



STAFF REPORT

Case Number: SUB25-09

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Development Services Director
From: LaRee Mason, Associate Planner
Meeting Date: September 16, 2025

REQUESTS

Subdivision Final Plat Amendment (SUB25-09) – APEX, A request by Chad Meyer, Meyer-Hensler, LLC, on behalf of Private Motorsports Group, LLC, and APEX 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, Meyer-Hensler, LLC
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 | 2.82 acres |
| Parcel # | 510-80-0580; 510-80-0590 |
| 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

- 2024 – A Planned Area Development for further expansion of the Apex Motor Sports Park was approved by the Maricopa City Council, case # PAD24-07.
- 2024 – A re-plat of Lot 1 of the Apex Motor Sports Park was approved by the Maricopa City Council, case # SUB24-13.
- 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.
- 2022 – A final plat amendment for APEX Motor Sports was approved by the Maricopa City Council, case # SUB22-09.
- 2019 – A final plat for the APEX Motor Sports garage condominiums was approved by the Maricopa City Council, case # SUB19-09.
- 2017 – A Major Development Review Permit for a racetrack facility was approved by the Maricopa Planning and Zoning Commission, case # DRP17-08.
- 2017 – A Conditional Use Permit for APEX Motor Sports was approved by the Maricopa City Council, case # CUP17-01.

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 is being requested by Chad Meyer on behalf of Private Motorsports Group, LLC, and APEXC Landco, LLC, to create fortyeight (48) individual parcels within the existing APEX facility.

Lots 4 and 5, as depicted on the final plat, are planned for the construction of fortyeight (48) individual garage condominium buildings. These buildings will be identical to the existing garage condominium buildings to the southwest on lots 2 and 3, recorded under fee number 2022-109200.

The applicant is requesting this final plat to parcel individual lots for individual garage condominiums. All future buildings are required to obtain any applicable Development Review Permits and Building Permits prior to construction.

CONCLUSION

Staff recommends approval of final plat case SUB25-09 – APEX – Phase 2, 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. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

EXHIBITS

Exhibit A: Project Narrative

Exhibit B: Final Plat Amendment