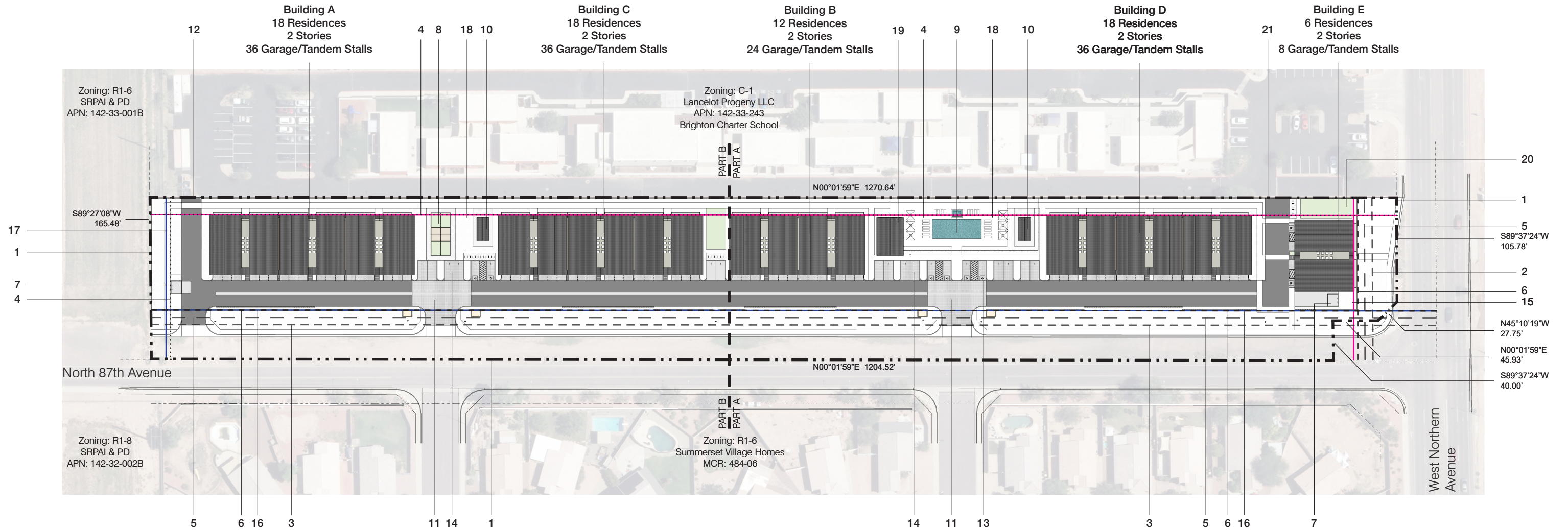


Exhibit 7 - Conceptual Site Plan



Site Data:

Existing Zoning: C-1 (Convenience Commercial)
 Proposed Zoning: RM-1 (Multi-Family Residential)

Gross Site Area: (per ALTA survey) ± 4.761 acres (207,393 sf)
 Net Site Area: (excludes dedicated ROW adjustments) 162,290 sf

Multi-Family Development Standards Table:

	Allowed	Provided	
Max. Lot Coverage	50%	23%	Building Footprint: 47,728 sf Gross Lot Size: 207,393 sf
Max. Density	18 du/ac	15 du/ac	(72du / 4.761ac)
Max. Principal Building Height <small>*30' within 30' of residential then 1:3 step back up to 48' max</small>	48'*	30'	
Min. Front Building Setback	20'	20'	
Min. Rear Building Setback	15'	15'	
Min. Side Building Setback	20'	20'	
Min. Corner Side Building Setback	15'	15'	

Parking Calculation:

