



City Council Meeting

May 20, 2025

CITY OF
MARICOPA
PROUD HISTORY • PROSPEROUS FUTURE

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MARICOPA
PROUD HISTORY • PROSPEROUS FUTURE

Agenda Item 5.1

APEX Private Motorsports Club

Rezone to Planned Area Development (PAD)

PAD24-07

Presented by: Rick Williams



Project Overview

Vicinity Map

Applicant:

Jon Gillespie, Rose Law Group

Location:

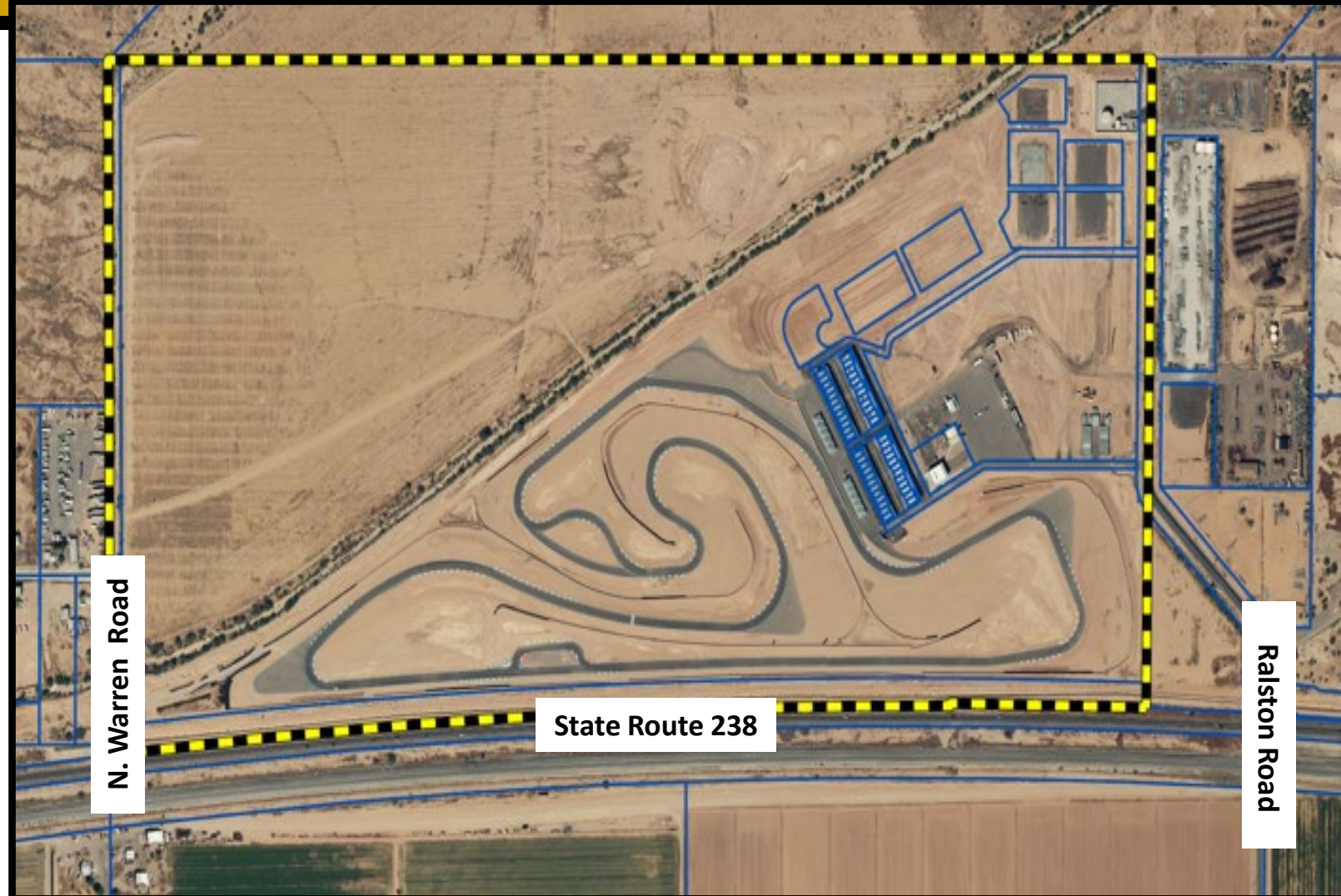
NWC N. Ralston Rd. and SR238

Project Area:

