

ARTICLE 1-5 CITY CENTER GATEWAY STREETSCAPE PLAN MANUAL AND DESIGN REVIEW PROCESS

1-5-1 Establishment and Purpose of the City Center Gateway Streetscape Plan

1-5-2 Administration of Streetscape Plan Manual

Section 1-5-1 Establishment and Purpose of the City Center Gateway Streetscape Plan Manual

The Mayor and City Council hereby authorize the establishment of a City Center Gateway Streetscape Plan Manual that is intended to provide property owners, developers and designers with a landscape design standard to follow within the right-of-way and in the **street** side landscape setback area of sites within the Gateway corridor as defined in ~~Article 9~~ **Section 1-5-2-B**. Development applications will be reviewed by the Development Review **Committee** and the Development Services Department in accordance with the City Council adopted City Center Gateway Streetscape Plan Manual, and any additional requirements of this **Ordinance**.

Section 1-5-2 Administration of Streetscape Plan manual

A. STREETSCAPE PLAN GUIDELINES

1. All development within the area defined herein below shall be subject to the standards in the City Center Gateway Streetscape Plan Manual referred to in this **Ordinance** and formally adopted by the City Council and as amended from time to time.
2. The Development Review **Committee** shall use the City Center Gateway Streetscape Plan Manual adopted by the City Council as its official policy in the landscape design review process.

B. APPLICABILITY

1. All development on property located entirely or partially within six hundred sixty (660) feet east and west of the centerline of Estrella Parkway, with the centerline of McDowell Road forming the northern boundary and the north line of Maricopa County Route 85 (MC85) forming the southern boundary, less and except that portion of Estrella Parkway between the northernmost centerline of Goodyear Boulevard and southernmost centerline of Goodyear Boulevard, shall comply with the provisions of this Streetscape Plan.
2. If any regulations in this Streetscape Plan are in conflict with requirements of the underlying zoning **districts**, the regulations in this Streetscape Plan shall prevail.

C. APPLICATION REVIEW AND APPROVAL PROCESS

1. All applications for Site Plan and Landscape Plan approval on property that is subject to the provisions of this Streetscape Plan shall demonstrate compliance with the standards, policies and guidelines of the Streetscape Plan in the design of the project.
2. All applications for Site Plan and Landscape Plan Review shall be processed and reviewed in accordance with the procedures for Site Plan and Landscape Plan approval described elsewhere in this **Ordinance**.

D. COMPLIANCE

1. For the purpose of determining compliance, the City of Goodyear Development Services Department will monitor the construction of each project approved through the Site and Landscape Plan Review processes for conformance with the approved development application(s). The Development Services Department may withhold the release of a Certificate of Occupancy if, in the opinion of the Development Services Department Director, the construction does not conform to the standards set forth in the approved application.
2. **NON-COMPLIANCE:** Failure to comply with the Streetscape Plan as shown on an approved Site or Landscape Plan application shall constitute a violation of this **Ordinance**.