

**Citizen Participation FINAL REPORT for**

# **Ambra**

**A PLANNED RESIDENTIAL DEVELOPMENT**

**East of the southeast corner of Northern Avenue and 80<sup>th</sup> Drive (alignment)**

**Application Nos.: AN217, GPA21-03, and ZON21-07**



Home Builder

**K. Hovnanian Homes**

Contact: Chuck Chisholm

20830 N. Tatum Boulevard, Suite 250

Phoenix, Arizona 85050

Attorney

**Earl & Curley, P.C.**

Contact: Taylor C. Earl

3101 North Central Avenue, Suite 1000

Phoenix, Arizona 85012

Prepared:

June 18, 2021

## CITIZEN PARTICIPATION FINAL REPORT

### *Ambra*

Annexation, Minor General Plan Amendment, and Rezoning requests

### **PROJECT DESCRIPTION**

K. Hovnanian Homes (“KHOV”) is submitting this request for approval of an Annexation, Minor General Plan Amendment, and companion Rezoning request for an approximate 24-acre infill property located east of the southeast corner of Northern Avenue and 80<sup>th</sup> Drive alignment. The new residential community will be called “**Ambra.**”

The purpose of this request is to submit, process, and obtain approval for an Annexation, Minor General Plan Amendment and Rezoning for the proposed project. All three requests are being filed concurrently.

The first request seeks Annexation of five parcels into the City of Glendale. The southern five parcels (APNs: 142-25-009, 142-25-011, 142-25-013, 142-25-015 and 142-25-017) of the overall subject site are currently zoned R1-6 and are located within the Maricopa County jurisdiction but within the City of Glendale’s Planning Area. The annexation of these five parcels and the five parcels already in the City of Glendale will allow the development of this approximate 24-acre site to be served by the City of Glendale. The Annexation of these five parcels into the City of Glendale would assign to the parcels City of Glendale zoning that is comparable to what the parcels already have in the County. The Annexation request was taken to a City Council workshop back on March 24, 2020 (AN-217).

The second request seeks a Minor General Plan Amendment (“GPA”) to change the existing LDR 2.5 du/ac (“Low Density Residential 1 - 2.5 dwelling units per acre”) land use designation to the MDR 5 du/ac (“Medium Density Residential 3.5 – 5.0 dwelling units per acre”) land use designation.

The third companion request seeks to rezone the approximate 24-acre site from the current R1-6 PRD (“Single Residence, Planned Residential Development”) and the anticipated R1-6 zoning (upon annexation) to R1-4 with a PRD overlay (“Single Residence, Planned Residential Development”). Amended development standards are proposed to allow this small infill property to be developed as a gated planned residential community, which implements the City’s goal for new residential development along Northern Avenue.

The purpose of the proposed PRD is to create specific standards to guide the development of the subject property so that it fits seamlessly within the surrounding area. Through these three requests, KHOV seeks to bring a beautiful residential enclave of 122 homes to the City with lot sizes being a minimum of 4,500 square feet. KHOV has designed the community after the pattern it used successfully in nearby communities like Positano (83rd Avenue and Glendale Avenue) and Cadence at Westgate Village (89th

Avenue and Glendale Avenue). The proposed development will have a maximum gross density of 4.93 dwelling units per acre.

## **OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION**

The Citizen Participation Final Report was prepared in accordance with the City of Glendale Citizen Participation Ordinance (CPO). As prepared, the Final Report meets the City's CPO requirements and the recommended notification area as identified by the Planning Department. In accordance with requirements of the CPO, the following process was completed:

