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STAFF REPORT

Cases Numbers: PAD24-07

To: Planning and Zoning Commission

From: Richard Williams, Planning and Zoning
 Department Manager

Meeting Date: April 28, 2025

REQUESTS

PAD25-07 Apex Motor Sports, a request by Rose Law Group on behalf of Apex Private Motorsports Group LLC, to rezone approximately 263 acres of land from Pinal County Industrial (CI-2) to the Apex Motorsports Planned Area Development (PAD) located at the Northwest West corner of Ralston Road and State Route 238. **DISCUSSION AND ACTION.**

APPLICANT

PROPERTY OWNER

Rose Law Group
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 Scottsdale, AZ 85251

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Private Motorsports Group, LLC
 8902 E. Via Linda, Suite 110-152
 Scottsdale, AZ 85260

PROJECT DATA

Site Gross Acres	263.0 gross acres
Parcel #	510-80-003D, 003E, 003F, and 0050
Site Address	22408 N. Ralston Road
Site Use	Private Motorsports Racetrack
Existing General Plan, Land Use	Employment (E) and Commercial (C)
Proposed General Plan, Land Use	Employment (E) and Commercial (C)
Existing Zoning	Pinal County Industrial (CI-2)
Proposed Zoning	Planned Area Development (PAD)

SURROUNDING USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Gila River Reservation	Gila River Reservation	Vacant/ Undeveloped
East	Public Institutional	CI-2 Zoning	Existing Landfill
South	Pinal Conty	Pinal County Zoning	Farmland
West	Employment-Pinal County	Pinal County Zoning	Vacant

HISTORY SUMMARY

- 2004- Property zoned CI-I by Pinal County zoning case PZ-004-02, PZ-PD-004-02
- 2007 – On April 9, 2007, City Council approves an annexation petition that includes the subject property.
- 2017 – Council approved a Conditional Use Permit for the APEX facility, CUP17-01.

ANALYSIS

Details of the request:

Private Motorsports Group, LLC, is submitting a request to rezone the subject site from Pinal County Light Industrial Zoning District (CI-2) to the City of Maricopa, Planned Area Development (PAD) Zoning District. The subject site is approximately 263 acres of land and is located at the northwest corner of Ralston Road and State Route 238 (SR238).

APEX Motor Club currently operates as a private automotive club that offers two world class paved racetracks, premium garage condominiums, clubhouse facilities, and a multi-purpose building for ongoing operations. In 2017, Council approved CUP17-01, which allowed for the construction and operation of the motor sports facility.

The intent of this request is to allow the continued use of the facility as a motorsports club but also bring the subject site into Maricopa jurisdictional zoning and allow the facility to function within the framework crafted for the auto club's unique use. Additionally, this request outlines future expansion of the facility including the Luxury Villas concept and the helicopter pad. Listed below are elements of the development plan both existing and proposed:

Site Circulation

Access to the private club is currently provided via two gated access points via N. Ralston Road. Internal drive aisles provide an access network interior to the site that services the different functions within the facility. There is additional overflow parking provided throughout the site for owners or guests of the club. It is expected that future access will be provided via N. Warren Road

Racetrack(s)

There are two racetracks currently on site totaling 4.76 miles of track. The south track is 2.27 miles with the north track measured at 2.49 miles. The two tracks can be used separately or can be combined to configure one large track.

Paddock Garages

Eighty-six private storage garages are currently under construction at the facility.

Garage Condominiums

APEX will offer up to 96 garage condos for sale or lease. Approximately half of the garage condos have been completed with the other half currently under construction.

Clubhouse

APEX proposes a high-quality clubhouse, where members can relax and socialize. The facility will include motorsports TV programming throughout the clubhouse and include spaces for networking and work. The clubhouse will feature a pro shop and a snack bar. The clubhouse is currently in the Development Review Permit Application process with the City of Maricopa (DRP25-08).

APEX Villas

The PAD proposes sixty APEX Villas at the northwest corner of the site. The 7,000sf villas are not intended for full-time use and will be limited to certain number of days per year. The Villas will conform to the City's RS-5 development standards and subject to the prevailing City Single-family Design Standards. It is anticipated that the villas will be subdivided and individually owned.

Landscape

The plans adhere to a desert palette and meet the City's buffer landscape requirements with vegetation and fencing standards including the existing exterior fencing already constructed on site. All interior site landscape requirements have been met. It is anticipated that additional landscaping will be installed adjacent to SR238 with the extension of the future Global Water line.

Helicopter Landing Pad

A helicopter landing pad will be incorporated into the site. All helicopter travel will be in full compliance with local, state, and national aviation standards.

Domestic Water

Potable water is provided from the Global Water Resources (GWR) water-campus located on the north-east section of the site. A pump feeds a domestic water main through the proposed developed site area. The domestic water is also used for landscaping.

