

The Cleveland

Sarival Avenue and Portland Street

P O R T E R K Y L E
multifamily developers & builders



Earl & Curley

ZONING & LAND USE LAW



Vicinity Map

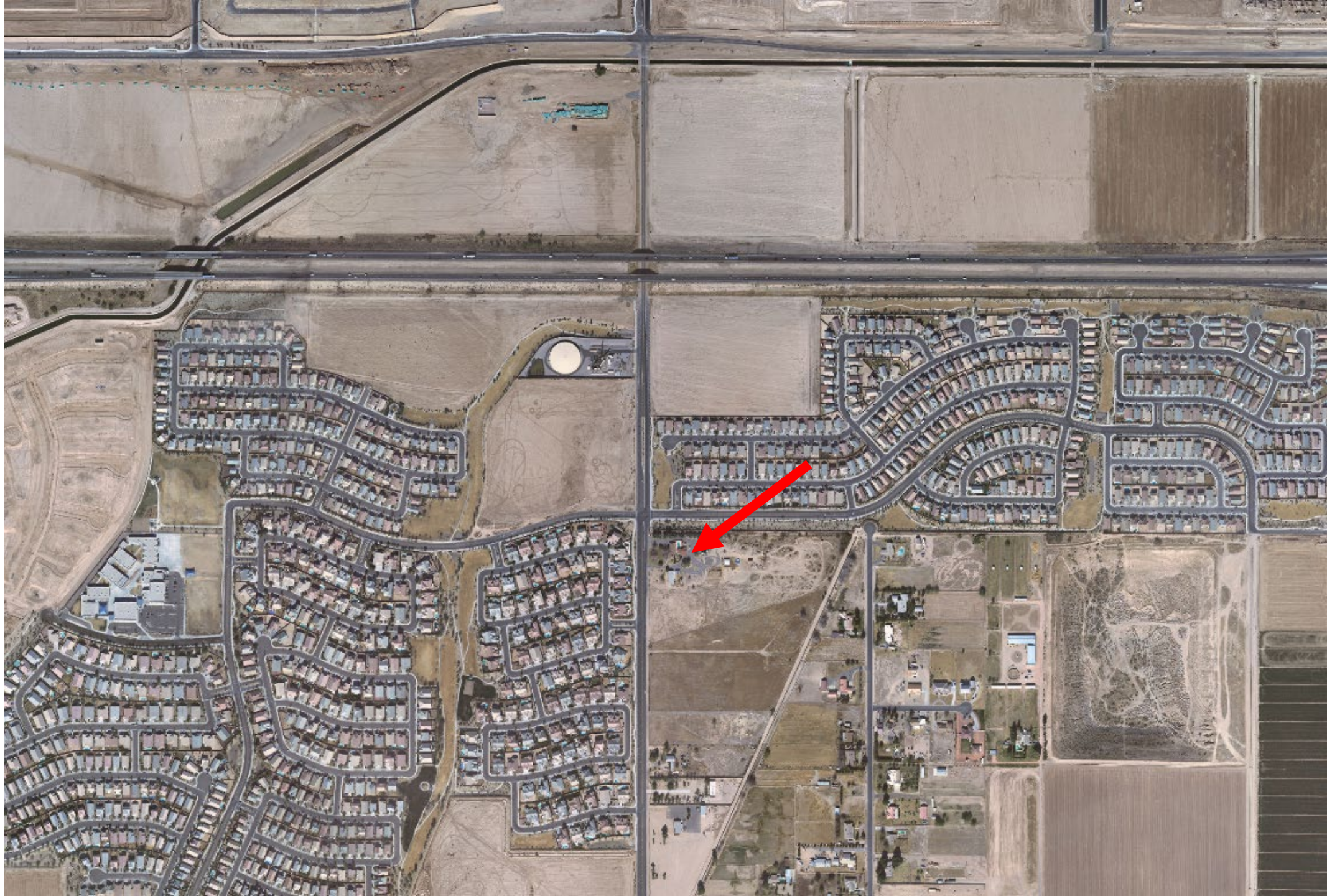


Aerial Map

1998

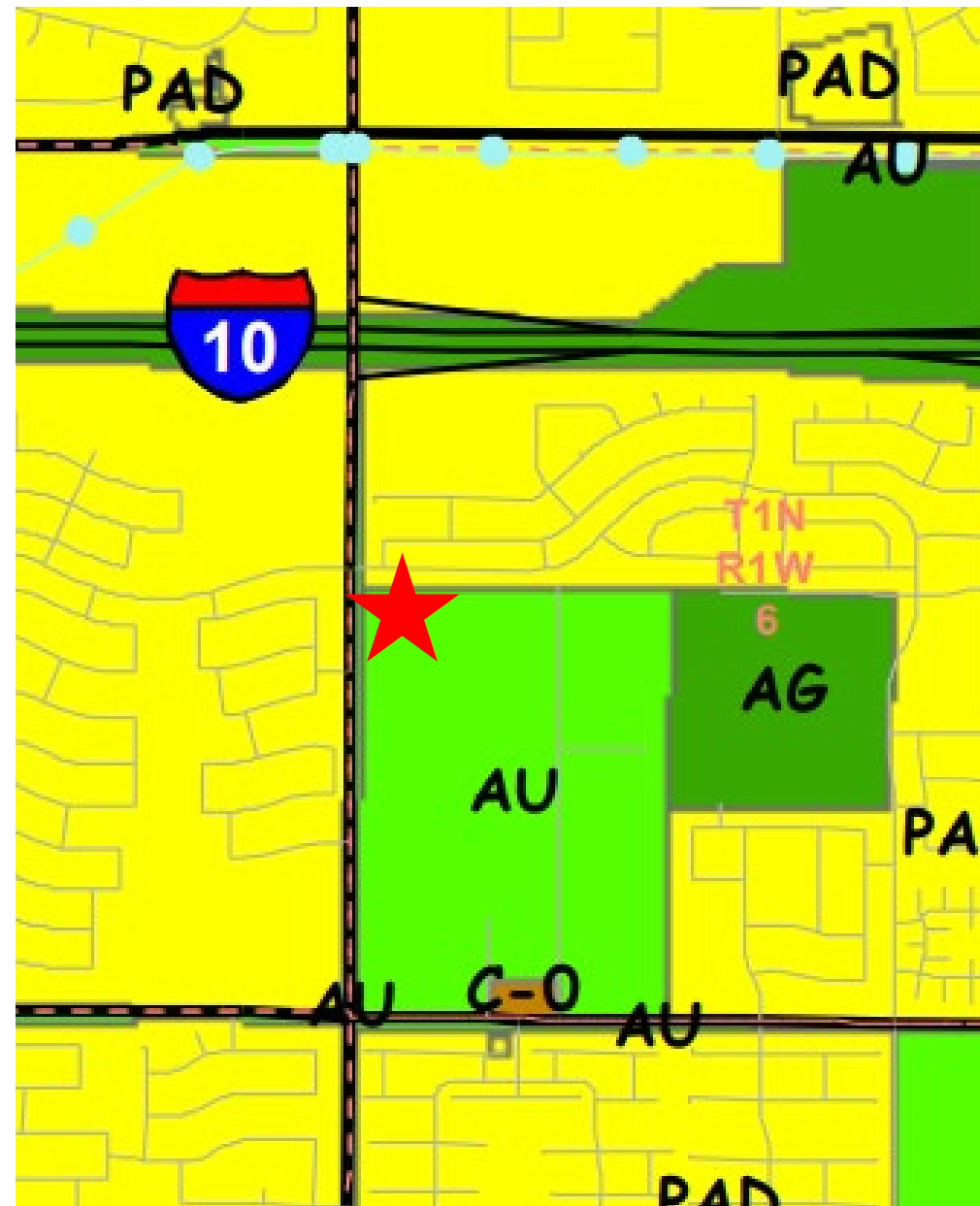


2006











Proposal: Luxury townhomes to appeal to higher-income earners—those looking for greater privacy, enhanced interiors, and superior amenities.



