

AMBRA

East of the southeast corner of Northern Avenue and 80th Drive
Glendale, Arizona

A request for:
Annexation

Minor General Plan Amendment (GPA)
and R1-4 Planned Residential Development (PRD) Zoning
Case Numbers: AN217, GPA21-03 and ZON21-07

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Earl & Curley
ZONING & LAND USE LAW





Principals and Development Team

Developer:

K. Hovnanian Homes

20830 N. Tatum Blvd, Suite 250
Phoenix, AZ, 85050
Attn: Chuck Chisholm
Director, Land Planning
Phone: 480-824-4175
Email: CChisholm@KHOV.com



Representative/Legal Counsel:

Earl and Curley

3101 North Central Avenue, Suite 1000
Phoenix, Arizona 85012
Attorney: Taylor C. Earl
Principal Planner: Ricardo Toris
Phone: 602-265-0094
Email: tearl@earlcurley.com
Email: rtoris@earlcurley.com



**Planning/Civil Engineering
Consultant**

CVL Consultants

4550 North 12th Street
Phoenix, Arizona 85014-4291
Attn: Douglas Chubin
Phone: 602-285-4770
Email: dchubin@cvlci.com



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1. Introduction and Description of Proposal

On behalf of our client, K. Hovnanian Homes (“KHOV”), we are pleased to submit these requests for Annexation, General Plan Amendment and Rezoning to develop this approximate 24-acre subject site with a gated single-family residential enclave. The property is located east of the southeast corner of Northern Avenue and 80th Drive alignment in Glendale, Arizona (see below Vicinity Map). The overall subject site consists of 10 parcels and is identified in Maricopa County Assessor’s data base as 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.



Vicinity Map

Five of the ten parcels (APNs: 142-25-008Z, 142-25-010, 142-25-012, 142-25-014, and 142-25-016) are only 5-feet deep and immediately adjacent to Northern Avenue right-of-way. These five parcels are in the City of Glendale and according to the City's zoning maps are zoned R1-6 PRD. These five parcels are currently located in the City of Glendale's strip annexation.



Aerial and Parcel Map.

The southern five parcels (APNs: 142-25-009, 142-25-011, 142-25-013, 142-25-015 and 142-25-017) are currently zoned R1-6 and are located within the Maricopa County jurisdiction but within the City of Glendale's Planning Area.

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 in to 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 (see to Exhibits C and D for Existing General Plan and Proposed General Plan).

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”) (Refer to Exhibits E and F for Existing Zoning and Proposed Zoning). 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.

KHOV has recently developed other beautiful communities in this area of Glendale that are similar to the proposed community. Each of these has experienced rapid home sales and has been a very positive contribution to the area. Those communities feature lot sizes and home products either the same as, or similar to, those being proposed in Ambra. Two of the most recent communities were Cadence at Westgate Village (88th Avenue and Glendale) and Positano (83rd Avenue and Glendale Avenue). The City approved the rezoning for Cadence at Westgate Village in September of 2016. Both Cadence at Westgate Village and Positano has been incredibly well received by home buyers

KHOV has become a reliable partner for the City of Glendale. KHOV has proven with each of its communities in this area that it knows how to design and create communities that homebuyers want and that add value to the City. KHOV now wishes to do another quality residential community at this underutilized site. The changes we are proposing to the General Plan land use designation and zoning will finally bring development to this site that will be compatible with surrounding development.

2. Existing Conditions

The existing topography of the proposed development site, which is generally flat, has a gradual slope from the northeast to the southwest. Most of the property is currently vacant and being used for agriculture use. There is a single-family home and trailer storage on the two eastern parcels next to the dairy site. The property is generally bounded by Northern Avenue along the north. Northern Avenue is the city-limit line between the City of Peoria and the City of Glendale. Residential lots, within Maricopa County jurisdiction, zoned R1-6 exist to the west. To the east is a Dairy, within Maricopa County jurisdiction, zoned R1-6 (though we understand this site is proposed to develop as a single-family residential community). To the south, is a subdivision and large vacant residential lot. The western 1/5 of the southern boundary is next to the existing Topaz subdivision located within the City of Glendale and zoned SR-17. The remaining 4/5's of the southern boundary is next to a single residential lot located within Maricopa County jurisdiction, zoned R1-6. The rectangular shaped property enjoys direct access to Northern Avenue. The property also enjoys close proximity to the Westgate Entertainment Center, nearby Tanger Outlet Mall, shopping, offices, major sports venues and numerous restaurants.

Northern Avenue is in design for reconstruction as “Northern Parkway” by the Maricopa County Department of Transportation and access will become restricted to right-in/right-out with the completion of the parkway project. Access to the site from Northern Avenue will require a permitting process through the City of Peoria. Ambra provides the future ROW intended for the parkway project as illustrated on the site plan provided as Exhibit G.

3. Requests

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 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”) with amended development standards to allow this 24 acre site to be development with a gated residential community.

4. Conformance to General Plan and Zoning

Under the City's General Plan, the Land Use designation for this property is LDR 2.5 Low Density Residential ("Low Density Residential 1 - 2.5 dwelling units per acre"). This Minor General Plan Amendment ("GPA") request seeks to change the existing LDR 2.5 du/ac land use designation to the MDR 5 du/ac ("Medium Density Residential 3.5 – 5.0 dwelling units per acre"). The proposed Minor General Plan Amendment and companion rezoning request would KHOV to develop a community of quality homes in a cohesively planned and amenitized setting.

Given the site's proximity to the nearby Loop 101 freeway and Westgate Entertainment District, it is expected this community will be a positive support to Westgate. Furthermore, the Medium Density Residential (3.5 – 5.0 du/ac) designation serves as an appropriate transition between the future commercial and employment uses to the north, across Northern Avenue, in the City of Peoria and the adjacent residential development. The proposed request is a practical and useful land use solution to an undeveloped site that has been passed over for development for years. The site consists of multiple parcels which has created assembling challenges, but what KHOV is proposing here is the right solution and it will be successful like its other nearby communities.

There is a tax base and economic benefit derived by this proposal. The increased population of residences with an expanded income created by new single-family residences translates into additional retail sales tax when residents shop and dine at local and area businesses. Future residents will surely take advantage of the site's close proximity to a wide variety of shopping, entertainment venues and restaurants, including those at Westgate.

For the reasons stated above and below, the proposed amendment and future development will better meet the Goals and Objectives set forth in the General Plan than the existing land use designation and undeveloped parcel. The General Plan Goals being met are as follows:

Land Use Element Goal LU-2 – There are transition and buffer areas between unrelated land uses.

The proposed subdivision will be compatible with the existing uses in the area while creating a needed transition between the future commercial and employment uses across Northern Avenue and the existing neighborhoods to the south. Moreover, the site plan incorporates significant landscaped buffers along the north side adjacent to Northern Avenue and along the south, west, and east sides.

Housing Element Goal HE-6 – Residential areas relate work places.

The site enjoys exceptional regional access due to its strategic location approximately one and one-half mile east of the Loop 101 Freeway. This residential community will also



capitalize on its proximity to the Westgate Entertainment District with its shopping, offices, and nearby restaurants.

Conservation, Rehabilitation and Redevelopment Element Goal CRR-2 – Infill development is a top priority.