- The Citizen Participation Plan was approved by the City Planner handling this case.
- A Virtual Neighborhood Meeting was deemed to be the most appropriate notification technique to inform the adjacent property owners/residents and/or interested parties of the requests.
- On May 21, 2021, Earl & Curley, P.C. mailed the required Neighborhood Meeting Notification/Invitation letters. There were a total of 74 letters mailed to: all property owners within 300-feet of the subject site (utilizing the Maricopa County Assessor data base), all interested parties for the Yucca District (as provided by the Planning Department), the Mayor's office, Councilmember Clark's office, Edward Vigil, Planner, and Diana Figueroa, Management Assistant Planning Department to advise them of the proposed Annexation, General Plan Amendment and Rezoning applications and to notify them of the virtual neighborhood meeting to discuss the applications. According to the City there is one Glendale Homeowners' Association and Registered Neighborhood Group in the area. A copy of the list of property owners within 300-feet of the subject site, including interested parties, City of Glendale Mayor's office, Councilmember Clark's Office, and Planning Department, along with assessor's maps which shows which property owners were notified is provided in the Appendix.
- The notification letter invited residents and interested parties to attend a virtual neighborhood meeting on Monday, June 7, 2021, at 7:00 PM. The letter provided a brief explanation of the proposed applications and explained the purpose of the meeting and included an aerial exhibit and conceptual site plan. A copy of the Neighborhood Meeting Notification/Invitation letter and exhibits are provided in the Appendix.
- The neighborhood meeting letter also included the applicant's contact information, such as address, phone number, and e-mail address, so if anyone wanted to express concerns, issues, or problems, they could also do so by calling, writing, or emailing the applicant. The letter also provided the name, phone number and email of the City's Planner handling this case.

- A virtual neighborhood meeting was held on Monday, June 7, 2021, from 7:00 PM to approximately 7:30 PM to inform those in attendance of the proposed applications. On neighbor, Edward Vigil, Planner, and Shannon Beck, Councilmember Clark's assistant, attended the meeting. Taylor Earl, Attorney representing KHOV, Ricardo Toris, Principal Planner, Chuck Chisholm, KHOV, and Doug Chubin, consultant, from the development team also attended the meeting. See attached Virtual Neighborhood Meeting Sign-In sheet.
- A PowerPoint presentation was shown to inform attendees of the proposal. Attendees were encouraged to stop the presenter and ask question throughout the presentation. The PowerPoint presentation included a vicinity and aerial photo showing the subject site and surrounding context, Aerial plan show the lots being annexed, and a detailed conceptual site plan.

<b>Questions:</b>	<b>Responses:</b>
How soon will we have home for sale?	We still need to go through the Preliminary Plat and Final Plat process. Then Construction Drawings review and approval. We estimate approximately 2 years before sales open.
Neighbor commented that there is a smell that comes from the dairy.	Acknowledged. It is our understanding that an application has been submitted to the City for the redevelopment of the dairy site.
Do we know the status of Northern? What is the classification? Is it a Parkway or something else?	The City of Peoria has suggested that classification from Parkway has changed. The City of Peoria is still limiting the access onto Northern. This project will be dedicating the necessary right-of-way as requested by both the City of Glendale and City of Peoria for Northern.
What is the design width of Northern Avenue?	The design criteria for Northern Avenue is being governed by the City of Peoria. We will comply with the City of Peoria design criteria for Northern Avenue.
What are the lot widths?	The proposed lot sizes are minimum 45' x 108'

Between May 21, 2021, and today's date, June 18, 2021, there have been no other no concerns, issues or problems expressed by any of the participating individuals. Since there were no concerns, issues, or problems raised by the adjacent property owners and other interested individuals, there was no need to hold a 2<sup>nd</sup> meeting to address public concerns.

Should any adjacent property owners and/or other interested individuals raise any concern between now and the hearings, the Project Team will make every effort to address those concerns in the appropriate manner, such as but not limited to, personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Glendale, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.

This concludes the Citizen Participation Final Report for the proposed **Ambra** property located east of the southeast corner of Northern Avenue and 80<sup>th</sup> Drive (alignment).

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# APPENDIX

1. Neighborhood Meeting Sign-In Sheet.
2. Neighborhood Meeting Notification Letter.
3. 300-foot Property Ownership Notification Map.
4. Mailing List

**June 7, 2021 - Virtual Meeting attendees**

Larry Rovey, Property owner  
Edward Vigil, City of Glendale, Senior Project Manager  
Shannon Beck, City Council Assistant

**Development Team**

Taylor Earl, Attorney represent KHOV  
Ricardo Toris, Principal Planner  
Chuck Chisholm, KHOV  
Doug Chubin, Consultant

## **Neighborhood Meeting Notification Letter**



ZONING & LAND USE LAW

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May 21, 2021

***Subject: Ambra – Virtual Neighborhood Meeting  
Annexation, General Plan Amendment, and Rezoning Applications  
Application Nos.: AN217, GPA21-03, ZON21-07  
East of the Southeast corner of Northern Avenue and 80<sup>th</sup> Drive alignment***

Dear *Neighbor* or *Interested Party*:

The purpose of this letter is to inform you that our office is representing K. Hovnanian Homes in their submission of an Annexation, Minor General Plan Amendment, and companion Rezoning request for an approximate 24-acre infill property located east of the southeast corner of Northern Avenue and 80<sup>th</sup> Drive alignment (Aerial Photo/Vicinity Map attached). This site is in the Yucca Council District. The new residential community will be called “*Ambra*.”

