

MEMO

Planning and Zoning Division

To: Planning and Zoning Commission

From: Alexander Bosworth, Planner

Date: July 22, 2024

RE: **DRP24-04: APEX Motor Sports Phase 2 – Informational Report to the Planning and Zoning Commission**

The applicant, Meyer-Hensler, LLC, on behalf of Private Motorsports Group, LLC and APEX Landco, LLC, has submitted a request for DRP approval for the expansion of the APEX Motorsports facility. The site is generally located at the northwest corner of N. Ralston Road and W. State Route 238. This item will be presented to the Planning and Zoning Commission as an informational item for the purpose of receiving input from the public and the Planning and Zoning Commission. The proposal consists of the following:

1. A request for additional development of the APEX Motorsports site on approximately 280-acre site on APN parcel # 510-80-003G, located west of the northwest corner of N. Ralston Rd. and W. State Route 238.
2. The proposed development plans include the construction of the following elements:
 - a. Four (4) garage buildings which will be demised into 12 condominium units each, for the express purpose of on-site vehicle storage and maintenance. Residential use of the garages will not be permitted.
 - b. Separate surface parking area to serve the associated new buildings;
 - c. Site improvements to include landscaping and lighting improvements for the proposed construction.

With this memo, you will find the attached exhibits further illustrating details of the proposal.

Exhibit A – Project Narrative
Exhibit B – Site Plan
Exhibit C – Landscape Plan
Exhibit D – Color Elevations