The general plan calls for a focus on infill development, and that is exactly what these applications would allow for. The subject site is a challenge due to its size and existing developments on two sides—Northern Avenue on one side and a dairy on the other side.

This new development constitutes an improvement to the City's General Plan because it will convert this undeveloped site into a high-quality, attractive community that will serve as a transition use. It will also use support the nearby retail, restaurants, and office buildings, including at Westgate District, Arrowhead Mall, and those along Bell Road.

If the Amendment is made to the Land Use Map, an additional finding must be made that the proposed change will be compatible with other land uses, existing or planned, in the vicinity.

The proposed amendment will be compatible with the existing single-family residential to the west and south. While the property to the east is currently used as a dairy, it is our understanding that a proposal to remove the dairy and develop that property as a residential community has been submitted to the City. Obviously, if the property to the east is developed as residential it makes both sites compatible. But if it remains as a dairy there are significant buffers in place to make this site compatible with that property.

Additionally, the site's proximity to the Westgate Entertainment District, nearby commercial uses, future commercial and employment uses across Northern Avenue, and the nearby Loop 101 freeway makes this proposed land use designation a more consistent and compatible land use for the employment, residential, and commercial venues in the area. Furthermore, the Medium Density Residential (3.5 - 5 du/ac) designation acts as an appropriate transition between the future commercial and employment land uses to the north and the existing single family to the west and south.

Other considerations have been taken into the design and layout of Ambra to ensure compatibility with the adjacent residential communities. The site plan for Ambra has been especially developed to place open space buffering along the project's western and southern boundaries and the east boundary adjacent to the dairy.

The proposed residences will incorporate a unifying elevational character that blends a modern elegance within the design of stylistic elevations that will be offered within this development. Other aspects of the homes design such as appropriate scale and character will aid in creating designs which are well suited for the area.



The proposal meets or exceeds the City's Subdivision Design Expectations regarding site planning, architecture, landscaping, building materials and colors, and screening of mechanical equipment.

The proposed community addresses the City of Glendale Residential Design and Development Manual (RDDM) by proposing multiple perimeter improvements, including monument signage, entry landscaping, bicycle connectivity, and high-quality material and finishes for the theme walls and decorative view fencing.

The quality architecture of the homes and open space amenities will help to provide a distinct, upscale living environment for future residents. Design features, use of various complementary building materials and architectural accents and treatments will emphasize the project's unique theme. All of the architectural treatments will synthesize into a unifying theme, providing a strong identity for the site that complements the surrounding properties as well as creating an inviting atmosphere for both residents and guests. This is a well-conceived infill concept that offers another diverse housing type in this growth area of Glendale.

The proposed project amenities including landscaped areas, entry features, decorative theme walls, parks, playgrounds, and other public or commonly owned open space and recreation facilities are adequate and appropriate for this development.

The amenities proposed for Ambra build on the design direction noted in the RDDM by providing a range of active and passive opportunities for year-round outdoor recreation and social interaction for all ages. Open space features in the proposed design include a internal pathway in the amenity area; active turf areas; entry landscaping and signage to help provide an enhanced arterial entry feature.

Proposed open space includes active recreation such as turf play areas and the multi-use paved pathway and passive open space throughout. The proposed amenity area shall include a tot lot with ADA-accessible surfacing and a ramada with shaded picnic seating.

We have introduced two open space areas adjacent to each other to create a better sense of place for the residents and to bring the community members together. The northern open space also facilitates easy access to the southern open space by being located mid-block.

All walls, entry features, mailboxes, and other amenities within the development will be maintained by the Ambra Homeowners Association.

The type and quality of house products will be consistent with the intended character of the development.



The unique architectural features, recesses, patios, balconies and projections add significant articulation to the homes. The appearance of the garage will be de-emphasized with pop outs and second level elements over the garages. These various plan elements are used to reinforce the architectural style of these homes and create opportunities for shadow as well as massing of color. These home plans will be developed with an elegant and modern theme, with semi-smooth stucco defining wall masses and masonry accents providing a variety of textures per elevation.

The conceptual home product floor plans, each with three available elevation treatments, will provide for enhanced architectural features and final details will be provided at the time of design review.

With a density of 4.93 dwelling units per acre, the Ambra community conforms to the proposed Medium Density Residential land use, which allows up to five dwelling units per acre. Exhibits illustrating the existing and proposed General Plan designations are provided as Exhibits C and D.

Based upon the analysis provided above, we believe the proposed Minor Amendment is consistent with the overall intent and goals of the General Plan and as such will be beneficial to the surrounding area. The proposed amendment does not adversely impact any portion of the planning area and will in fact do quite the opposite. It will create an excellent land use that appropriately buffers existing neighborhoods and complements the overall mix of housing in the area. In addition, the resulting new home residents will support local businesses within Glendale. KHOV's other similar communities in close proximity to the subject site provide the City with a solid track record for success.

The existing zoning designation of the Ambra project is R1-6 and R1-6 Planned Residential Development (PRD). The applicant is proposing to rezone the project site to R1-4 PRD. Exhibits illustrating the existing zoning designations, and how the proposed zoning designations are configured are provided as Exhibits E and F.

5. Permitted Uses

- Attached or detached single residence dwellings.
- Uses Subject to Conditions, Uses Subject to Conditional Use Permit and Accessory Uses as defined in the City of Glendale Zoning Ordinance Section 5.323, 5.324, and 5.325.

6. Residential Development Standards

This request proposes the use of R1-4 PRD (Planned Residential Development) overlay district to provide the proposed amended standards. Those standards to be proposed as amended from the R1-4 residential zoning category include the following:

	R1-4	AMBRA (R1-4 PRD)
Maximum Density (Gross)		Up to 5 du/ac (Proposed 4.93 du/ac)
Minimum Net Lot Area	4,000 square feet	4,500 square feet
Minimum Lot Width	40-feet	45-feet
Minimum Lot Depth	80-feet	108-feet
Minimum Setbacks		
Front	15-feet to living area, 20-feet to garage or carport	10-feet to livable area 18-feet to garage
Rear	15-feet	15-feet
Side	0 or 10 (minimum 10-feet separation between buildings on adjacent lots)	5-feet and 5-feet
Street Side	10	10-feet*
Maximum Structure Height	30	30-feet
Maximum Lot Coverage	45%	60%

*Street side setback does not apply when a minimum 5-foot wide landscape tract is located between the lot and adjacent street.

7. Site Design

The single-family market has evolved over the past few years. Homeowners are now looking for finely crafted homes with spacious open floor plans and opportunities for indoor/outdoor living. Homeowners also seek smaller well-appointed lots that are easy to maintain. They prefer private outdoor spaces on their lot, accompanied by neighborhood amenities and open space parks, rather than expansive private yards that are expensive to landscape well and then require extensive maintenance. The subdivision design responds to these market desires in an attractive and effective manner. Indeed, K. Hovnanian Homes has recently been very successful in meeting that new market direction, including here in Glendale.

The proposed lotting layout shows a single access point to/from Northern Avenue. The proposed layout is designed with an emphasis on simplicity of several internal loop roads designed with one main gated entrance. It shows 122 lots at 45' wide x 108' deep. The



physical design of the subdivision is dictated by the property's size, shape, and location. The proposed site layout proposes a minimum of 4,500 sq. ft. lots, providing an overall project gross density of +/- 4.93 du/ac. A contiguous landscape strip is provided adjacent to Northern Avenue and at the main entrance to provide a beautiful out-facing aesthetic. The main entrance is from Northern Avenue and is flanked by two landscape strips to create a sense of arrival to this community. The proposal is a community of new single-family homes with landscaped open space areas and amenities to provide residents with appealing, active environment to play, relax, and socialize with each other. The layout and design of the proposed community creates an attractive development that faces all lots on this property inward.