SW 6043
Chalice
Location Number: CDH-03
SW 7016
Elder Well
Location Number: CDH-03
SW 8-070
Acker
Location Number: CDH-03
SW 9-100
Umber Road
Location Number: CDH-03
SW 9-183
Dark Cove
Location Number: CDH-03



SES elec panel enclosure incorporated into the private yard fencing

side elevation



side elevation



2 private yard elevation



patio and window shade trellis

- 28'-0"
- 10. WOOD SCREEN
- 28'-0"
- 10. FINISH
- 28'-0"
- 10. FINISH
- 12'-0"
- SECOND FLOOR FIVE
- 8'-0"
- FINISHED FLOOR



Conceptual Elevations



side elevation



side elevation

SW 1015
Skyline Steel
SW 6243
Distance
SW 9160
Umber Rust
SW 9163
Dark Clove



2 private yard elevation

20'-0"
TO HIGH SCREEN
20'-0"
TO PARAPET
20'-0"
TO ROOFLINE
10'-0"
SECOND FLOOR FEE
8'-0"
FIRST FLOOR



Conceptual Elevations



side elevation



side elevation



2 private yard elevation

Conceptual Elevations

- 28'-0" TO HIGH SCREEN
- 25'-0" TO PARAPET
- 25'-0" TO OPENINGS
- 12'-0" SECOND FLOOR FFE
- 0'-0" FINISHED FLOOR





side elevation



side elevation



2 private yard elevation

Conceptual Elevations





side elevation



side elevation



2 private yard elevation

Conceptual Elevations

- 28'0" T.C. HIGH SCREEN
- 26'0" T.C. PARAPET
- 26'0" T.C. OPENINGS
- 12'0" SECOND FLOOR FF
- 8'-0" FINISH FLOOR

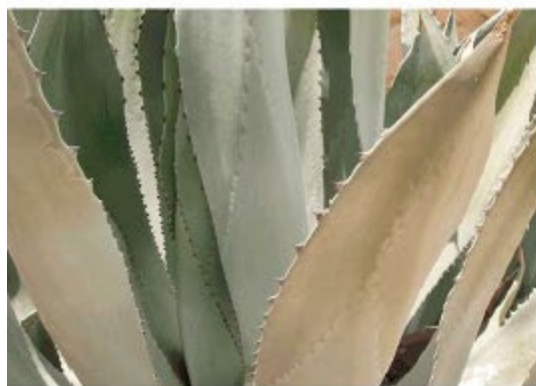




side elevation



side elevation



SW 1015
Skyline Steel

SW 9170
Acler

SW 6617
Blushing



2 private yard elevation

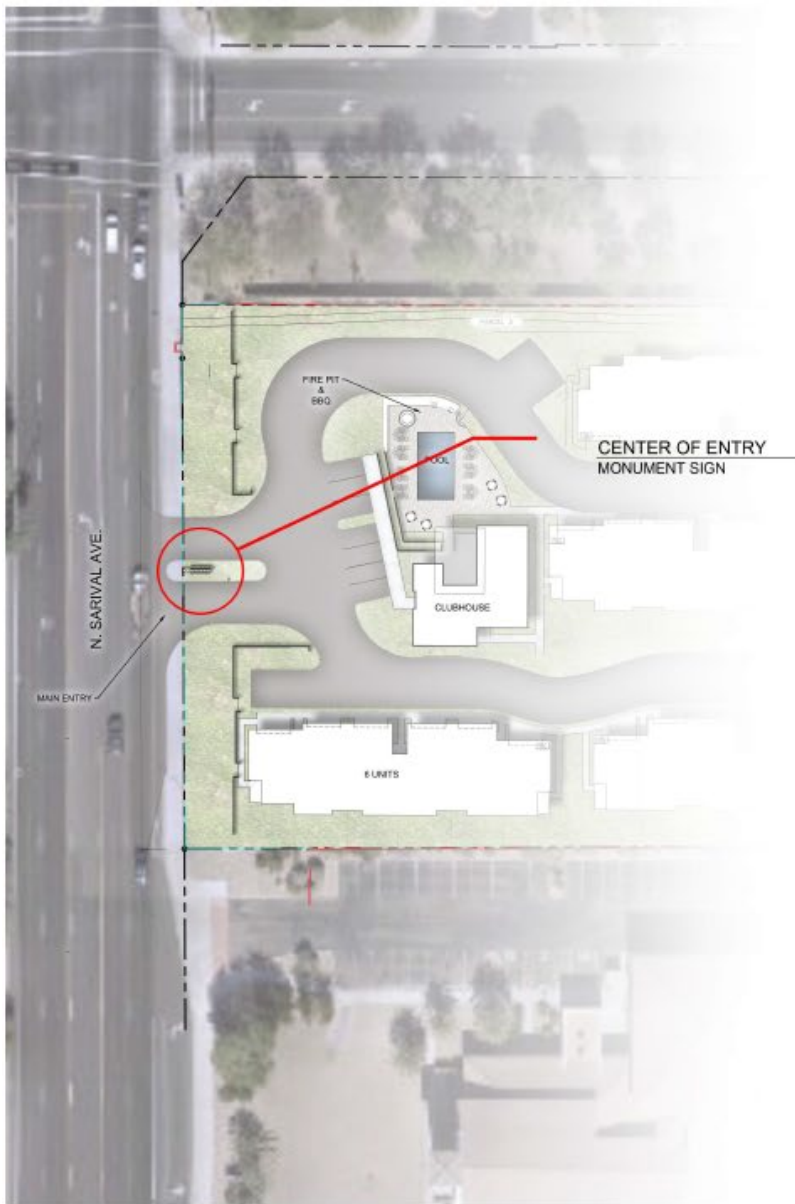
28'-0"
TO HIGH SCREEN
28'-0"
TO PARAPET
28'-0"
TO OPENINGS
12'-0"
SECOND FLOOR FFE
0'-0"
FINISHED FLOOR



Conceptual Elevations



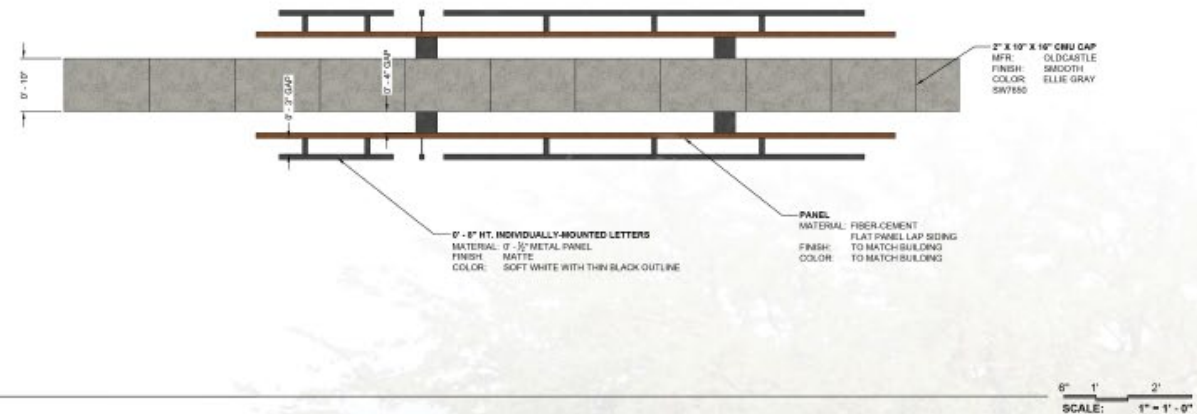
Conceptual Site Plan



1 SIGNAGE LOCATION
SITE PLAN

10' 20' 40'
SCALE: 1" = 20' - 0"

D SIGNAGE
PLAN



D SIGNAGE
ELEVATION

The Cleveland - Sarival Townhomes

MONUMENT SIGNAGE

General Plan Designation: Neighborhoods

“Neighborhoods include a wide range of densities and housing products.”