Public Improvements

All public roadway dedications and infrastructure improvements for Warren Road and State Route 238 shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City. Design and construction of half street improvements will be initiated at a time when traffic impact analysis or study warrants the widening of SR 238 adjacent to APEX Moror Sports. The Developer/Owner's contribution shall consist of half-street improvements to match design standards of capital improvements completed east of the property and shall be limited to half-street improvements necessary to take the existing two-lane roadway to four lanes. Additionally, the Developer/Owner will be responsible to construct half-street improvements to Warren Road, which shall include curb, gutter, sidewalk, and streetlights.

Summary

The proposed rezone request is consistent with the current construction and operation of a private motorsports club, as approved in the 2017 conditional use permit (CUP17-01). Additionally, the request meets multiple goals and objectives outlined in the current general plan. The request is appropriate given it meets the required findings outlined in Section 18.175.040 of the City's Zoning Ordinance, and if approved, the PAD zoning would allow the continued development of the private club within the regulations of a City of Maricopa Zoning District.

CITIZEN PARTICIPATION

Prior to recommending approval of the rezoning, the applicant submitted a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed Minor General Plan Amendment and Rezoning as required per the city's Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters sent to all property owners within 600 feet of the subject site, a public notice sign within the subject site, and legal notices published in the local newspaper circulator (Casa Grande Dispatch). A timeline of the participation is shown below (refer to Exhibit C for Citizen Participation Report).

- February 24, 2025 - Neighborhood Notification Sent
- March 27, 2025 - Public Hearing Notification letters sent
- March 12, 2025 - 1st Neighborhood Meeting
- February 24, 2025 - Sign posted
- March 25, 2025 - Legal Notices Published (Casa Grande Dispatch and Maricopa Monitor)

PUBLIC COMMENT

As of the writing of this report, staff has not received any correspondence either in support or opposition to the request. Exhibit F – Citizen Participation Report.

CONFORMANCE WITH THE GENERAL PLAN

Goal A2: Achieve a balance in the community between jobs and housing.

Objective A2.3: Encourage, through land use controls, the development of hospitality uses including hotels, resorts and restaurants.

Staff Analysis: The Club attracts new visitors to the City of Maricopa and may help spur the development of additional hospitality uses within the community.

Goal B1.2: Develop Maricopa as a collection of villages and districts with distinct community names, themes, and unique character to reflect the variety of character, culture, and history that makes each area of Maricopa unique.

Objective B1.2.1: Proactively manage future development and partner with developers to create distinctive communities.

Staff Analysis: Other recreation type activities have naturally located in this general area such as the skydiving operation west of the site, and Southern Dunes Golf course located just east of this proposed site. The APEX facility contributes to this area becoming a recreation activity corridor attracting other similar type businesses.

Goal B1.4: Minimize conflicts between land uses.

Objective B1.4.1: Address land use compatibilities and incompatibilities when considering zone changes and development approvals.

Staff Analysis: The Property is surrounded by primarily vacant land and agricultural uses in an area called out in the general plan for employment and related uses. As such, it is entirely compatible with existing and planned conditions. Additionally, the project will feature adequate buffers achieved through landscaping, site plan layout, and fencing.

Objective B1.4.7: Seek appropriate buffers and land use transitions along Native American Community boundaries. Support lower density/intensity land uses along Native American Community boundaries.

Staff Analysis: The site plan is 'low-density' in nature and will be sensitive to the Gila River Indian Community lands to the north.

ZONING MAP AMENDMENT REQUIRED FINDINGS

As required by Sec. 18.175.040 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The amendment is consistent with the General Plan.

Staff Analysis: *The proposed zone change to PAD adheres to the General Plan's future land use designation.*

2. Any change in District boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the General Plan, and to increase the inventory of land within a given Zoning District; and

Staff Analysis: *The zone change amendment will allow for the continued operation of a private motorsports club within the area.*

3. The amendment will promote the growth of the city in an orderly manner and protect the public health, safety, peace, comfort, and general welfare.

Staff Analysis: *The zone change will not impact the health, safety and general welfare of the area and will promote growth in an orderly manner.*

CONCLUSION

Staff recommends **approval** of **case PAD24-07, APEX Motorsports Private Club**, subject to the conditions of approval stated in Exhibit A, and/or as amended by the Planning and Zoning Commission:

ATTACHMENTS

Exhibit A: PAD24-07 Conditions of Approval

Exhibit B: PAD24-07 Narrative and Booklet

Exhibit C: General Vicinity Map

Exhibit D: Current Zoning Map

Exhibit E: Proposed Zoning Map

Exhibit F: Citizen Participation Plan

-- End of staff report --