Approximately 263 gross acres

Proposal:

Rezone the property from Pinal County Industrial (CI-2) to Planned Area Development (PAD) for a private Motor Sports Club



Site Area and Context

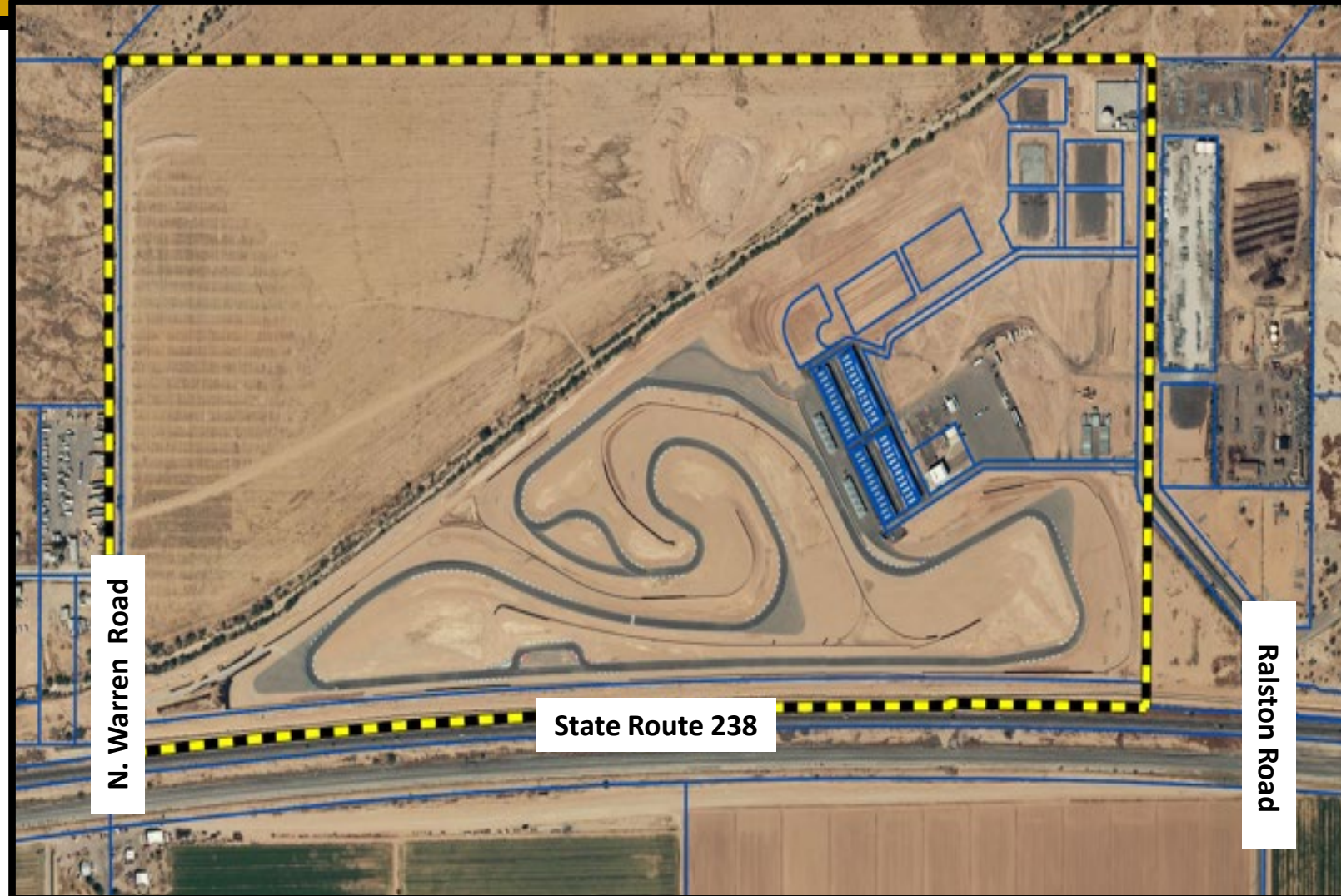
Context Map

Existing Use:

