

# MAPLE ASH NEIGHBORHOOD CHECKLIST

In 2009, the City of Tempe conducted an outreach project in the Maple Ash neighborhood for the purpose of working with property owners to identify characteristics of the area that should be considered in future development. This checklist highlights the priority areas consistently identified as important to neighborhood stakeholders and is intended to ensure that new development addresses these priority areas. The checklist applies to projects from the south side of University Drive to the north side of Hudson Lane, the west side of Mill Avenue to the west side of Ash Avenue. [A full summary of the Maple Ash Character Study can be accessed online.](#)

## **Community Development submittals requiring a neighborhood meeting per ZDC Part 6, Chapter 4, Section 6-402.**

### **Single Family Residence**

- Use Permits
- Variances
- Subdivision Plats or Lot Splits

### **Multi-Family Residence (2 or more units), Commercial or Mixed Use**

- Any Development with greater than 5000 s.f. building area addition or any new building added to existing or vacant site
- Use Permits
- Variances
- Zoning Map Amendments (including PAD's and Historic Designations)
- General Plan Amendments
- Lot line adjustments
- Subdivision Plats or Lot Splits

## **General Guidelines to consider in project proposals**

### **Land Use**

- Developments to comply with allowed uses per Part 3 of the Zoning and Development Code for the underlying or proposed zoning district.

### **Building Design and Placement**

- Development to be designed to consider character of area
- Consider placement of buildings from sidewalk based on surrounding streetscape.
- Address elements that appeal to the pedestrian level.

### **Access and Circulation**

- Pedestrian linkages are important.
- Consider designing sidewalks and pedestrian paths in context with existing or surrounding pathways.
- Consider utilization of alleys in projects.

### **Landscape**

- Consider existing landscape character of area in design of projects.
- If not utilizing flood irrigation; consider designing projects with a dense landscape plan with a variety of low water use desert tolerant plants.

### **Lighting**

- Lighting is important for security; consider designing lights to provide ample illumination for security but also maintain character of single family residential
- Consider the design of lighting plans which utilize fixtures that limit the emission of light pollution from one property to another property.