GOODYEAR 2025



CITY OF GOODYEAR GENERAL PLAN

303

I-10



Manufacturing and Industrial

1. Andersen Windows & Doors
2. AZZ Galvanizing
3. Ball Corporation
4. Cavco Industries
5. CornellCookson
6. Del Monte Fresh Produce
7. fairlife by The Coca-Cola Company
8. Global Organics
9. Gorbels
10. Huhtamaki
11. IAC Industries
12. KPS Global
13. Lorts Manufacturing
14. Nike
15. Poore Brothers by Inventure Foods
16. Schoeller Allibert
17. Snyder's of Hanover
18. Sub-Zero, Wolf, and Cove
19. Wildeck

Data Centers

1. Compass Datacenters
2. Microsoft
3. Stream Data Centers
4. Vantage Data Centers

Aerospace and Aviation

1. AerSale
2. Lufthansa Aviation Training
3. Galaxy International
4. LuxAir Jet Centers
5. Prime Solutions Group
6. Sonoran Technology
7. Spartech
8. Unmanned Vehicle University

Logistics

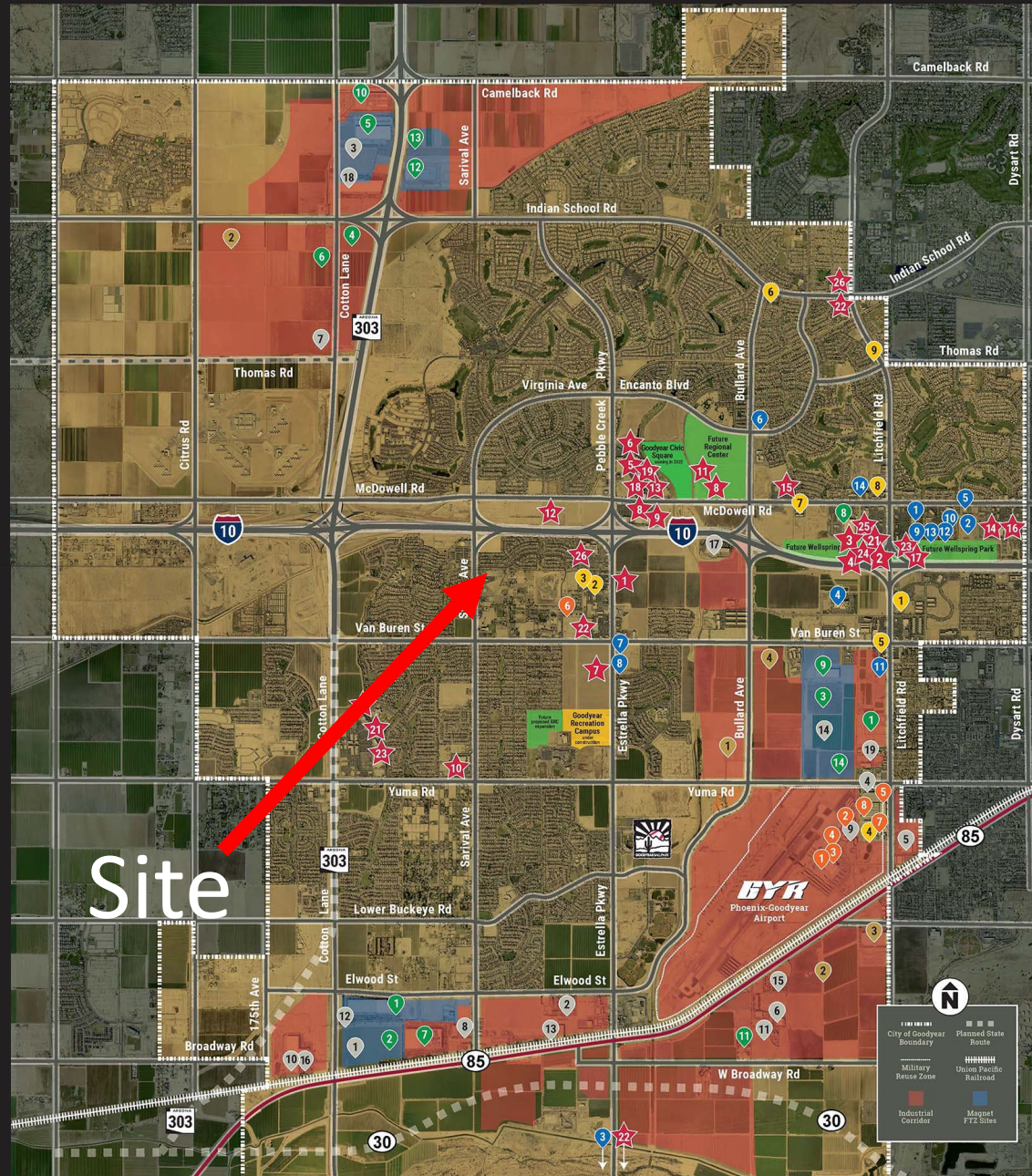
1. Amazon, Fulfillment & Delivery Station
2. Blue Buffalo
3. Chewy.com
4. Daimler Trucks North America
5. Dick's Sporting Goods
6. Ferrero USA
7. Macy's - Bloomingdale's
8. McLane Sunwest
9. Michael Lewis Company
10. REI
11. Simpson Norton Corporation
12. UPS
13. XPO Logistics, serving Boeing
14. Quetico



Goodyear Business Portfolio

Major Employers and Retailers

City of Goodyear Economic Development
14455 W. Van Buren St., Suite D102 | Goodyear, AZ 85338
623-932-3025 | developgoodyearaz.com



Medical and Healthcare

1. Abrazo West Campus
2. Adelante Healthcare
3. Banner Health
4. Cancer Treatment Centers of America
5. Cornerstone Medical Center
6. DaVita / Southwest Kidney Institute
7. Dignity Health
8. Estrella Womens Health Center
9. Goodyear Medical Plaza
10. Integrated Medical Services
11. Mountain Park Health Center
12. Palm Valley Rehabilitation
13. SimonMed Imaging
14. Spooner Physical Therapy

Office

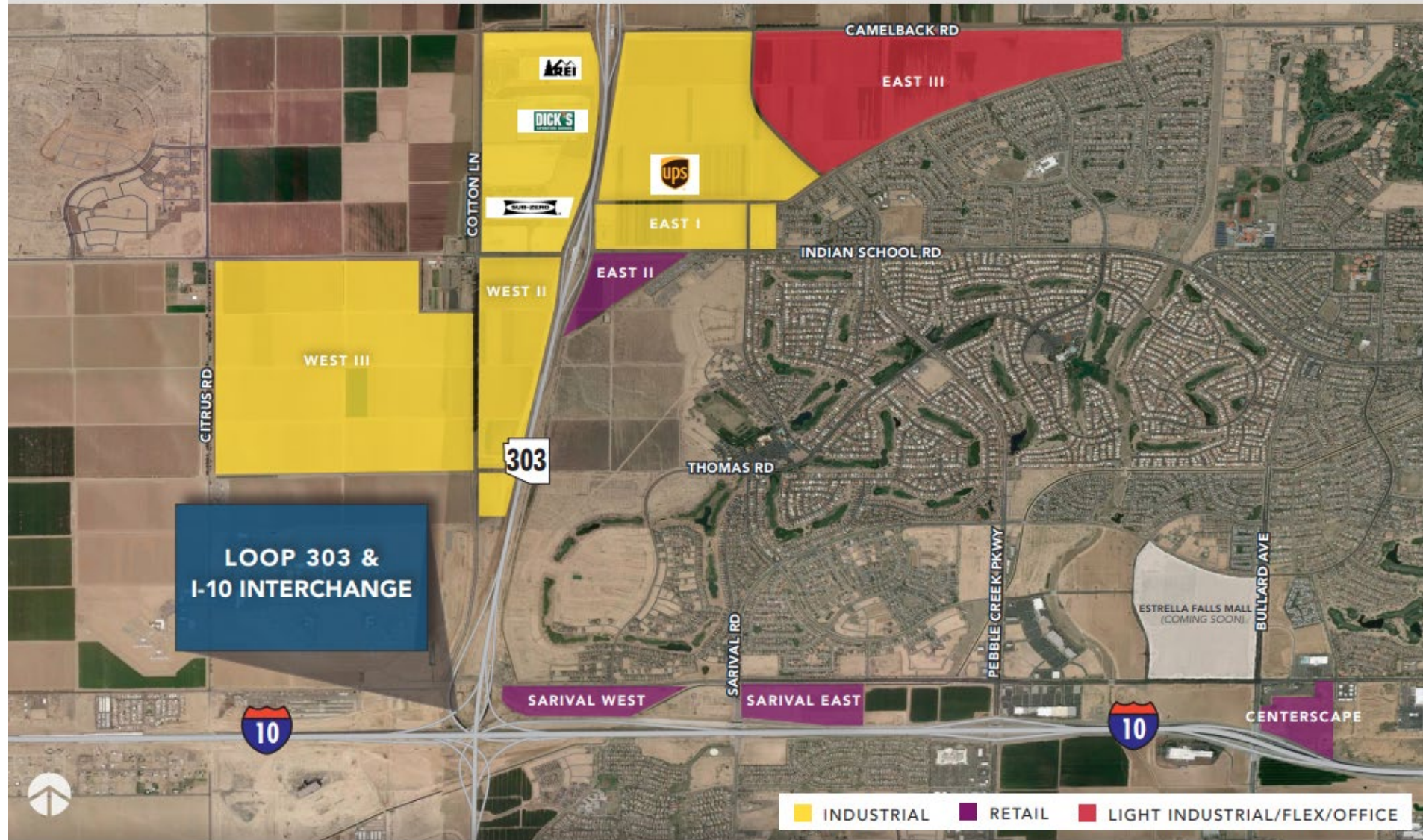
1. Amazon, Global Security Operations Center
2. Canyon Trails Professional Center
3. Estrella Professional Center
4. Flite Goodyear
5. Goodyear Financial Center
6. Indian Palms Professional Plaza
7. Palm Place Plaza
8. Palm Valley Office Park I, II & III
9. Palm Valley Professional Plaza