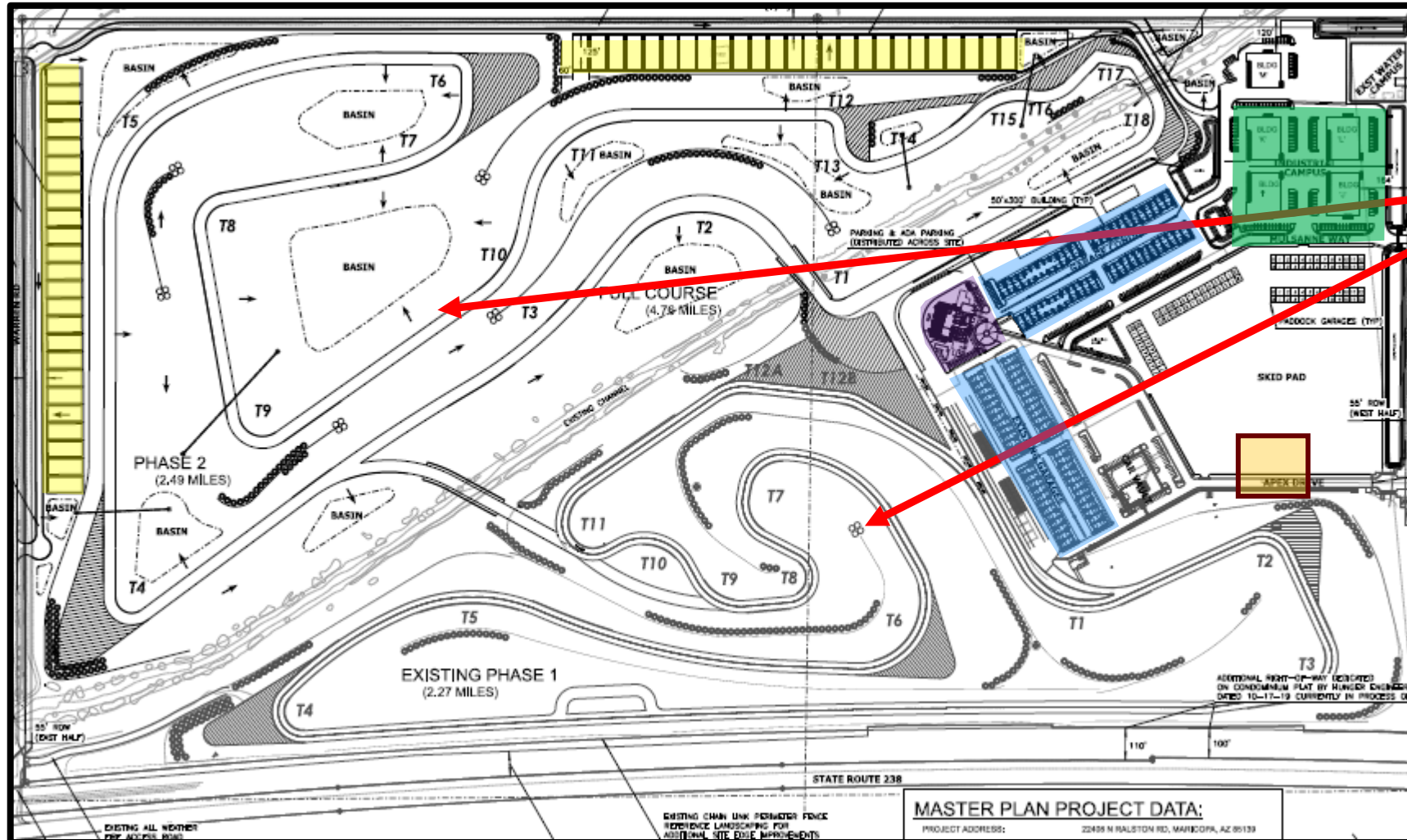
Private Motor Sports Club
Approved CUP17-01