Ambra's main vehicular entry is located on the east side of the overall property. A emergency access easement is proposed near the west side of the property. Northern Avenue is in design for reconstruction as "Northern Parkway" by the Maricopa County Department of Transportation and access will become restricted to right-in/right-out with the completion of the parkway project. Ambra provides the future ROW width intended for the parkway project as illustrated on the site plan provided as Exhibit G.

The design for Ambra incorporates a wider landscape tract along the property's entire frontage on Northern Avenue, which exceeds City landscape standards and which will provide a beautiful external aesthetic to the community. This tract width ranges from 30 to 33 feet wide and provides additional buffering to the project's lots that back to the adjacent arterial roadway, as well as the future commercial uses across Northern Avenue. The proposed residential development provides approximately 4.70 acres (or approximately 19%) of the development as open space and 2.19 acres of the development (or approximately 9%) as useable open space.

The site plan has been designed to create three main active open space areas in the community (near the northwest, near the middle and along the south). As a consequence, all homes in the community are in close proximity to active open space areas. The middle open space area will feature amenities like a picnic ramada with table and seating, turf areas, shade tree and seating, and a tot-lot area with useable play equipment. The north and south will have non-programmed turf area that can accommodate a host of different activities.

The proposed community addresses the City of Glendale Residential Design and Development Manual (RDDM) in numerous ways, including multiple site amenities, entry monument signage, lush entry and open space landscaping, bicycle connectivity with adjacent arterial roadways, and high-quality materials used in the design for the aesthetically enhanced architecture, theme walls and decorative view fencing.

Furthermore, the proposed site plan addresses all relevant site issues, constraints, challenges, and requirements such as site access, site vehicular circulation, drainage and retention, offsite improvements, site utilities, open space and walls and other required site improvements (Exhibit G, Rendered Site Plan).



Design features, use of various complimentary building materials, and architectural accent treatments combine to emphasize this project's unique theme. These various factors come together to create a distinct aesthetic for the project that both complements the surrounding communities as well as creates an inviting atmosphere for future residents. This will turn an infill parcel into an attractive community that will give future residents a quality and distinctive residential setting. It will also provide a desirable housing opportunity in a growth area of Glendale.

Positano and Cadence at Westgate Village are two communities within very close proximity to the subject site that act as proof of concept of what KHOV is proposing here. Given how successful these similar communities have been, KHOV is very confident Ambra will be just as successful and will bring another beautiful community to the City.

The proposed community is an appropriate land use solution for this small infill site that has been underutilized for decades. The proposed residential development has arterial frontage along Northern Avenue and creates an appropriate buffer between the existing residential uses to the west and south and the future commercial or employment uses located north across the major arterial roadway (Exhibit B, Aerial Map).

8. Landscape Concept

The landscape design concept for Ambra is intended to exceed the City of Glendale subdivision design expectations by providing a palette of colorful, lush, drought-tolerant, and desert-adapted low water use plants and shade trees. Plant materials selected for use within the project will be derived from the Arizona Department of Water Resources (ADWR) Low Water Using Plant List. Landscaped retention basins will be included and will be accessible via meandering sidewalks that will connect directly to internal roadway sidewalks.

Shade trees will be strategically located to provide shade for the paved pathways in the amenity area, pedestrian seating and gathering areas, and users of the open turf play areas. Landscape tracts will be included outside of corner lots that side to the street and will have a minimum width of 10', exceeding the minimum requirements and providing ample room for plant materials. The high-quality walls, view fencing and entry monument will incorporate a harmonious range of colors and finishes to complement the development's architectural style.

The landscape design (see Exhibit H, Landscape Plan) and open space amenities have been enhanced to provide an upgraded residential development. The amenity options include shaded play structure, ramada, picnic tables and seating, useable open space areas, pedestrian walking path, turf areas, and a tot-lot area with useable play equipment.



Kids will enjoy the use of the tot lot, with various playground amenities. Additionally, that playground equipment will be within close proximity of the ramada, allowing the adults and teens to be near the children as they play and will provide a usable, interactive environment for those age groups. Three good size open space area are provided throughout the site. All residents will have close access to this amenity spaces due to the small size of the community and the design will be attractive to residents.

The landscape design for Ambra successfully incorporates landscaped open spaces strategically placed to give easy access to all community residents, provides for needed storm water retention and is an amenity for residents. The community sidewalks throughout the community provide efficient pedestrian access to the various open space areas and the main amenity area under the comfort of groupings of shade trees. As noted, site amenities are proposed for all ages including turf recreation areas, multi-use pathways, a centralized focal amenity area with a children's play structure, and a ramada with picnic seating.

Another design element incorporated into this proposed community is the use of non-programmed turf areas. These non-programmed turf areas are often the most used areas by residents because they facilitate a great number of different activities like frisbee, soccer, football, bocce, volleyball, golf, baseball, general fitness, and more. Although programmed spaces like the tot lot and ramada are important, KHOV has found the value of complementing these amenities with non-programmed, turf areas that provide flexibility to the diverse ways different people and different generations recreate. These non-programmed turf areas have been located at the northwest and near the southern portion of the community, which will provide all residents close access to one of these areas.

The entire open space area has been carefully designed with attractive Sonoran landscaping to give people a sense of place and a sense of community, and to allow them to enjoy beautiful outdoor Arizona living.

9. Screening, Buffers and Transitions

In accordance with the City of Glendale Residential Design and Development Manual, all mechanical equipment, electrical meters, and similar utility devices shall be screened from public view with appropriate planting material where possible and permitted by the respective utility providers. The ground mounted mechanical equipment required for each dwelling unit will be located behind a gate along the side or in the rear yards of each home. Walls enclosing the rear of the homes will be included for this purpose and will be a minimum of six feet in height.

A landscape buffer that varies in width between 30' and 33' is proposed along the project's frontage on Northern Avenue, which will provide an attractive exterior appearance of the community (see Exhibit H, Landscape Plan).

10. Landscape Treatments and Theme Walls

The landscape treatment for the front yard of each house will be provided by KHOV as part of the sale of each home. This process will ensure that each front yard will have landscaping installed in a timely manner. It also establishes the landscape standard and helps create a streetscape that provides a consistent and compatible streetscape for the overall project.

The landscape treatment and perimeter theme wall designs (see Exhibits I, J and K) address the City of Glendale City Code Section 6.202 and RDDM standards by proposing the use of multiple amenities designed and constructed with a unified design approach. Specimen trees will be utilized at the main entry and other points of emphasis to establish a visual hierarchy and will combine with well-appointed hardscape elements such as the entry monument to reinforce a sense of place within this development. The proposed amenities utilize a variety of durable building materials, and have been developed to establish a unified and balanced palette of colors and textures.