Retail and Entertainment

1. ALDI
2. Bath & Body Works
3. Barnes & Noble
4. Best Buy
5. Burlington
6. C-A-L Ranch
7. Culver's
8. Darden, Cheddar's Scratch Kitchen & Olive Garden
9. EoS Fitness
10. Fry's Marketplace
11. Harkins Theatres
12. Harley-Davidson
13. Home Goods / TJ Maxx
14. JC Penney
15. Life Time
16. Lowe's
17. Michaels
18. Oregano's
19. Party City
20. Potterybarn Outlet
21. Ross Dress For Less (two locations)
22. Safeway (three locations)
23. Target & Super Target
24. Total Wine
25. Ulta
26. Walmart, Marketplace & Supercenter

Master Planned Business Park Map



PV|303 the interchange of business







Amazon buys 91.5 acres in Goodyear for \$19.85M

It's been a very good year for Goodyear! The West Valley city of about 85,000 is attracting some of the biggest corporate names on the planet – names such as Amazon, Microsoft and Nike.



Conceptual View



- 10' ceilings
- Stainless Steel Appliances
- Granite Countertops
- Full-size washers and dryers
- Smart Home Technology



Example Interiors

Enhanced Community Amenities

- Pool
- Outdoor Dining and BBQ Area
- Indoor/Outdoor Fitness Area
- Kid's Play Area
- Co-working Space and Coffee bar – with Conference Room
- Lounge area
- Dog park
- Walking trail to canal



“I’ve been doing this work since 1969, and this is worst housing supply/demand imbalance I’ve ever seen,” said Economist Elliott Pollack. “We’re at the precipice of a **very** serious problem. This will affect our ability to attract and retain top employers, attract and retain top talent, maintain and improve the quality of life for our residents, and increase the customer base for our small businesses. We simply must increase supply or it’s all downhill from here.”



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Table 1: Trip Generation

DESCRIPTION OF LAND USE				VEHICLE GENERATED TRIPS						
				Daily	AM Peak Hour			PM Peak Hour		
Land Use	ITE LUC	SIZE		Total	Enter	Exit	Total	Enter	Exit	Total
Multi-Family	220	100	DU	732	11	37	48	37	22	59



















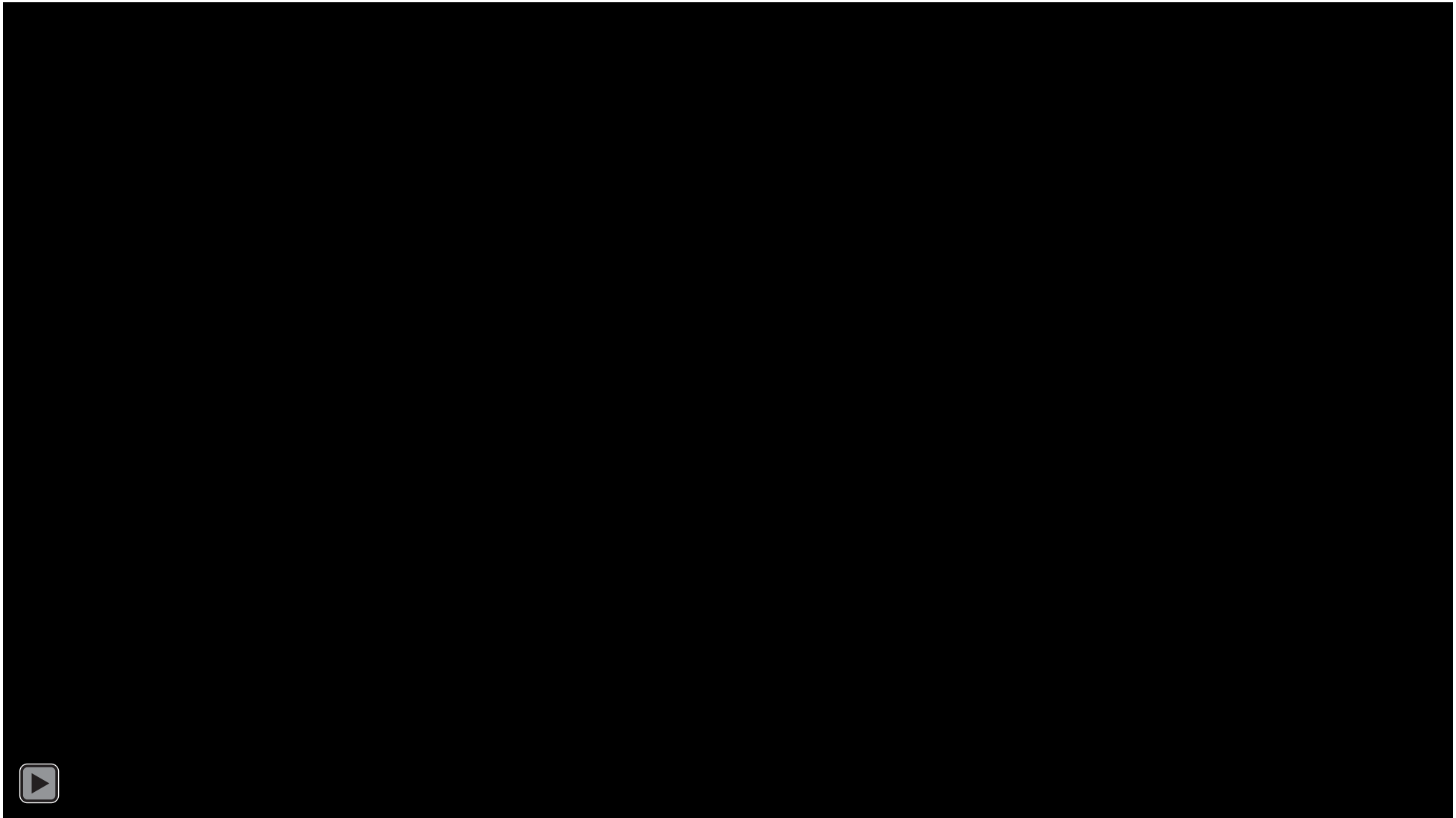
1st Review Comments

Project: The Cleveland - SEC of Sarival Avenue and Portland Street
Prepared by: EPS Group
Date of Report: 7/27/2021