Context:

North – Gila Indian Reservation
South – Pinal County Farmland
East – Existing Landfill
West – Vacant Pinal County Land



Development Plan



Existing:

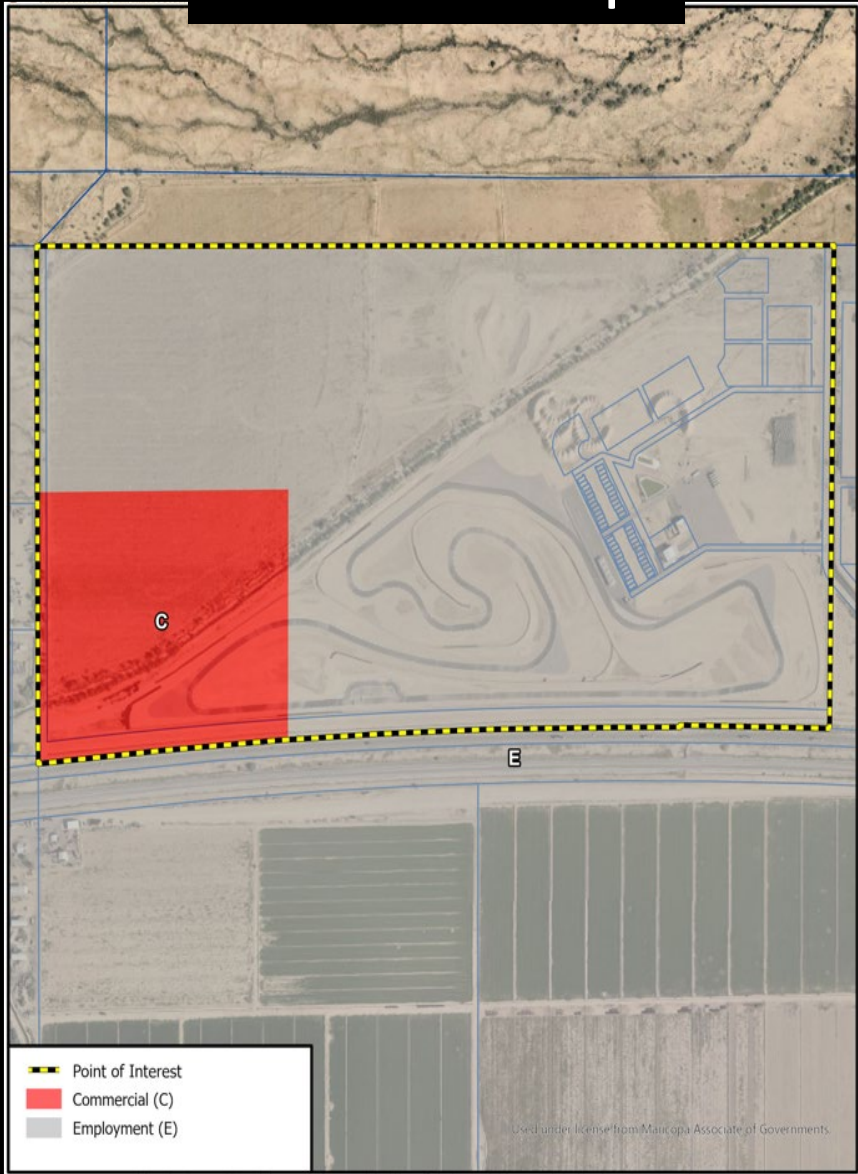
- Secured Entrance ←
- Racetracks (2x) ←
- Flying Lizard Team ←
- Garage Condos ←