Theme walls will be constructed of smooth and split face CMU block, accented with split face CMU block columns. Two types of view fences are proposed. View fences can be all view fence or may be partial view fence. Partial view fences will include split face CMU block columns like those of the theme wall. Split face CMU block will also be incorporated into the design of the group mailbox element. A simple and attractive entry monument sign will be incorporated adjacent to the main entry, wrapped in the same smooth CMU block. This will tie together the design aesthetic of all the hardscape accent elements into part of one cohesively designed community. (Exhibits I, J and K – Wall Plan, Entry Feature and Gate Elevations, and Wall & Mailbox Elevations).

Colorful, lush, and drought tolerant plant materials will be utilized, which will create an oasis feel within the community's open spaces, while remaining cognizant of the Sonoran Desert environment and the needs for sustainability and water conscious development practices. Other high-quality amenities will be incorporated such as a similarly designed picnic table and ramada with quality finishes and harmonizing color patterns.

11. Recreational Amenities

The amenities proposed for Ambra are integrated into the plan using the design direction provided in the RDDM by providing a range of both active and passive opportunities for year-round outdoor recreation and social interaction for all ages. Open space features within the proposed design include paved pathways in the amenity area to encourage internal pedestrian circulation. These are connected to the internal site sidewalks associated with the interior streets and to offsite sidewalks along Northern Avenue.



Active recreational amenities include open turf play areas and a children's play structure with ADA surfacing. Passive recreation amenities include paved pathways and a picnic ramada structure with tables. The majority of programmed amenities will be located in a central amenity area to encourage social gathering within the community (Exhibit H - Landscape Plan). Two non-programmed turf areas are provided. KHOV has found that non-programmed turf areas are important to residents because they become incredibly versatile in how they can be used. Activities like soccer, football, frisbee, bocce, tag, baseball, and more can all be accomplished in these open turf areas. When communities provide only programmed amenities and retention areas with decomposed granite, they fail to provide the community with amenity space that truly gives residents a sense of openness and freedom to play.

Two cluster mailbox areas will be provided and designed to match the aesthetic treatment of the theme walls and entry monument. This group mailbox will also meet USPS requirements. These group mailbox areas will be accessible from the public sidewalk (Exhibit K - Wall & Mailbox Elevations). The final location of the mailboxes will be determined by the United States Postal Service.

All walls, entry features and mailboxes within the development will be maintained by the Ambra Homeowners Association.

12. Open Space and Facilities

The Ambra Homeowners Association will be responsible for maintaining landscaping internal to the development and within the public right-of-way adjacent to the project, as well as maintaining all on-site amenities. The internal open spaces will also serve to accommodate the retention of onsite storm water drainage and also rainwater which falls on adjacent arterial roadway frontages.

13. Circulation

The proposed interior circulation for the site includes a primary gated access that connects to Northern Avenue near the center portion of the site. Northern Avenue is in design for reconstruction as Northern Parkway by the Maricopa County Department of Transportation. The main access to/from Northern Avenue will allow full access/movement. Access to the site from Northern Avenue will require a permitting process through the City of Peoria. Ambra provides the future ROW intended for the parkway project as illustrated on the site plan provided as Exhibit G.

All interior streets will be private street and designed per the City of Glendale standards and requirements. Sidewalks will be constructed along interior streets and connect to the amenity area to promote well-integrated access to these spaces for recreational users. A



minimum of two parking spaces per residential unit will be provided with an attached garage and driveway.

14. House Product Design

Proposed houses will incorporate a unifying elevational character appropriate to the region. The unique architectural features, recesses, patios, window accents, and projections will add significant articulation to the elevations of the homes. Pop-outs, second level elements over the garages, and other architectural design techniques will aid in de-emphasizing the garage element of each plan. These various treatments will add to the unique architectural styles proposed for this project, as well as creating shadowing and opportunities for color blocking to add further articulation to the elevations.

The single-family homes will include one and two-story plans that exhibit high quality materials and architectural features. Exact architectural elevations, floor plans and color schemes will be submitted for approval at the time of design review. The housing product proposed for use within Ambra will be compatible with the surrounding development.

The architecture of the project is complimented by the connectivity of the community's open space areas, providing residents with an appealing, active environment to play, relax, and socialize with each other.

15. Conditions, Covenants and Restrictions

Conditions, covenants, and restrictions for the Ambra community will be submitted with final documents.

16. Community Facilities and Services

The following outlines the community service providers:

Service	Provider
Schools	Sunset Vista Elementary School Independence High School
Libraries	Velma Teague Branch Library, 7010 N 58th Ave, Glendale, AZ Glendale Public Library, 5959 W. Brown St., Glendale, AZ
Police	City of Glendale
Fire	City of Glendale
Refuse	City of Glendale

17. Utilities and Services

A table is provided below listing each of the utility providers:

Utility	Provider
Water	City of Glendale
Wastewater	City of Glendale
Cable TV/Telephone	Cox Communications/CenturyLink
Electric	Salt River Project
Gas	Southwest Gas Corporation

18. Infrastructure Improvements

Grading and Drainage

The existing topography of the proposed development site, which is generally flat, has a gradual slope from the northeast to the southwest. For the most part, offsite drainage flows from the northeast are intercepted by Northern Avenue along the project's northern boundary, and thus pose minimal impact to the subject property. Development of the future Northern Parkway project may change the conveyance of storm water along that roadway, but it is not expected to impact flows to the project site.

The on-site retention basins will generally be 3' in depth (allowing for easy use by residents) and will be constructed and landscaped to provide a naturalized and pleasing aesthetic appearance. Undulating shapes and the use of varied side slopes in the construction of retention basins will convey a naturalized form and promote the pleasing aesthetic. These basins will meet the storm water storage requirements of a 100-year, 2-hour storm event and will be designed to empty within 36 hours by use of drywells. Minimum building finished floor elevations relative to site drainage conditions shall be maintained.

Water and Sewer

Design of the municipal water and sewer lines, as well as locations of sewer manholes, clean outs, fire hydrants, water valves, and other appurtenances will be included on the preliminary plat for this project.

