



The Cleveland

City Council Meeting
February 28, 2022



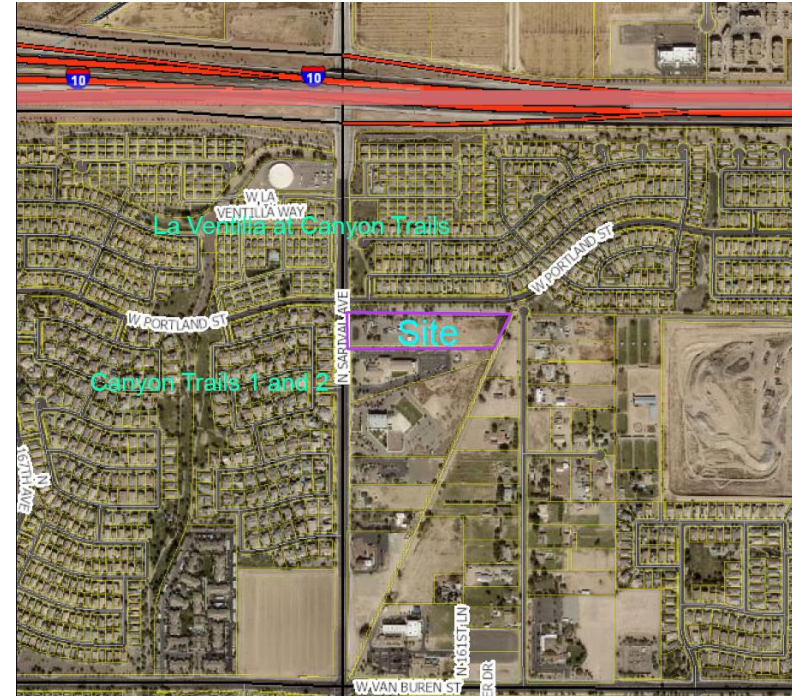
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Specific Location



ZOOMED IN

- Appox. 50 feet south of Portland Street on Sarival Avenue
 - North
 - Canyon Trails Greenbelt, Portland Street, homes
 - South
 - Church (Zoned AU)
 - East
 - RID Canal and vacant single-family large lot
 - West
 - Sarival Avenue, Canyon Trails single-family



Zooming into the Site



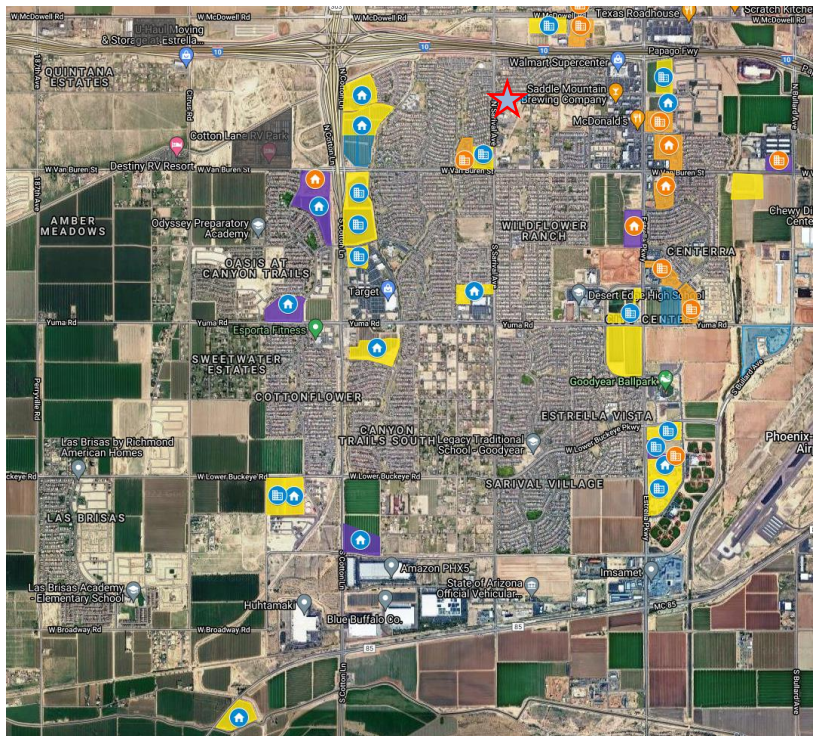
WHAT IS ON THE SITE TODAY



Area Multi-Family



MCDOWELL TO FUTURE SR 30 – PERRYVILLE TO BULLARD



=Established Multi-Family



=Under Construction or
Recently Completed
Multi-Family



=Zoned for Multi-Family



=Developer Interest
in Multi-Family
(Application Submitted)



= The Cleveland

Proposal

THE CLEVELAND



- MF-18 (Multi-Family 18 units per acre)
 - Existing Wireless Communication Facility (Cell Tower)