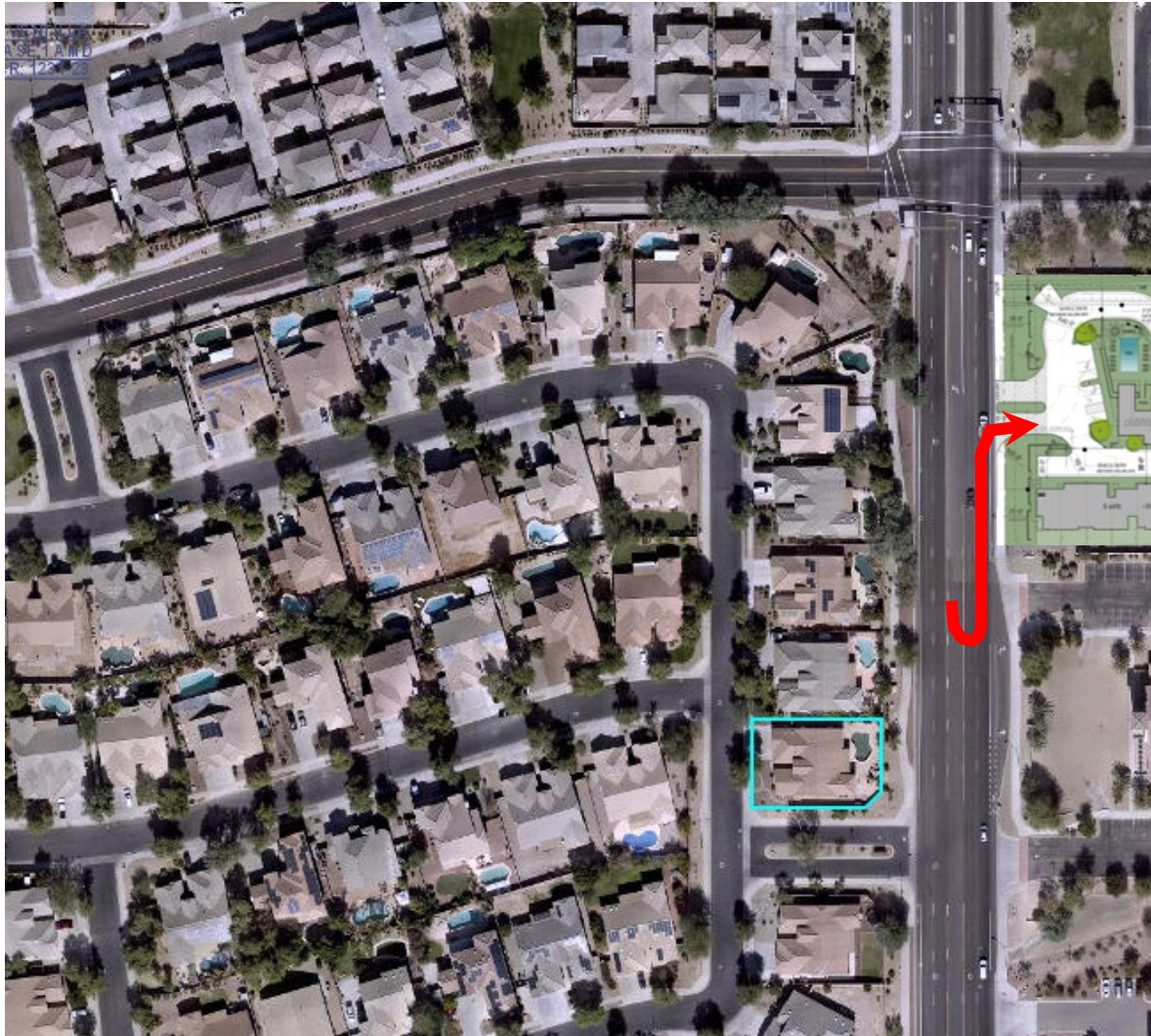


Reviewer: Matthew Reeg, City of Goodyear
Date of Review: 9/2/2021

#	Reviewer:	Review Comment:	EPS Group Response:
1.	Matthew Reeg	Remove the left turn movement out of the site on Figure 3.	Report Updated.
2	Matthew Reeg	The development will be expected to construct a median on Sarival Avenue to prevent the left turn movement into the site.	Noted and added to report.
3	Matthew Reeg	The City of Goodyear requires right turn lanes at all driveways that access an arterial roadway.	Report and site plan have been updated.