One Bedroom: (48 units) x 1.5= 72 Spaces Required

Two Bedroom: (24 units) x 2.0= 48 Spaces Required

Guest: (72 units) / 10= 7.0 Spaces Required

Leasing Office: (889 SF) / 200 = 4 Spaces Required

131 Total Spaces Required

ADA Parking: (2% of each type)
 6 Spaces Required

96 Spaces Provided
 50 Garage/Covered
 46 Tandem

48 Spaces Provided
 24 Garage/Covered
 24 Tandem

12 Spaces Provided

4 Spaces Provided

10 Van Spaces Provided
 2 Garage/Covered
 2 Tandem
 1 Guest
 1 Office

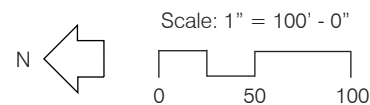
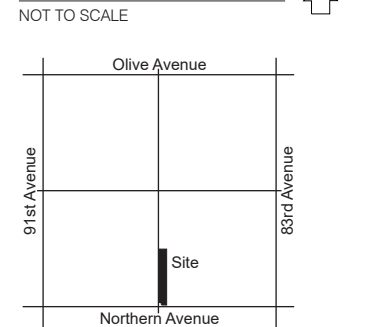
Keynotes:

- Property Line per A.L.T.A. Survey
- 65' Right-of-Way Adjustment
- 35' Right-of-Way Adjustment
- 20' Landscape and/or Land-use Buffer
- 8' New Public Utility Easement
- 15' Collector/Major Arterial Street Frontage Area
- Refuse Enclosure
- Pickle Ball / Amenity Courts
- Gated Amenity Pool + Jacuzzi
- Community Outdoor Grill Area + Ramada, (Ref: Ramada + Grill Area Elevations and Plan)
- Primary Entry
- Brighton Charter School Vehicle Access
- 20'x16' ADA Accessible Parking
- Guest / Leasing Office Parking
- 20' Front Building Setback
- 15' Corner Side Building Setback
- 15' Rear Building Setback
- 20' Side Building Setback
- Leasing Office
- Dog Run
- Gated Fire Department only Access

Legend:

- Property Line
- Right-of-Way
- Easement
- Street Frontage
- 20' Landscape and/or Land Use Buffer
- 15' Building Setback
- 20' Building Setback