PAD Overlay



REQUESTS AND REGULATIONS

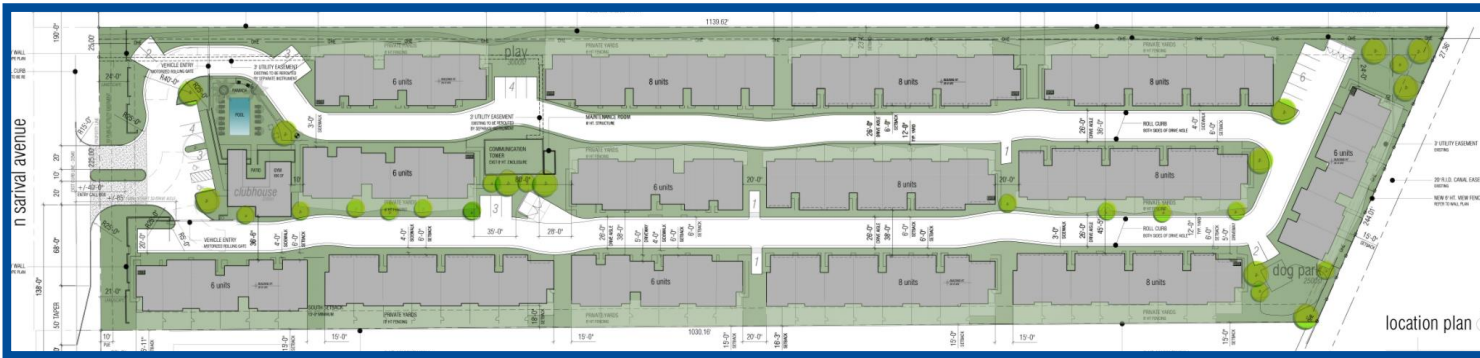
Setbacks:
20 Feet North
15 Feet South
15 Feet East



Trash Enclosures



Cellular Tower



Double Walls
*Images Conceptual In Nature

Traffic and Turning Movements



ONTO SARIVAL AVENUE

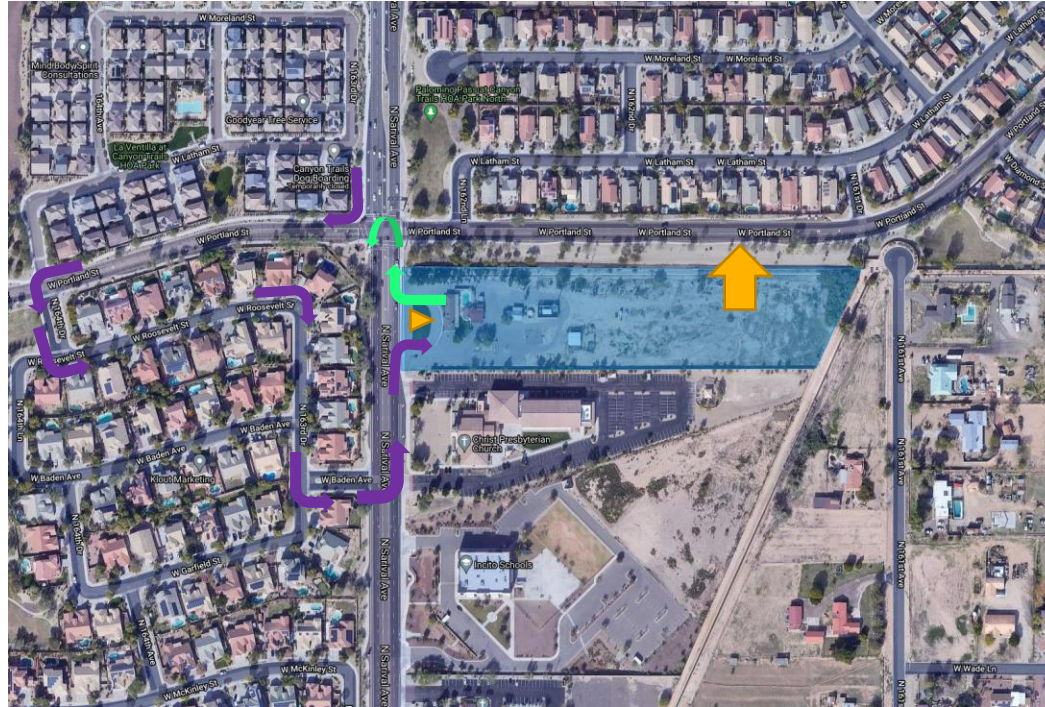




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Traffic and Turning Movements

INTO NEIGHBORHOOD



Community Input, Planning and Zoning Commission and Recommendation



APPROVAL SUBJECT TO ALL STIPULATIONS

- Citizen Concern Regarding Traffic and Access
- Recommend Approval to Rezone:
 - From Agricultural Urban (AU)
 - To MF-18 with PAD Overlay
 - Subject to Stipulations
 - Includes Right-in-Right out (Sarival Avenue)
 - Planning and Zoning Recommendation (6-0) w/ Stipulation to Require 2nd Access onto Portland Street



2 units and elevation



2 units and elevation



*Applicant Provided Renderings



*Applicant Provided Renderings



*Current Conditions: Existing Home (to be removed) Cell Tower (to remain)