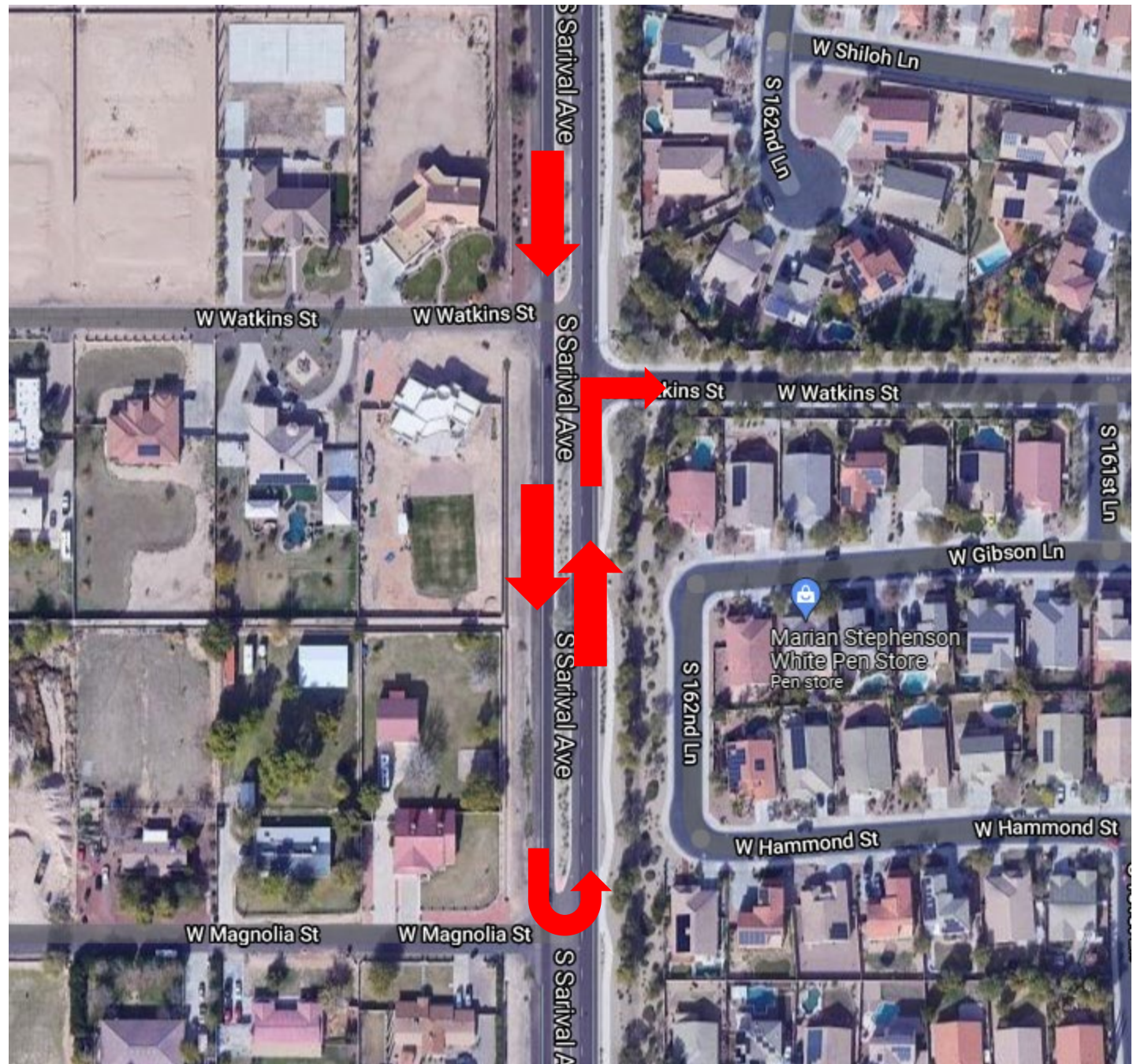


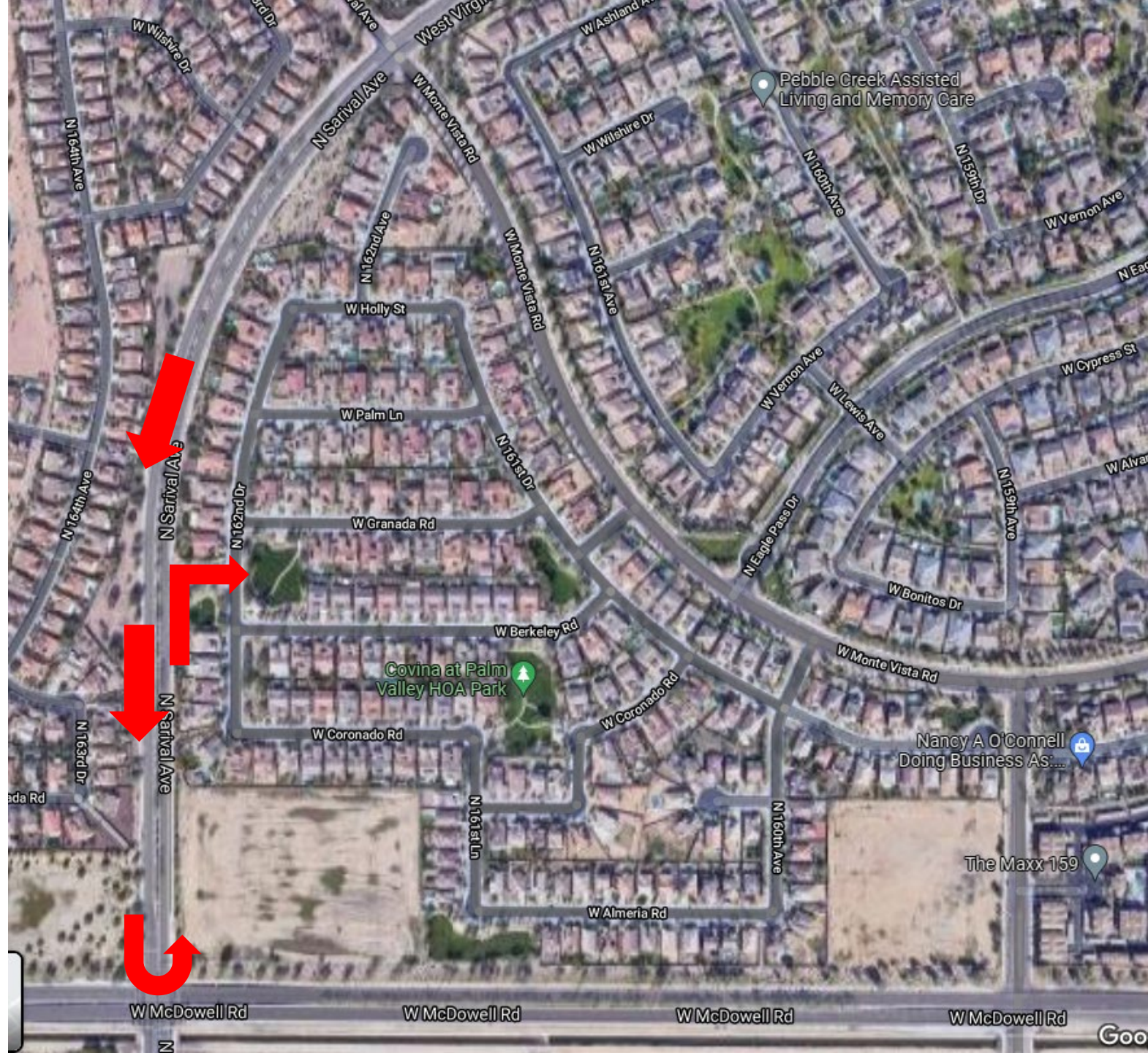
Shorter
Crosses 2 Lanes



Much longer
Crosses 4 Lanes















Subject Site



I	1.242 AC.	LANDSCAPE / DRAINAGE / OPEN SPACE / WATERLINE
J	5.709 AC.	LANDSCAPE/DRAINAGE/IRRIGATION ESMT./OPEN SPACE
K	1.233 AC.	LANDSCAPE / DRAINAGE / OPEN SPACE





La Ventilla

TRACT A

TRACT B

TRACT D

1233.70'

145.99'

45.74'

R=29.50' L=28.85'

15' 15'

63.63'

R=29.50' L=12.77'

31.19'

15' 15'

R=20' L=31.42'

106.14'

15' 15'

889°41'59"E 176.18'

58° 18' 15" E 155.12'

N0°18'01"E

30°17'51"W

L=308.71'

37.48'

27'

26.5'

58.85'

18'

66

67

68

65.50'

65.50'

58'

44'

57'

23.46'

29.54'

57'

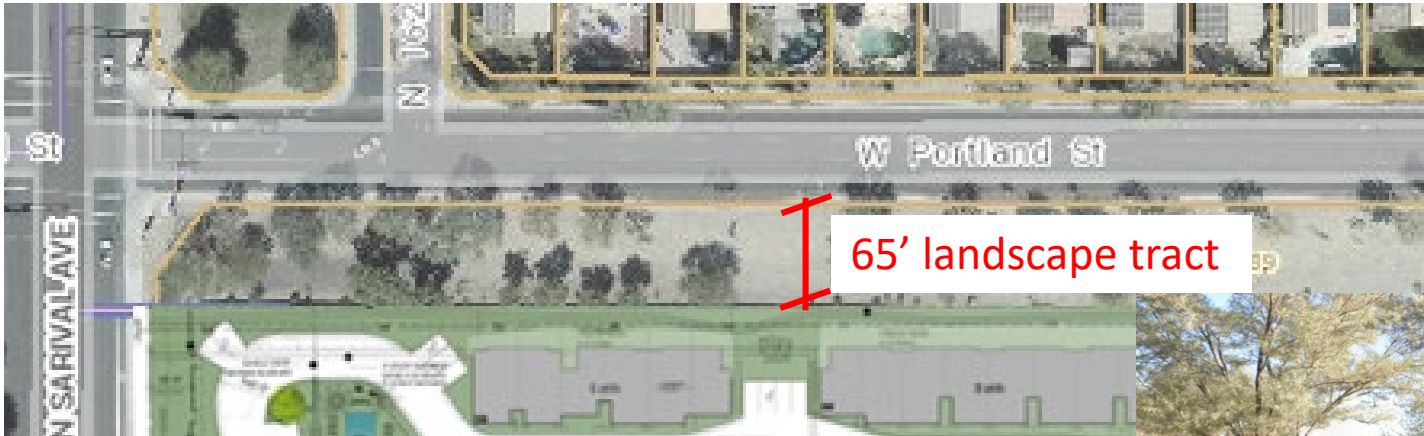
ONLY

NO

Deviations

Side Setback (North) 30' required; 20' proposed

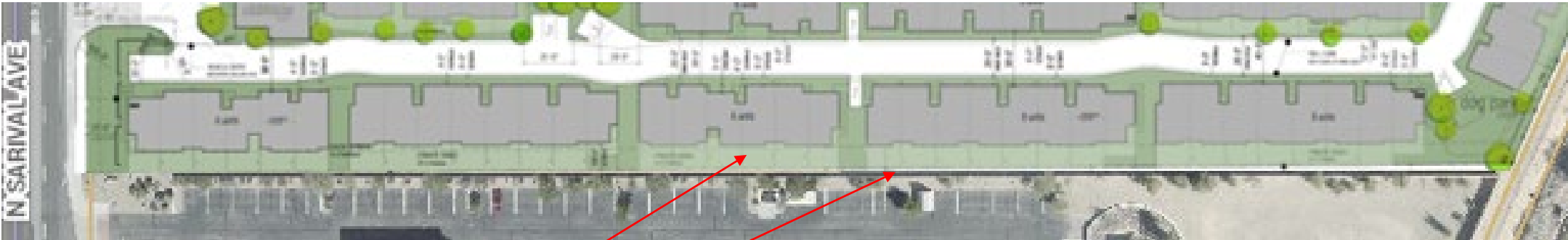
65' landscape tract along Portland Street, then the 20' setback, total of 85'



Deviations

Side Setback (South) 30' required; 15' proposed

Adjacent to AU zoned church with a 10' landscape buffer along their property line in the parking lot.