19. Conclusion

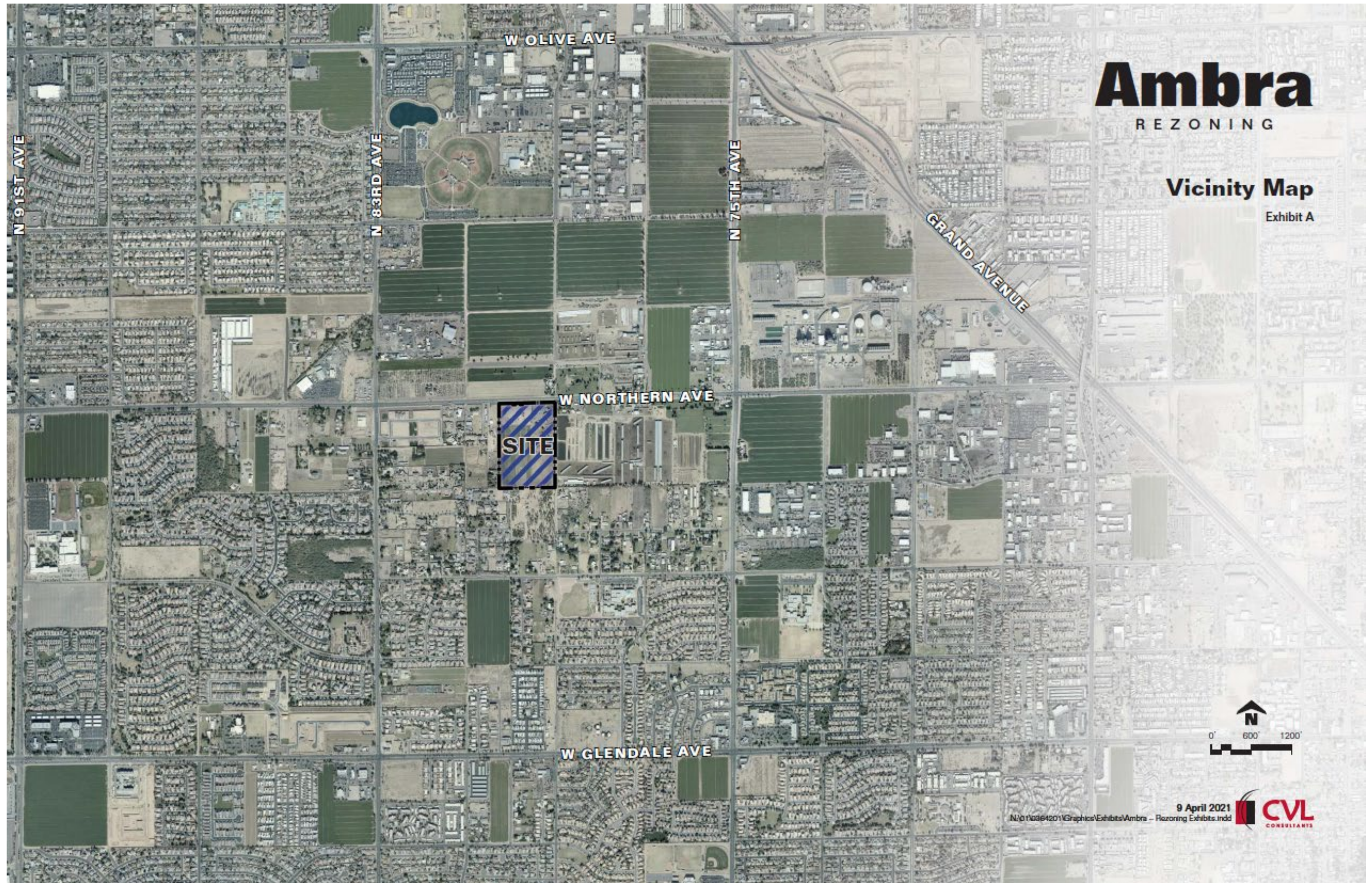
The intent of the overall proposal is to provide a residential development that complements the area while upholding the City's planning principles and supporting the economic goals and objectives of the City of Glendale. This site has been in a County island and has sat underutilized for many years. But this proposed design will transform the site into a high-quality, gated residential development with attractive new architectural designs, multiple open space areas, amenities, and lush landscaping. The streetscape of



Northern Avenue will be improved by the community's exterior landscape design and enhanced gated entry.

The project will create a new and attractive single-family residential community that acts as a transition between the future commercial and employment land uses to the north and existing residential on the south and west. Just like KHOV's other similar communities nearby, we expect this community to be a great success and a positive contribution to this part of Glendale.

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Ambra

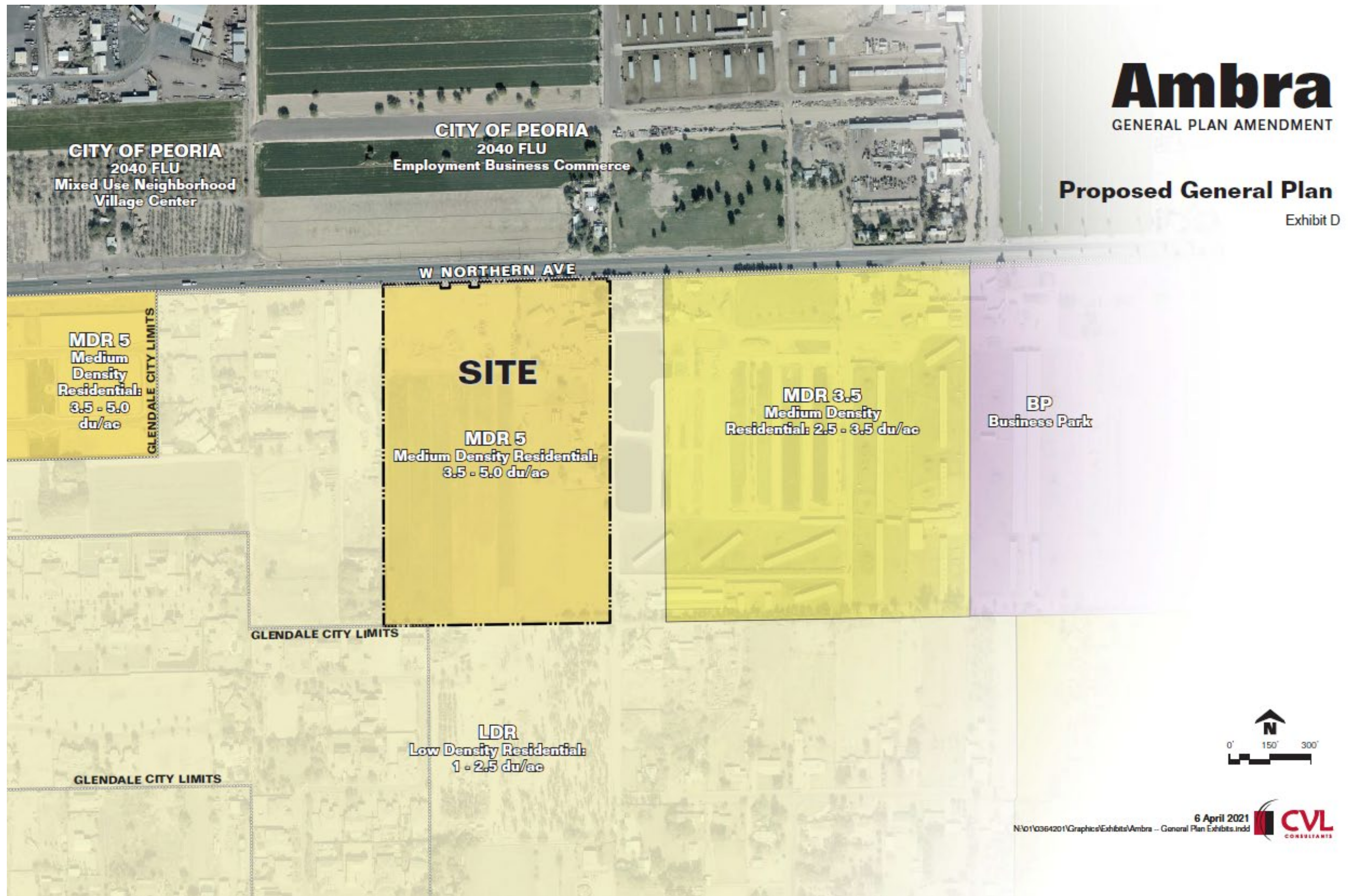
REZONING

Aerial Map

Exhibit B











Ambra

REZONING

Rendered Site Plan

Exhibit G

Site Data		
Gross Area	24.74 ac	
Net Area	23.57 ac	
Lot Size	45' x 108'	
Yield	122	
Density	4.93 du/ac	
Total Landscape Tract Area	4.82 ac	19%
Useable Open Space	2.19 ac	9%