Proposed:

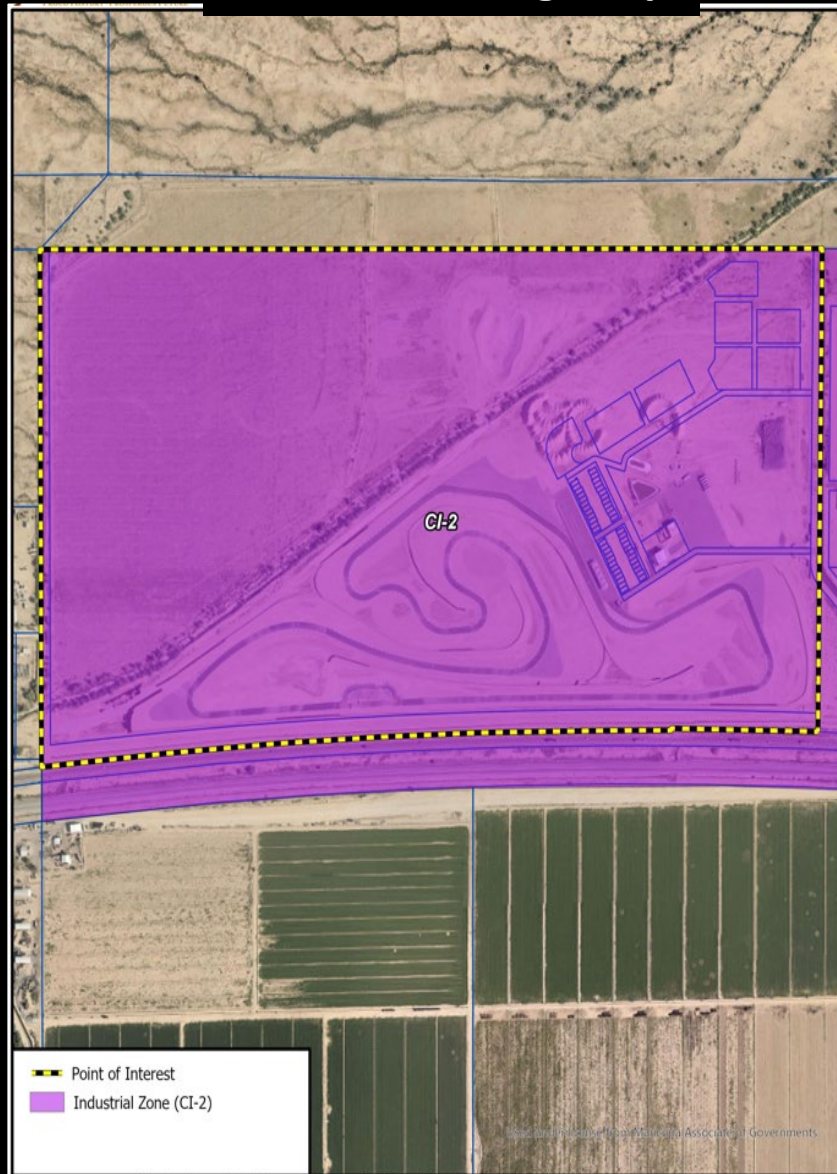
- Clubhouse ←
- Heliport (TBD)
- Villas ←

Staff Analysis

General Plan Map



Current Zoning Map



Proposed Zoning Map



Staff Analysis

General Plan Map

Conformance with the General Plan

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

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

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.