Vicinity Map

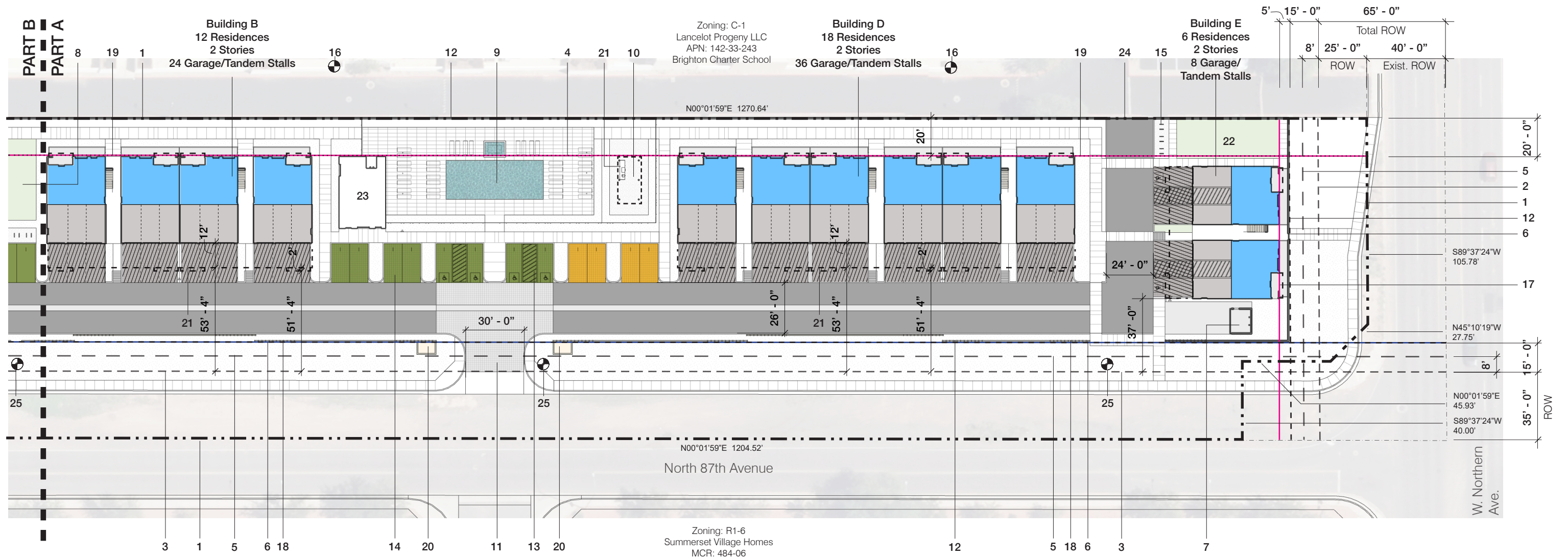


S2 - Site Plan

Peoria Residential | APN: 142-33-006X
 West Northern Ave & North 87th Ave
 Peoria, AZ | July 18, 2024
 Case#SP24-20

CIRCLE WEST ARCHITECTS
 500 East Thomas Road
 Suite 2C
 Phoenix, Arizona 85012
 480.609.1000

Northern Ave Properties, LLC
 Developer/Owner
 500 North 56th Street
 Suite #18
 Chandler, Arizona 85226



Site Data:

Existing Zoning: C-1 (Convenience Commercial)
 Proposed Zoning: RM-1 (Multi-Family Residential)

Gross Site Area: (per ALTA survey) ± 4.761 acres (207,393 sf)
 Net Site Area: (excludes dedicated ROW adjustments) 162,290 sf

Multi-Family Development Standards Table:

	Allowed	Provided	
Max. Lot Coverage	50%	23%	Building Footprint: 47,728 sf Gross Lot Size: 207,393 sf
Max. Density	18 du/ac	15 du/ac	(72du / 4.761ac)
Max. Principal Building Height	48'*	30'	
*30' within 30' of residential then 1:3 step back up to 48' max			
Min. Front Building Setback	20'	20'	
Min. Rear Building Setback	15'	15'	
Min. Side Building Setback	20'	20'	
Min. Corner Side Building Setback	15'	15'	

Parking Calculation:

One Bedroom: (48 units) x 1.5 = 72 Spaces Required

Two Bedroom: (24 units) x 2.0 = 48 Spaces Required

Guest: (72 units) / 10 = 7.0 Spaces Required

Leasing Office: (889 SF) / 200 = 4 Spaces Required

131 Total Spaces Required

ADA Parking: (2% of each type)
 6 Spaces Required

96 Spaces Provided
 50 Garage/Covered
 46 Tandem

48 Spaces Provided
 24 Garage/Covered
 24 Tandem

12 Spaces Provided

4 Spaces Provided

10 Van Spaces Provided
 2 Garage/Covered
 2 Tandem
 1 Guest
 1 Office

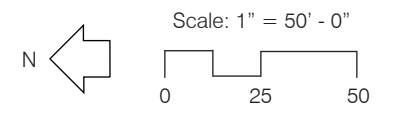
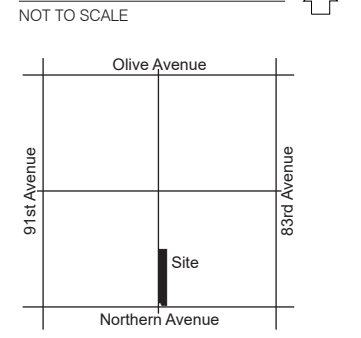
Keynotes:

- Property Line per A.L.T.A. Survey
- 65' Right-of-Way Adjustment
- 35' Right-of-Way Adjustment
- 20' Landscape Buffer
- 8' New Public Utility Easement
- 15' Collector/Major Arterial Street Frontage Area
- Refuse Enclosure
- Pickle Ball / Amenity Courts
- Gated Amenity Pool + Jacuzzi
- Community Outdoor Grill Area + Ramada, (Ref: Ramada + Grill Area Elevations and Plan)
- Primary Entry
- Perimeter Walls
- 20'x16' ADA Accessible Parking
- Guest / Leasing Office Parking
- Resident Bike Parking
- Existing Fire Hydrant
- 20' Front Building Setback
- 15' Corner Side Building Setback
- 20' Side Building Setback
- Raised Planter
- Line of Roof Overhang
- Dog Run
- Leasing Office
- Fire Department only Gated Access
- Proposed Fire Hydrant