17 June 2021

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Ambra

REZONING

Landscape Plan

Exhibit H

Street Trees

<i>Acacia salicina</i>	Willow Acacia
<i>Fraxinus velutina</i> 'Fan-Tex'	Fan-Tex Ash
<i>Parkinsonia x</i> 'Desert Museum'	Desert Museum Palo Verde
<i>Pistacia x</i> 'Red Push'	Pistache
<i>Quercus virginiana</i>	Southern Live Oak

Open Space Trees

<i>Acacia farnesiana</i>	Sweet Acacia
<i>Chilopsis linearis</i> 'Bubba'	Bubba Desert Willow
<i>Parkinsonia florida</i>	Blue Palo Verde
<i>Prosopis glandulosa</i> 'Maverick'™	Honey Mesquite

Accent Trees

<i>Caesalpinia cacalaco smoothie</i> ™	Thornless Cascalote
<i>Chilopsis linearis</i> 'Bubba'	Bubba Desert Willow

Large Shrubs

<i>Caesalpinia pulcherrima</i>	Red Bird Of Paradise
<i>Dodonaea viscosa</i> 'Purpurea'	Purple Leafed Hopseed Bush
<i>Leucophyllum candidum</i> 'Silver Cloud'™	Brewster County Barometerbush
<i>Leucophyllum frutescens</i> 'Green Cloud'™	Green Cloud Texas Ranger
<i>Nerium oleander</i> 'Petite Pink'	Petite Pink Oleander

Small Shrubs

<i>Lantana camara</i> 'Dallas Red'	Dallas Red Lantana
<i>Leucophyllum candidum</i> 'Thunder Cloud'™	Brewster County Barometerbush
<i>Rhaphiolepis indica</i>	Indian Hawthorn

Accents

<i>Asclepias subulata</i>	Rush Milkweed
<i>Dasyliiron wheeleri</i>	Grey Desert Spoon
<i>Hesperaloe parviflora</i>	Red Yucca

Turf

<i>Cynodon dactylon</i> 'Midiron'	Midiron Bermuda Grass
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17 June 2021
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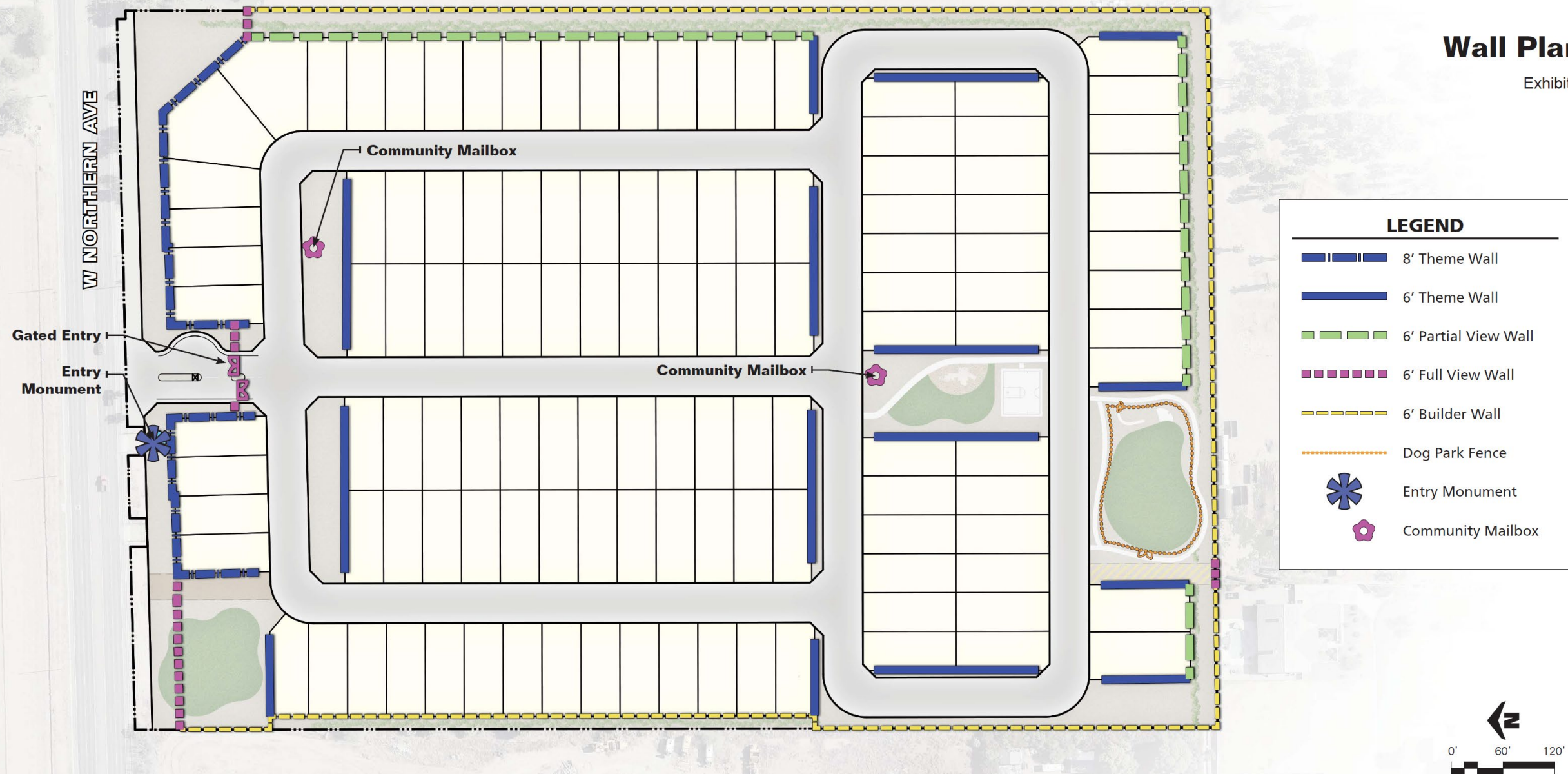


