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STAFF REPORT

Case Number: SUB24-13

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Development Services Director
From: Alexander Bosworth, Planner
Meeting Date: November 19, 2024

REQUESTS

Subdivision Final Plat Amendment (SUB24-13) – APEX, A request by Chad Meyer on behalf of Private Motorsports Group, LLC, and APEXC Landco, LLC, requesting approval of a final plat amendment for APEX Motor Sports Park. The property is generally located at the northwest corner of W. SR-238 and N. Ralston Rd. **Discussion and Action.**

APPLICANT

Chad Meyer
1130 E. Old Missouri Ave., Ste 890
Phoenix, AZ 85014

Contact:
Phone: 760-486-0306
Email: chad@traxbuilders.com

OWNER/DEVELOPER

APEX Landco, LLC
9035 E. Pima Center Pkwy., Ste 13
Scottsdale, AZ 85258

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

Site Gross Acres	260.096 acres
Parcel #	510-80-003G
Site Address	22408 N. Ralston Rd., Maricopa, AZ 85139
Existing Site Use	Motor Sports Park
Proposed Site Use	Motor Sports Park
Existing General Plan, Land Use	Employment (E)
Existing Zoning	CI-2 Industrial

HISTORY SUMMARY

- 2017 – A Conditional Use Permit for APEX Motor Sports was approved by the Maricopa City Council, case # CUP17-01.
- 2017 – A Major Development Review Permit for a racetrack facility was approved by the Maricopa Planning and Zoning Commission, case # DRP17-08.

- 2019 – A final plat for the APEX Motor Sports garage condominiums was approved by the Maricopa City Council, case # SUB19-09.
- 2022 – A final plat amendment for APEX Motor Sports was approved by the Maricopa City Council, case # SUB22-09.
- 2023 – A Major Development Review permit was approved by the City of Maricopa for an expansion of the existing motor sports park, case # DRP23-11.

SURROUNDING ZONING/USE:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Gila River Indian Community	N/A	Vacant
East	Public/Institutional (P)	CI-2 Industrial	Industrial
South	Employment (E)	CI-2 Industrial	Agricultural
West	Employment (E); Commercial (C)	CI-2 Industrial	Industrial

ANALYSIS

The proposed final plat amendment is being requested by Chad Meyer on behalf of Private Motorsports Group, LLC, and APEX Landco, LLC, to create nine (9) new lots within the existing APEX facility.

Lots 4 and 5, as depicted on the amended final plat, are planned for the construction of two (2) garage condominium buildings. These buildings will be identical to the existing garage condominium buildings to the southwest of those lots, and will not be for residential use. A separate condominium plat will be required to parcel out the individual units.

Lots 6, 7, 8, 9, 10, and 12 are intended for several commercial buildings, to accommodate for a variety of supporting functions of the site. These functions include but are not limited to automobile storage, maintenance and repair, and facility maintenance. Lot 11 is planned to be the site of a future clubhouse, serving the motor sports park’s members.

Therefore, the applicant is requesting this plat amendment to have the above mentioned lots created to accommodate for future expansions of the park. All future buildings are required to obtain any applicable Development Review Permits and Building Permits prior to construction.

In reviewing the final plat amendment request, the following items were reviewed to assure adequacy with the city’s development regulations for residential subdivisions:

- 1. Lot size, dimensions and setbacks:**
All buildings on the site will confirm with overall setbacks for the parcel.
- 2. Non-Residential Design Guidelines:**
The design review of each new building will be completed by Staff through the a Development Review Permit process, in which the City’s Zoning Code and other design guidelines will be applied.

CONCLUSION

Staff recommends approval of final plat amendment case SUB24-13 – APEX – Lot 1, subject to the conditions of approval stated in this staff report:

1. The improvement plans shall be constructed in accordance with plans approved by the City Engineer, State agencies and utility companies.
2. Changes/amendments not included with this application request and or addressed during the city's review shall require separate review and approval by staff and if deemed necessary, review and approval by the same approving body for this application as determined by the City Engineer and Zoning Administrator.
3. A separate final plat amendment/condominium plat will be required to create future individual garage condominium units.
4. In accordance to the City's Subdivision Code approval of the final plat amendment is valid for a period of twelve (12) months from the date of City Council approval. If the developer fails to provide the required material or perform the necessary work that includes the required improvement plan approval within the twelve (12) month period, the final plat approval by City Council shall become null and void. Any further action on said plat, after the expiration of the approval, shall require a complete re-submittal of the plat.
5. Human remains and artifacts have been found in the Maricopa area. "Public law 101-601, Native American Graves Protection and Repatriation Act" and "Public law 41-865 disturbing human remains or funerary objects; rules; violation; classification; definitions", A person can be guilty of a class 5 felony if he/she intentionally possess, sells or transfers any human remains or funerary objects that are excavated or removed. In the event that human remains and/or artifacts are discovered during construction, Ak-Chin has requested that the developers stop immediately and contact the Ak-Chin Cultural Resources Office before any further construction continues.
6. After recordation of the plat and Pinal County has assigned an assessor parcel number, the applicant shall be responsible of applying for an address request for any applicable lots.
7. The individual property owner/property management group will be responsible for maintenance and any and all costs of all landscaping and street lighting within the streets internal to the site, open spaces, and/or tracts.
8. Prior to the recordation of the final plat, the applicant/developer shall address any and all remaining Planning and Engineering issues.
9. Prior to issuance of the final Certificate of Occupancy, the applicant/developer shall submit and secure all required applications, plans supporting document submittals, approvals, and permits from the applicable federal, state, county, and any other agencies as applicable.
10. The development and operation of the proposed facilities shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies, rules, and regulations.
11. The applicant/property owner shall have met and complied with all applicable fire codes under the 2018 IFC, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.

ATTACHMENTS / EXHIBITS:

Exhibit A: Project Narrative

Exhibit B: Final Plat Amendment