



# **City Council Meeting**

## **Conditional Use Permit 17-01**

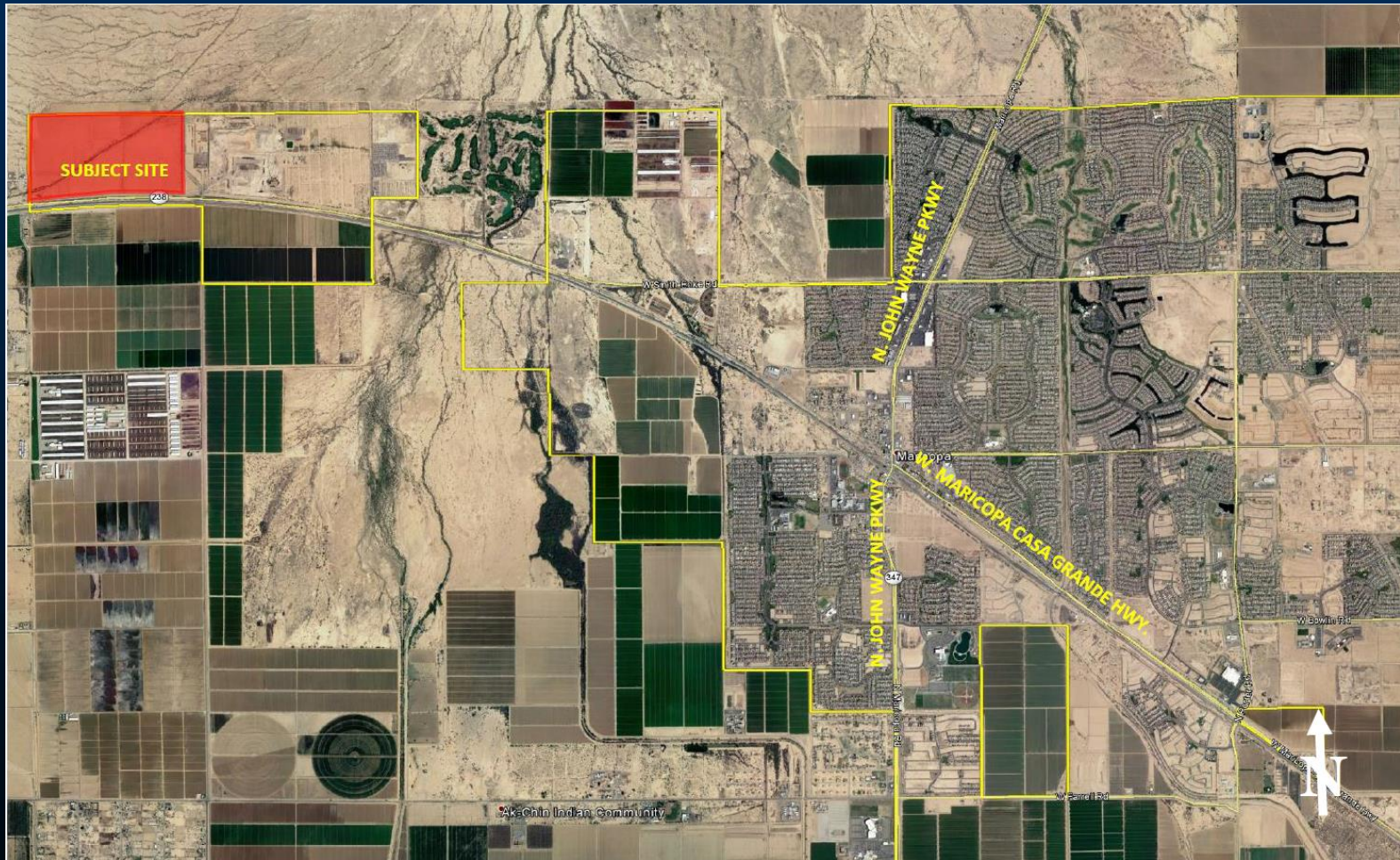
### **APEX Motorsports**



# Request

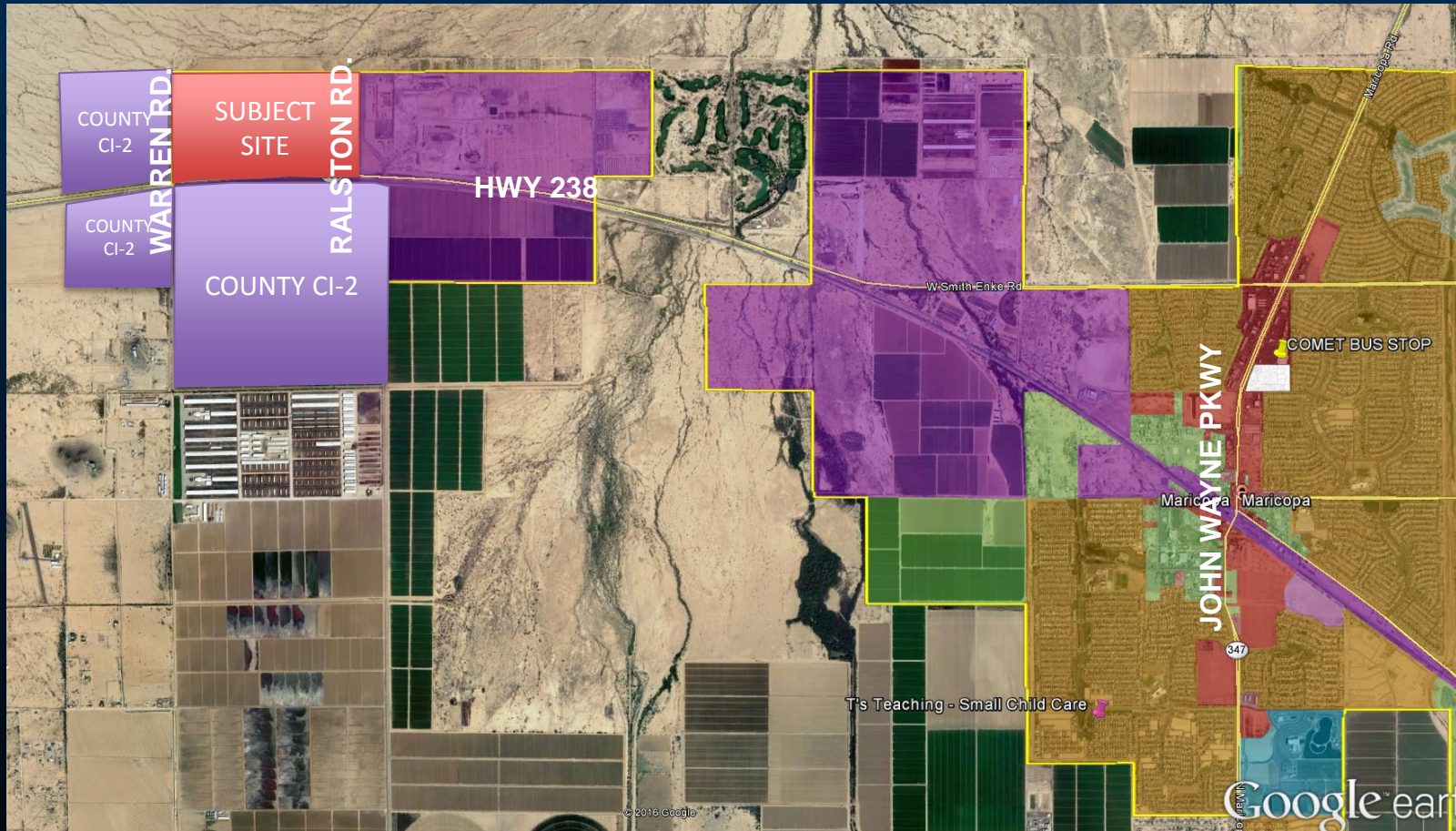
- Rose Law Group on behalf of Apex Private Motorsports Group LLC, requesting a use permit to operate a private motorsports facility.
- On 280 acres of land located at the Northwest corner of Ralston Road and State Route 238.

