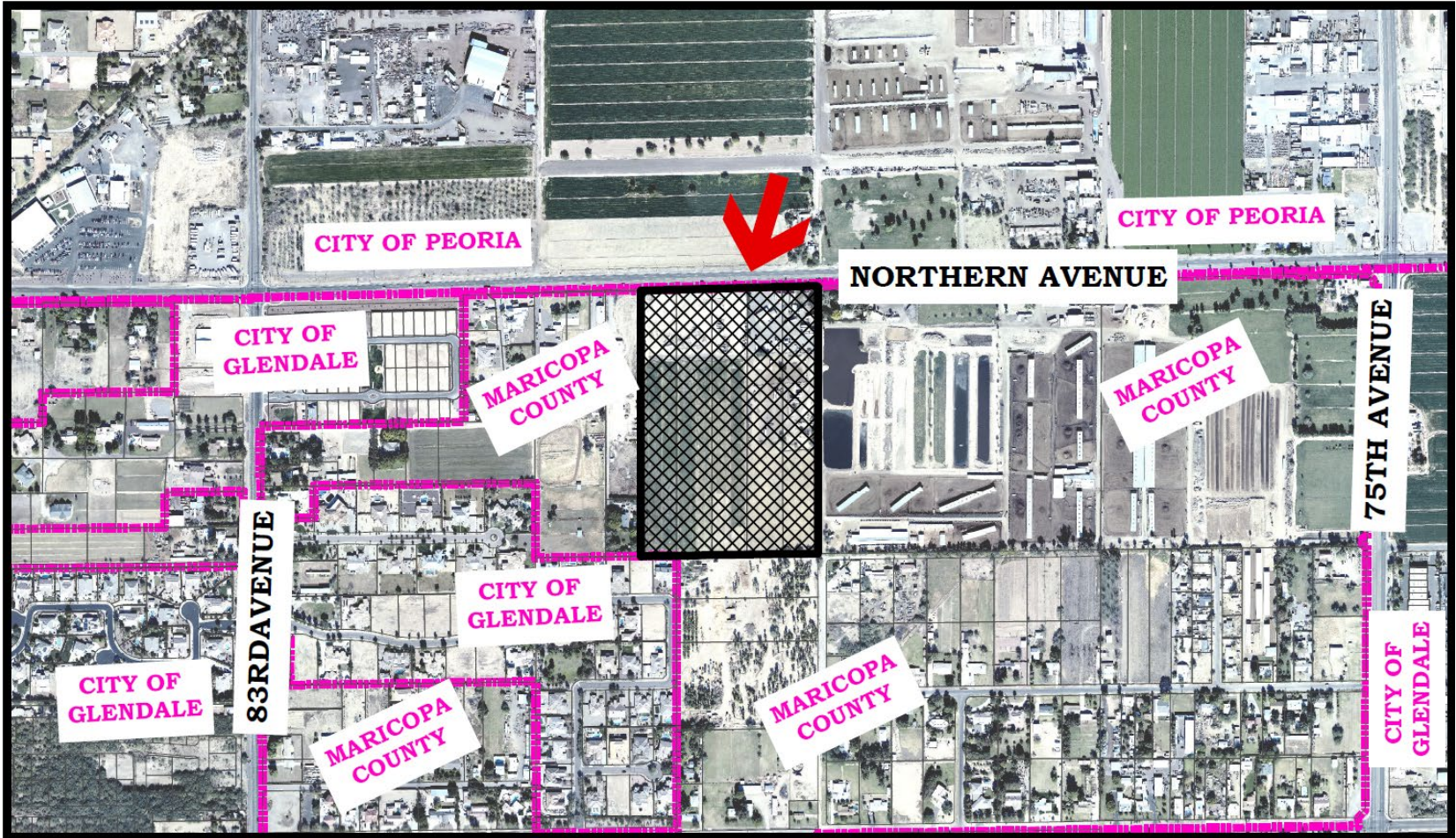




Zoning Map



Aerial Map





Fiscal Impacts

- Fiscal Impacts of the Annexation on the City of Glendale:
 - The inclusion of approximately 24 acres and 122 single family housing units are projected to generate a small negative net fiscal impact of about \$10,000 per year.