Legend:

- Property Line
- Right-of-Way
- Easement
- Street Frontage
- 20' Landscape Buffer
- 15' Building Setback
- 20' Building Setback
- One Bedroom Units
- Garage w/ std. 20'x9.5'stalls
- Tandem Parking 20'x9.5'
- Leasing Office/Guest Spaces 20'x9.5' u.n.o.
- One-Bedroom Parking Stalls w/ std. 20'x9.5'stalls
- Fire Hydrant

Vicinity Map

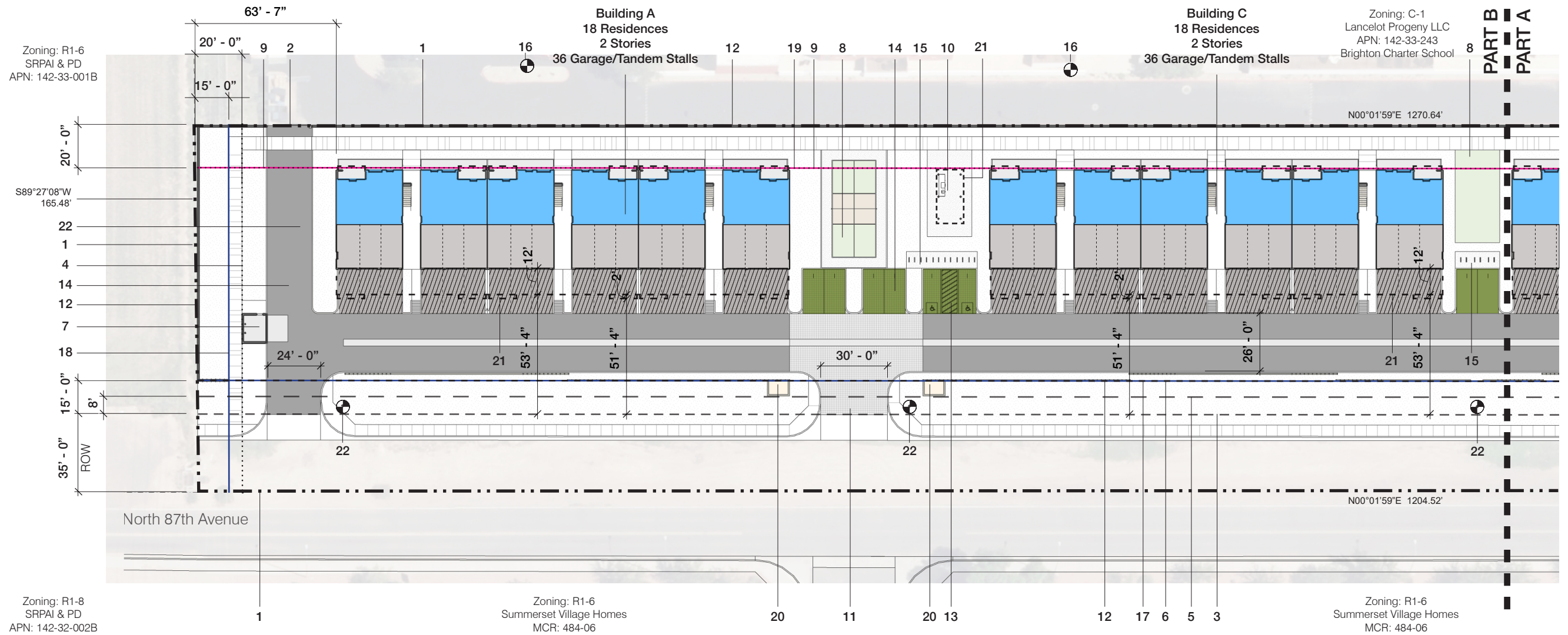


S2 - Site Plan
 Part A - First Floor

Peoria Residential | APN: 142-33-006X
 West Northern Ave & North 87th Ave
 Peoria, AZ | July 18, 2024
 Case#SP24-20