# Site Location – Aerial

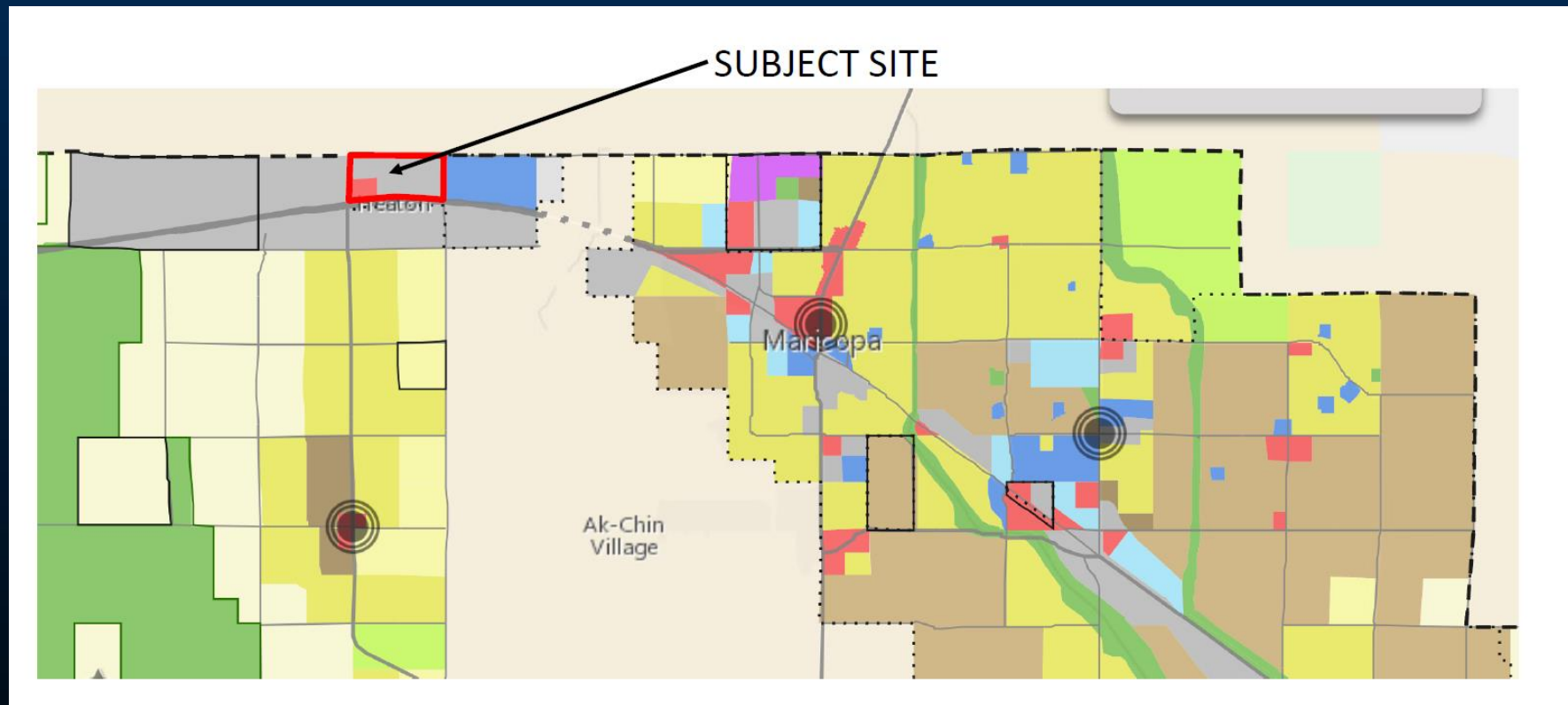




# Site Location - Zoning



# Site Location – Land Use Map



# Process

- Existing Zoning CI-2 (Industrial Zone)
- Prior to **Site Plan Review (DRP)**, Industrial Use Permit Required, Per Article 18, Sec. 1801 d
  - Equivalent to CUP
    - Criteria per Zoning District CI-2
      - The use will not generate flooding, traffic or create any health safety hazards or nuisance to the area.

# Zoning Review

- Planning Maricopa (General Plan)
- Site Design
- Sound Study
- Drainage
- Traffic
- TAC

# Public Participation

- Required per Article 18, Sec. 1801 d and Zoning Code
- Public participation included:
  - 300 feet notification of adjacent properties
  - Site Posting
  - Newspaper Publication
  - Neighborhood Meeting
  - Public Hearing
- Citizen Participation Report summarizes the outcome of the outreach (refer to exhibit).



# Conclusion

- On April 10, 2017 a motion was made by Planning and Zoning Vice Chair-Commissioner Sharpe to approve Conditional Use Permit case # CUP17-01 Apex Motorsports subject to conditions recommended by the Commission and was seconded by Commissioner Marsh. Voice vote carried the motion 6-0.

# PLANNING AREA BASEMAP

# COUNTY DEVELOPMENTS