The subject proposal has three companion requests. The first request seeks Annexation of five parcels into the City of Glendale. The southern five parcels (APNs: 142-25-009, 142-25-011, 142-25-013, 142-25-015 and 142-25-017) of the overall subject site are currently zoned R1-6 and are located within the Maricopa County jurisdiction but within the City of Glendale’s Planning Area. The annexation of these five parcels and the five parcels already in the City of Glendale will allow the development of this approximate 24-acre site to be served by the City of Glendale. The Annexation of these five parcels into the City of Glendale would put similar City of Glendale zoning as what the parcels are currently zoned in the County. The Annexation request was taken to a City Council workshop back on March 24, 2020 (AN-217).

The second request seeks a Minor General Plan Amendment (“GPA”) to change the existing LDR 2.5 du/ac (“Low Density Residential 1 - 2.5 dwelling units per acre”) land use designation to the MDR 5 du/ac (“Medium Density Residential 3.5 – 5.0 dwelling units per acre”) land use designation.

The third companion request seeks to rezone the approximate 24-acre site from the current R1-6 PRD (“Single Residence, Planned Residential Development”) and the new annexation placed zoning of R1-6 to R1-4 PRD (“Single Residence, Planned Residential Development”) overlay zoning. Amended development standards are being proposed to allow this small infill property to be developed as a gated residential community, which implements the City’s goal for new residential development along Northern Avenue.

The purpose of the proposed PRD is to create specific standards to guide the development of the subject property so that it fits within the fabric of the surrounding area. Through these three requests, KHOV seeks to bring a beautiful residential enclave of 122 homes to the City. KHOV has designed the community after the pattern it used successfully in nearby communities like Positano (83rd Avenue and Glendale Avenue) and Cadence at Westgate Village (89th Avenue and Glendale Avenue). The proposed development will have a maximum gross density of 4.93 dwelling units per acre.

Because of Covid-19, we are hosting a virtual neighborhood meeting to provide information and answer questions regarding these requests on **Monday, June 7, 2021**, at **7:00 p.m.** Below is the **virtual meeting information**. The virtual meeting will start at **7:00 pm**.

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://us02web.zoom.us/j/88094523871?pwd=Vi93Sit6WGlsbVlkZG9iMHhxVkZpQT09>

Passcode: 482865

Or One tap mobile:

+16699006833,,88094523871#,,,,\*482865# US (San Jose)

+12532158782,,88094523871#,,,,\*482865# US (Tacoma)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

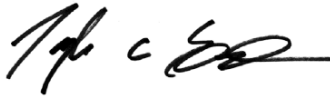
US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 880 9452 3871

Passcode: 482865

If you are unable to attend the virtual meeting or have any other questions or comments, you may contact me (Taylor Earl) or our principal planner Ric Toris at (602) 265-0094. You may also contact the City's project planner, Edward Vigil, with the City of Glendale at (623) 930-3071 or email: [evigil@glendaleaz.com](mailto:evigil@glendaleaz.com).

Sincerely,



Taylor C. Earl

Partner

(602) 265-0094

[tearl@earlcurley.com](mailto:tearl@earlcurley.com)

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Attachment: Aerial Photo/Vicinity Map  
Conceptual Site Plan

O:\INDEX\KHovnanian Homes\80th Drive & Northern Avenue\Notification\Neighborhood Meeting Notification Letter (FINAL)\_5.21.2021.docx