Proposed Private Rear Yards

Existing 6' CMU wall to remain

Deviations

Rear Setback (East) 30' required; 15' proposed

Existing canal long east boundary that creates an additional 20' buffer

Existing 20' canal



Deviations

Rash Enclosure Setback 150' required; 80' proposed

Meets intent; encroaches in non-developable area of residential triangle lot

Approximate location of
proposed trash enclosures



Deviations

Double Wall – no two walls allowed within 20', creating alley

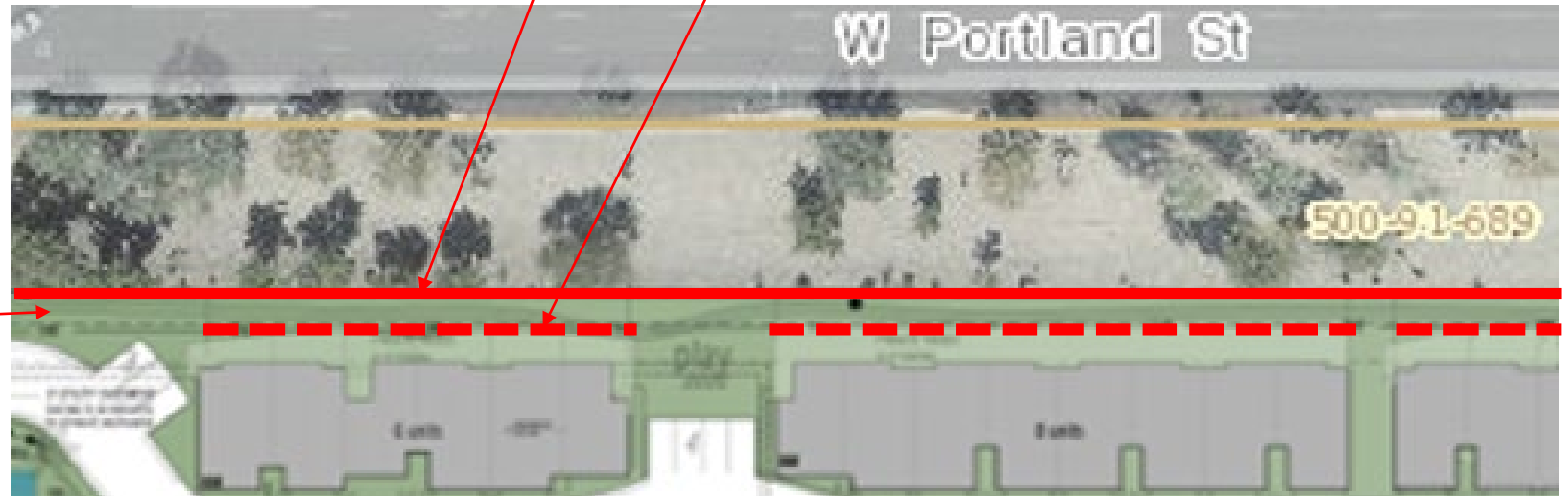
Easement creates conflict

Providing full view fence; walking path and landscaping

Existing Easement

Existing 6' CMU Canyon Trails HOA wall (to remain)

Proposed Full View Fence for Private Yard



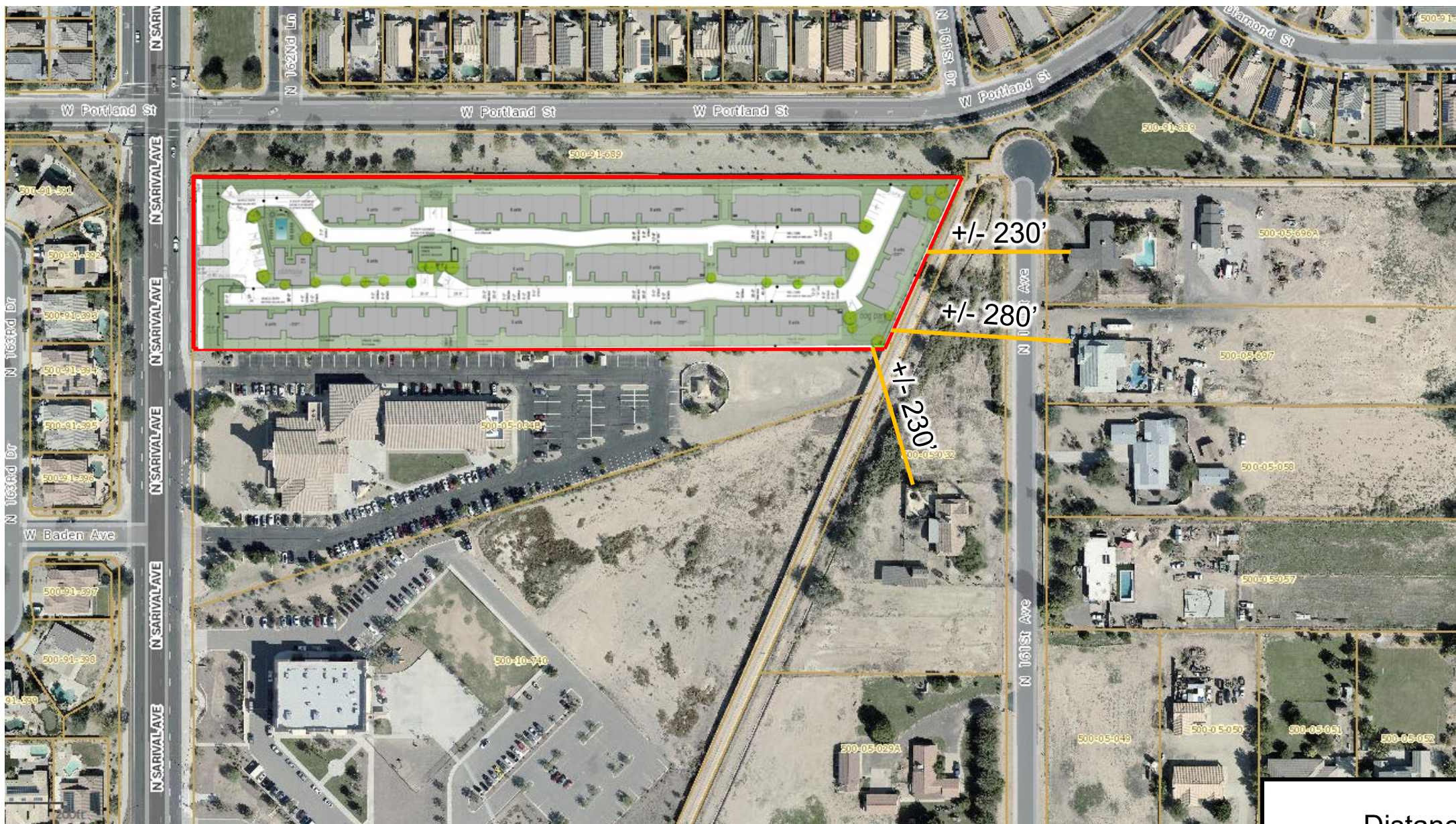
Traffic Related to Land Use

Single Family home no longer consistent with area and Sarival frontage

If remains as AU, will develop as school or church as other properties south have

Church and School uses have much more intense traffic with large clusters at certain times



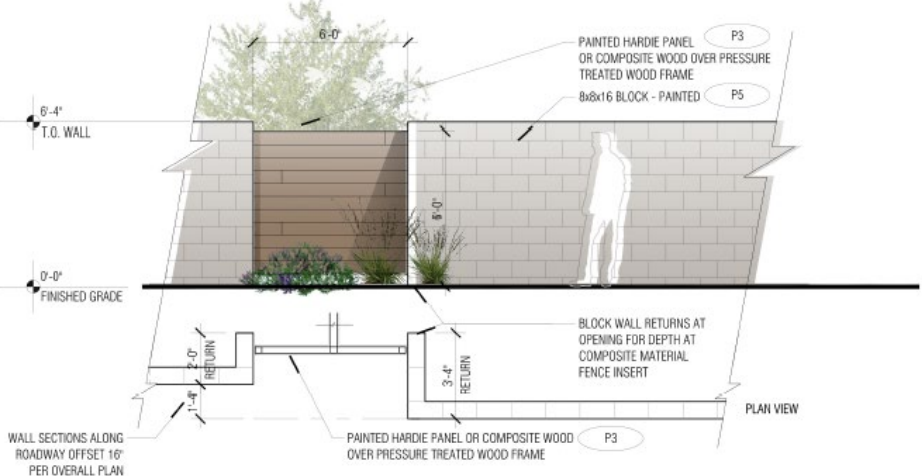


Distance

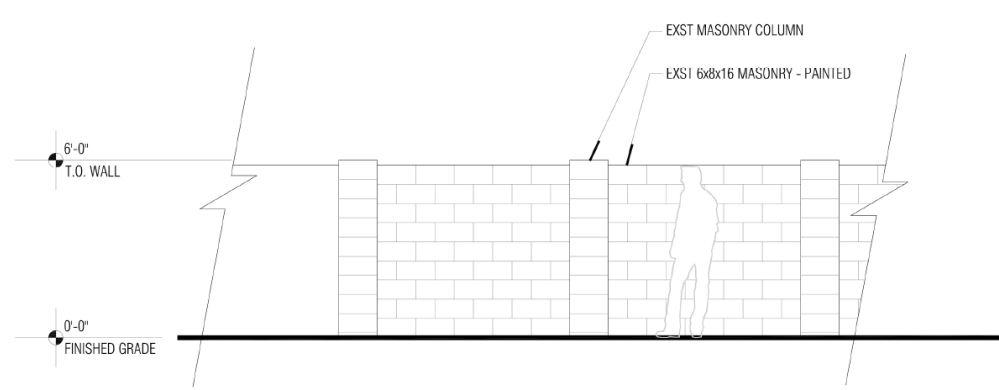
Sissy Shank, President and CEO of Chas Roberts agrees quality housing is a key to the recruitment and retention of employees. “We want our employees to be able to live close to where they work so that they can spend more time doing the things that really matter, like spending time with their families,” Shank said. “Our employees do a lot for us. The least we can do is make sure that they have safe and quality housing. And when we can’t deliver on that, it becomes much harder to attract and retain talent.”