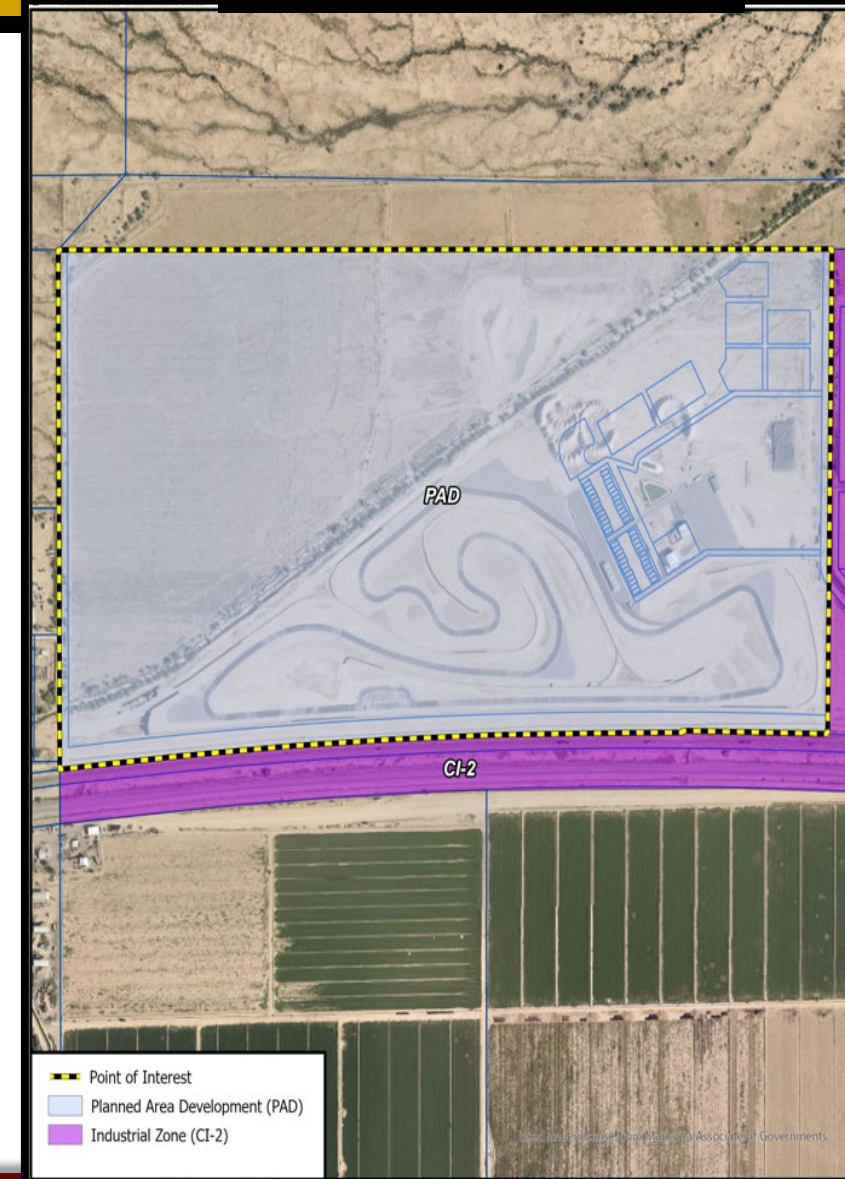


Staff Analysis

Proposed Zoning Map

Section 18.175.040 Required Findings

1. The amendment is consistent with the General Plan.
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
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.



Public Outreach

Neighborhood Meeting

- Meeting conducted at APEX site on March 12, 2025.
- One Maricopa citizen attended the meeting.
- There were no concerns regarding any potential impacts expressed at the meeting.
- As of this evening, Staff has not received any correspondence from the public on this case.

Notification

- Notice of the neighborhood meeting and public hearing(s) were mailed to owners within a 600-foot radius of the site.
- Legal notice was published in the newspaper.
- The site was posted in accordance with City requirements.

Planning Commission

- Planning Commission approved the request on June 9, 2025 (Unanimous 7-0).

Recommendation

APEX Motor Sports (PAD24-07):

RECOMMEND APPROVAL of Case PAD24-07 to the City Council, subject to the attached conditions of approval in Exhibit A.

Agenda Item: 5.1

Questions