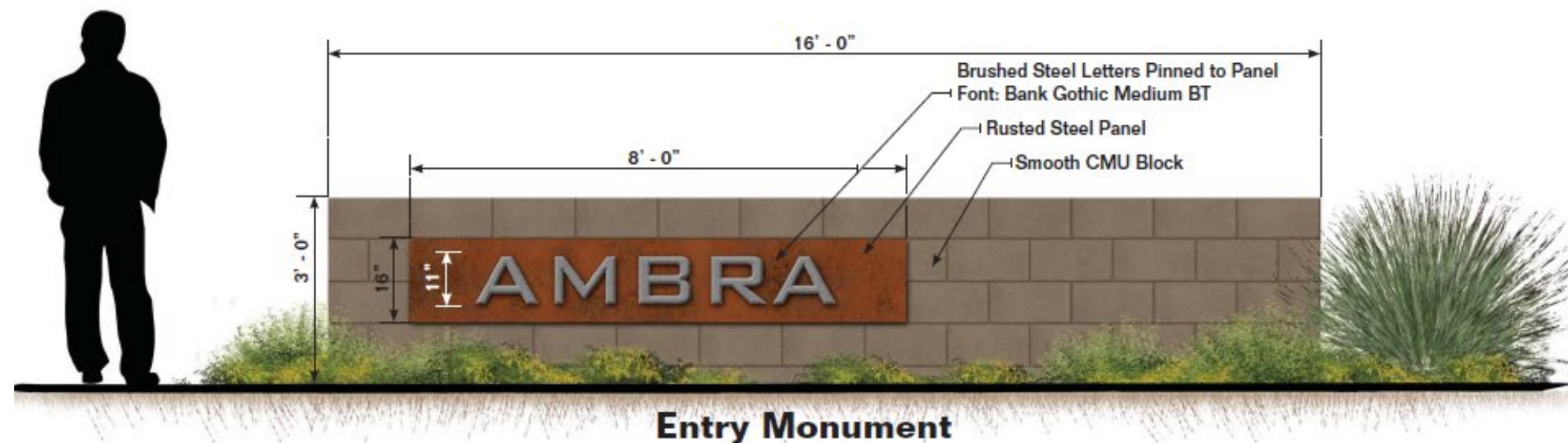
Ambra

REZONING

Wall Plan

Exhibit I



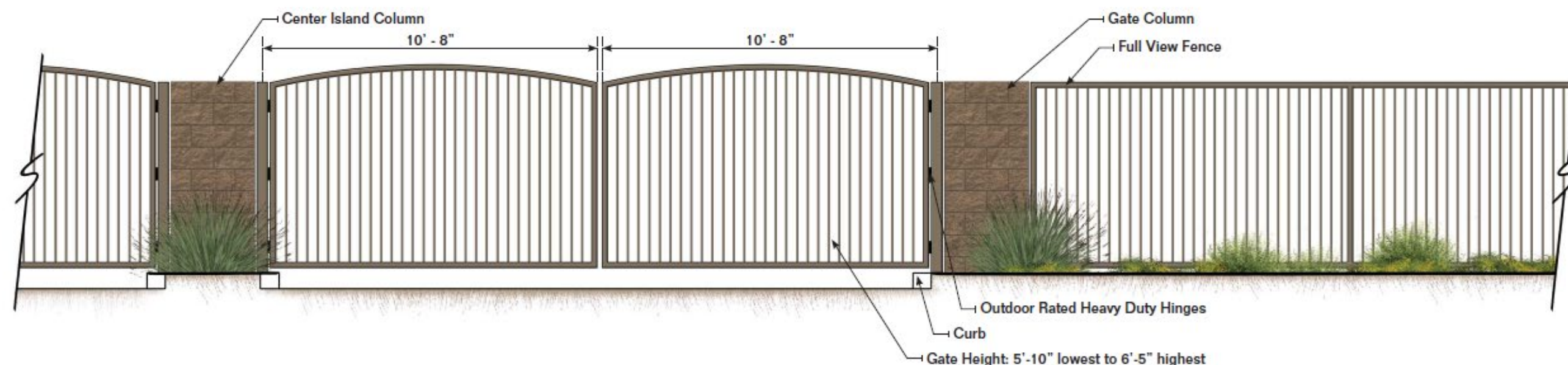


Ambra

REZONING

Entry Monument and Gate Elevations

Exhibit J

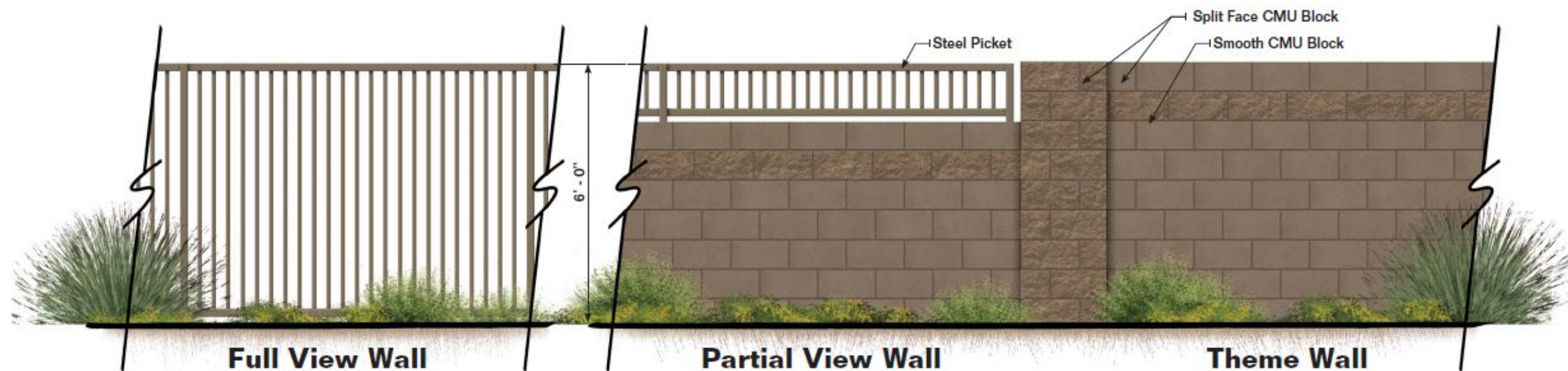


Ambra

REZONING

Wall and Mailbox Elevations

Exhibit K

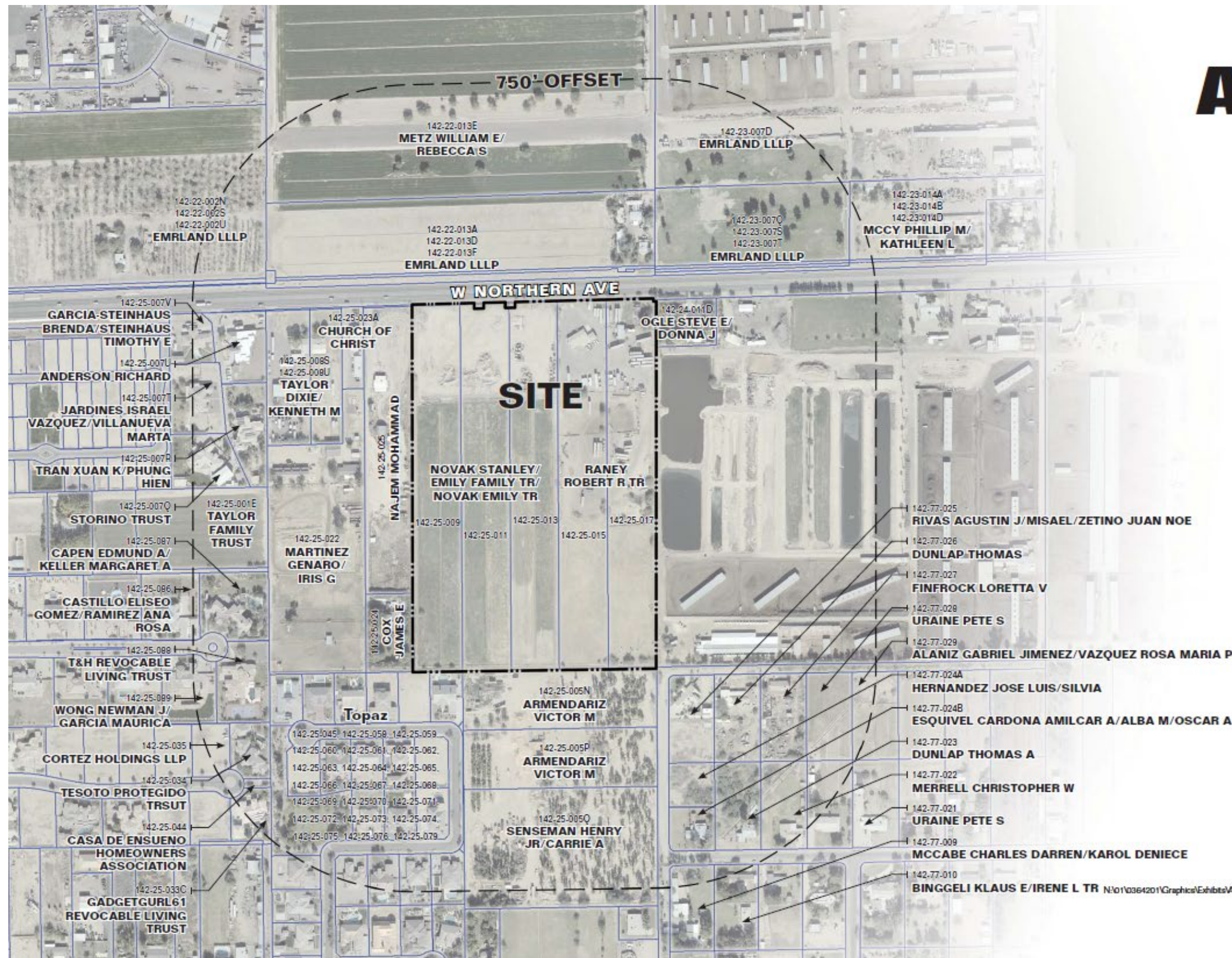


Ambra

REZONING

Parcel Map

Exhibit L



9 April 2021



April 7, 2021

LEGAL DESCRIPTION FOR
AMBRA
ANNEXATION

That part of the Northwest Quarter of Section 2, Township 2 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Brass Cap in hand hole marking the North Quarter Corner of Section 2, from which the Brass Cap in hand hole marking the Northwest Corner of said Section 2 bears South 88°32'46" West, a distance of 2,665.24 feet;

Thence South 00°01'25" West, along the East line of the Northwest Quarter of said Section 2, a distance of 40.01 feet to the True Point of Beginning;

Thence continuing South 00°01'25" West, along said East line, a distance of 1,261.42 feet;