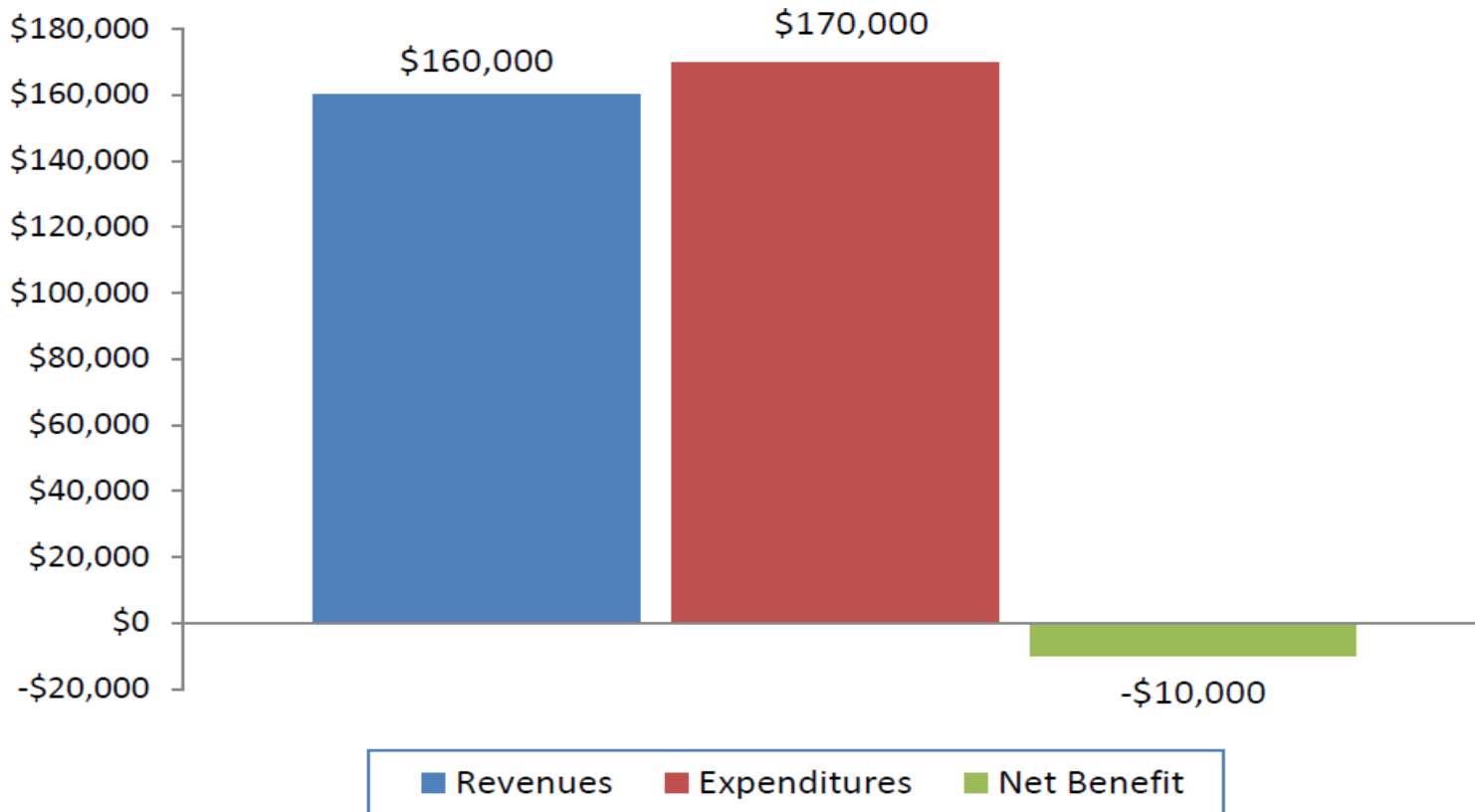
Fiscal Impacts

- One-time fees for the proposed Ambra Development is estimated at \$1.6 million.



Fiscal Impacts

ANNUAL FISCAL IMPACTS FOR KHOV SINGLE FAMILY





Previous Council Actions

March 24, 2020 City Council Workshop

- ✓ Council CONSENSUS to move forward with annexation



Annexation Process/Next Steps

- As required by State Statute, the “Blank Petition” requires a Public Hearing being held this evening August 24, 2021.
- Property owner signatures may then be obtained on the “Petition”.



Annexation Process/Next Steps

- A City Council public hearing is tentatively scheduled for the adoption of the annexation on September 14, 2021.
- If the annexation is approved, the site would be added into the Glendale City limits 30 days later.



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