CIRCLE WEST ARCHITECTS
 500 East Thomas Road
 Suite 2C
 Phoenix, Arizona 85012
 480.609.1000

Northern Ave Properties, LLC
 Developer/Owner
 500 North 56th Street
 Suite #18
 Chandler, Arizona 85226



Site Data:

Existing Zoning: SRPAI & PD
 Proposed Zoning: C-1 (Convenience Commercial)

Gross Site Area: (per ALTA survey) ± 4.761 acres (207,393 sf)
 Net Site Area: (excludes dedicated ROW adjustments) 162,290 sf

Multi-Family Development Standards Table:

	Allowed	Provided	
Max. Lot Coverage	50%	23%	Building Footprint: 47,728 sf Gross Lot Size: 207,393 sf
Max. Density	18 du/ac	15 du/ac	(72du / 4.761ac)
Max. Principal Building Height	48'*	30'	
*30' within 30' of residential then 1:3 step back up to 48' max			
Min. Front Building Setback	20'	20'	
Min. Rear Building Setback	15'	15'	
Min. Side Building Setback	20'	20'	
Min. Corner Side Building Setback	15'	15'	

Parking Calculation:

One Bedroom: (48 units) x 1.5 = 72 Spaces Required

Two Bedroom: (24 units) x 2.0 = 48 Spaces Required

Guest: (72 units) / 10 = 7.0 Spaces Required

Leasing Office: (889 SF) / 200 = 4 Spaces Required

131 Total Spaces Required

ADA Parking: (2% of each type)

6 Spaces Required
 2 Garage/Covered
 2 Tandem
 1 Guest
 1 Office

96 Spaces Provided
 50 Garage/Covered
 46 Tandem

48 Spaces Provided
 24 Garage/Covered
 24 Tandem

12 Spaces Provided

4 Spaces Provided

160 Total Spaces Provided

10 Van Spaces Provided
 2 Garage/Covered
 2 Tandem
 5 Guest
 1 Office

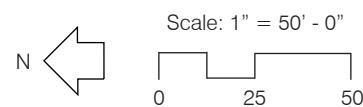
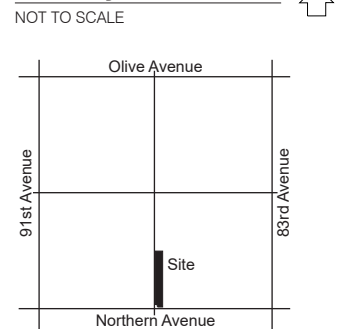
Keynotes:

- Property Line per A.L.T.A. Survey
- Brighton Charter School Vehicle Access
- 35' Right-of-Way Adjustment
- 20' Landscape / Land-use Buffer
- 8' New Public Utility Easement
- 15' Collector/Major Arterial Street Frontage Area
- Refuse Enclosure
- Pickle Ball / Amenity Courts
- 20' Landscape Buffer
- Community Outdoor Grill Area + Ramada, (Ref: Ramada + Grill Area Elevations and Plan)
- Primary Entry
- Perimeter Walls
- 20'x16' ADA Accessible Parking
- Guest / Leasing Office Parking
- Resident Bike Parking
- Existing Fire Hydrant
- 15' Corner Side Building Setback
- 15' Rear Building Setback
- 20' Side Building Setback
- Raised Planter
- Line of Roof Overhang
- Proposed Fire Hydrant

Legend:

- Property Line
- Right-of-Way
- Easement
- Street Frontage
- Landscape and/or Land Use Buffer
- 15' Building Setback
- 20' Building Setback
- One Bedroom Units
- Garage w/ std. 20'x9.5'stalls
- Tandem Parking 20'x9.5'
- Leasing Office/Guest Spaces 20'x9.5' u.n.o.
- One-Bedroom Parking Stalls w/ std. 20'x9.5'stalls
- Fire Hydrant