Thence South 89°11'21" West, departing said East line, a distance of 829.68 feet; Thence North 00°06'37" West, a distance of 1,252.03 feet to a found Rebar with cap LS#12600 marking the Northwest corner thereof, said point being on a line which is parallel with and 40.00 feet South, as measured at right angles, from the North line of the Northwest Quarter of said Section 2;

Thence North 88°32'46" East, along said parallel line, a distance of 832.79 feet to the True Point of Beginning.

Containing 1,044,429 Square Feet or 23.977 Acres, more or less.

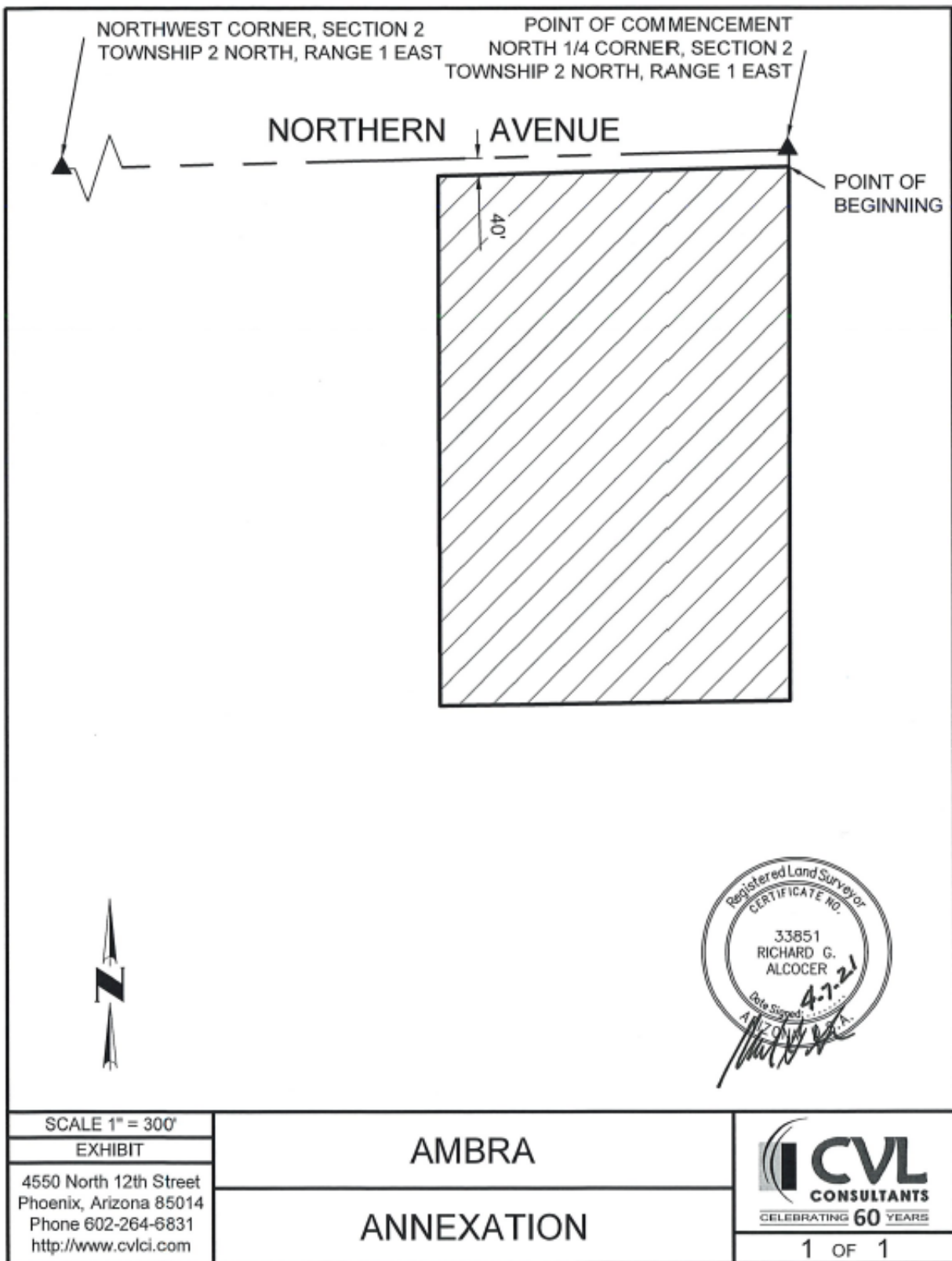


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Page 1 of 1

4550 N 12th Street | Phoenix AZ 85014 | 602.264.6831 | (F) 602.264.0928







AMBRA
ANNEXATION

S00°01'25.1625" W 40.01

BOUNDARY

S00°01'25.1625" W 1261.42

S89°11'21.2267" W 829.68

N00°06'37.1824" W 1252.03

N88°32'46.1840" E 832.79
to

Area = 1044429.4447 23.977 AC

Closing course: 54°28'38.2277" 0.005697

Misclosure: 1/732,997

North Error: 0.003310
East Error: 0.004637

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