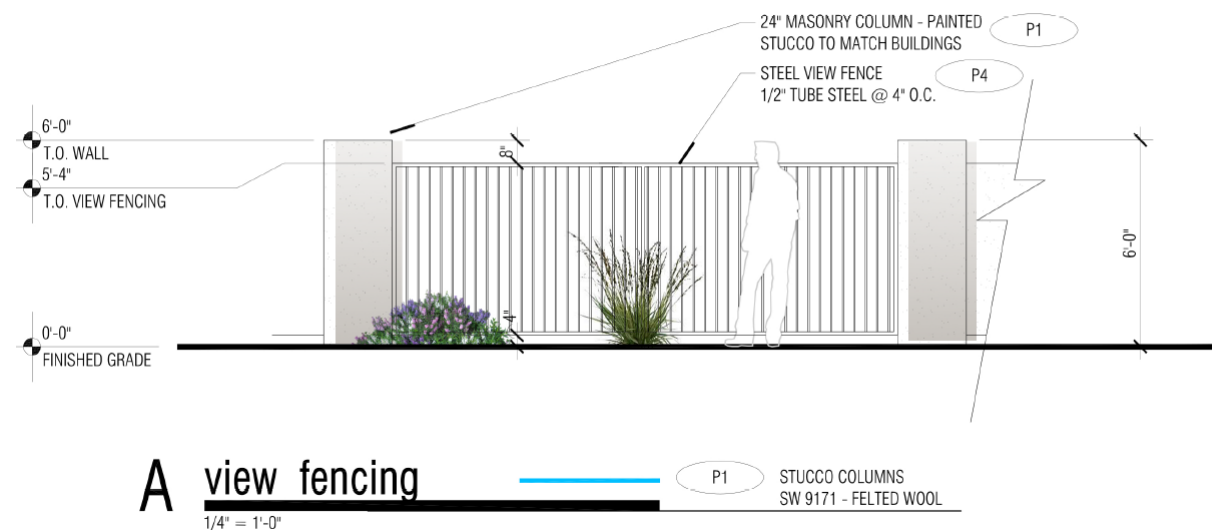
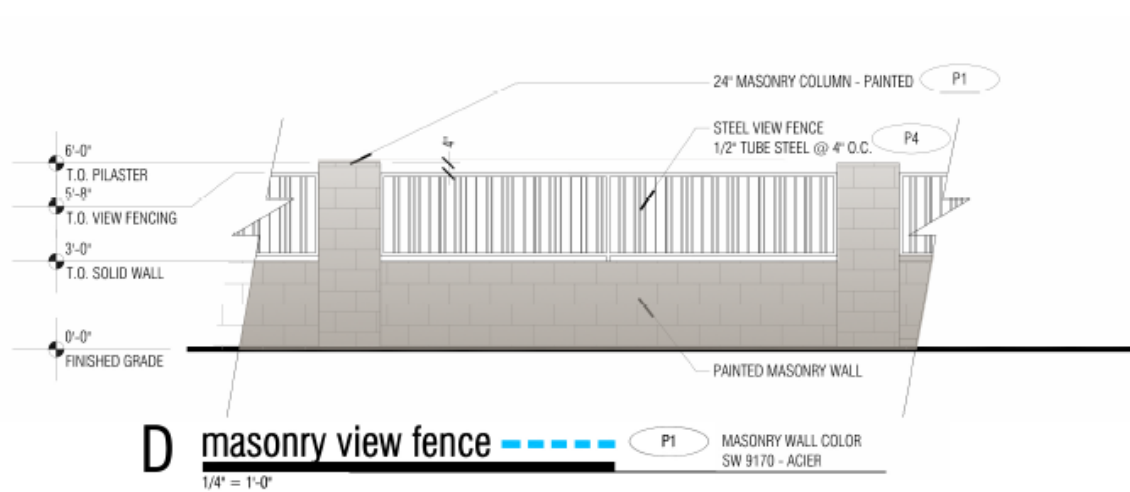
painting legend



B west masonry wall ——— P5 MASONRY WALL COLOR SW 7650 - ELLIE GRAY
1/4" = 1'-0"

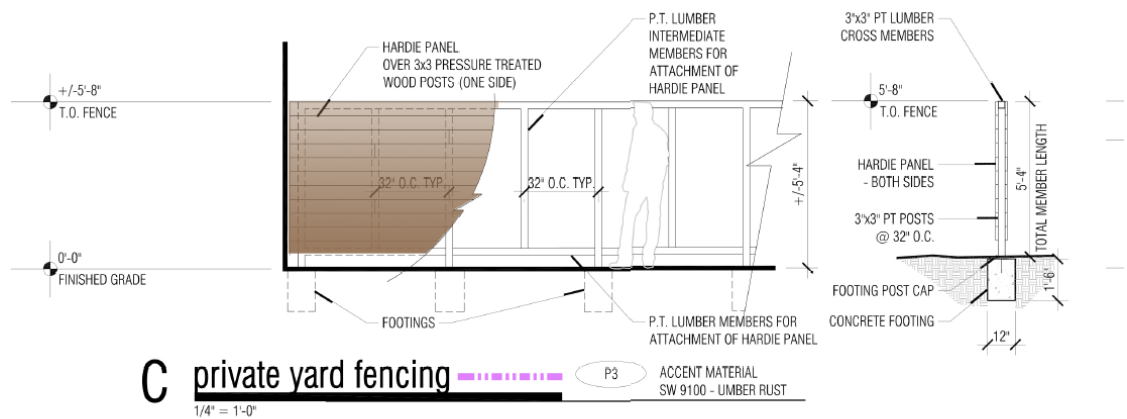


F exst perimeter wall - - - - - P5 MASONRY WALL COLOR SW 7650 - ELLIE GRAY
1/4" = 1'-0"

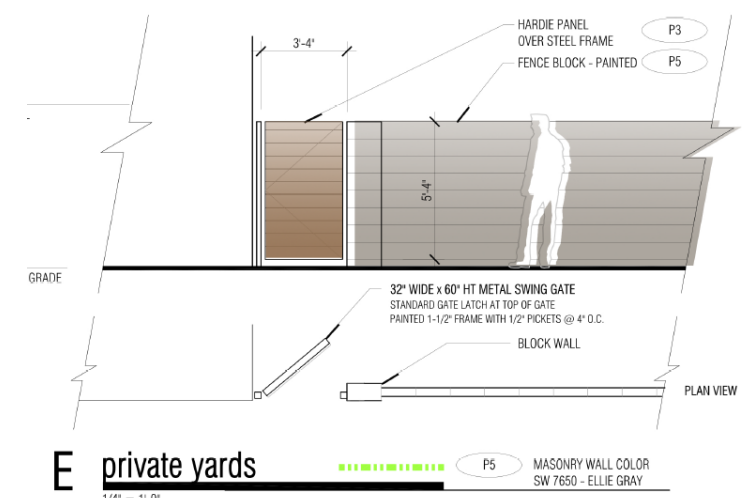




painting legend



C private yard fencing ----- P3 ACCENT MATERIAL SW 9100 - UMBER RUST
1/4" = 1'-0"



E private yards ----- P5 MASONRY WALL COLOR SW 7650 - ELLIE GRAY
1/4" = 1'-0"

Peoria City Council Comments

Councilmember Dunn: I really appreciate this. . . . A rising tide lifts all ships, and I really see this project as doing that, not only the district but for Peoria as a whole. You've paid attention to quality. . . . I really appreciate the time and the care and the quality that you put into this.

Councilmember Hunt: This appears . . . seems to be really nice, really high-end. . . . [Your client] couldn't be more anxious than we are [for the start of construction].