Vicinity Map

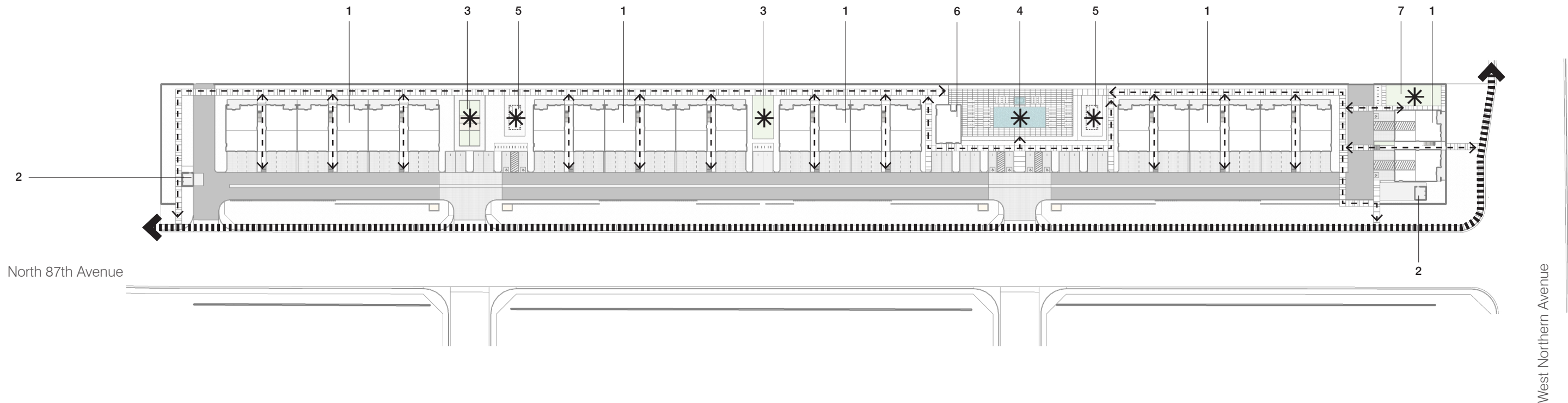


S2 - Site Plan
 Part B - First Floor

Peoria Residential | APN: 142-33-006X
 West Northern Ave & North 87th Ave
 Peoria, AZ | July 18, 2024
 Case#SP24-20

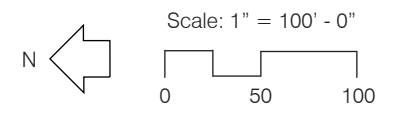
CIRCLE WEST ARCHITECTS
 500 East Thomas Road
 Suite 2C
 Phoenix, Arizona 85012
 480.609.1000

Northern Ave Properties, LLC
 Developer/Owner
 500 North 56th Street
 Suite #18
 Chandler, Arizona
 85226



- Keynotes:**
- 1. Residences
 - 2. Refuse Enclosure
 - 3. Pickle Ball / Amenity Courts
 - 4. Gated Amenity Pool + Jacuzzi
 - 5. Community Outdoor Grill Area + Ramada,
(Ref: Ramada + Grill Area Elevations and Plan)
 - 6. Leasing Office
 - 7. Dog Run

- Legend:**
- On-site internal non-vehicular pedestrian connectivity
 - Off-site Pedestrian Walkways
 - Amenity



S2 - Pedestrian Connectivity

Peoria Residential | APN: 142-33-006X
 West Northern Ave & North 87th Ave
 Peoria, AZ | July 18, 2024
 Case#SP24-20

**CIRCLE
 WEST
 ARCHITECTS**
 500 East Thomas Road
 Suite 2C
 Phoenix, Arizona 85012
 480.609.1000

**Northern Ave
 Properties, LLC**
 Developer/Owner
 500 North 56th Street
 Suite #18
 Chandler, Arizona
 85226