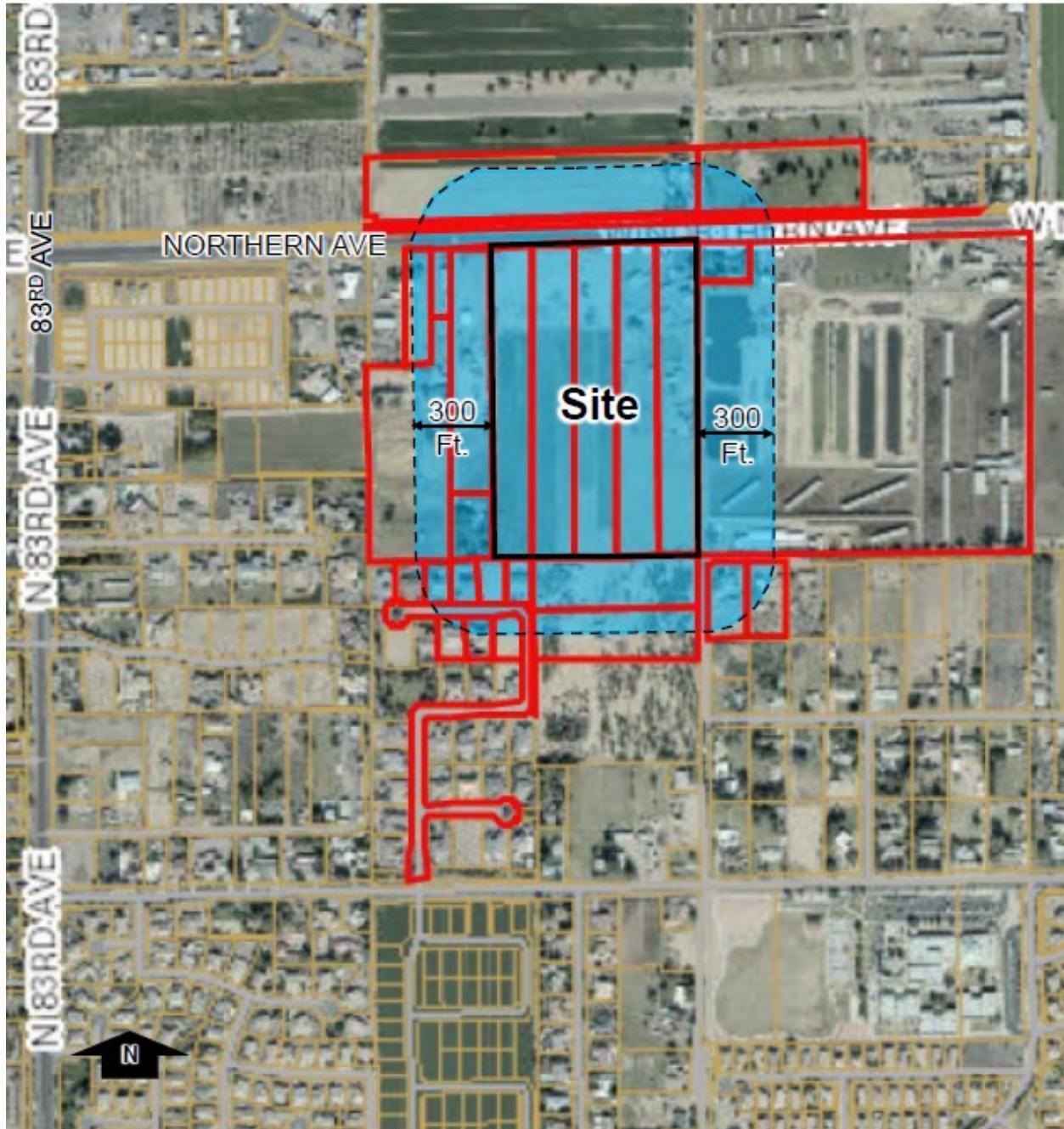
Aerial Photo/Vicinity Map



**Ambra**  
REZONING  
Rendered Site Plan

**300-foot Property Ownership Notification Map.**

Maricopa County



A Request for Annexation, General Plan Amendment and Rezoning  
East of the southeast corner of Northern Avenue and 80<sup>th</sup> Drive  
300-foot Property Ownership Map

(APNs: 142-25-008Z, 142-25-009, 142-25-010, 142-25-011, 142-25-012, 142-25-013, 142-25-014, 142-25-015, 142-25-016 and 142-25-017)

<https://maps.mcassessor.maricopa.gov/#>

Date: April 12, 2021

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