

**Public Hearing for Apex Zenith (H-2025-0041) by Brighton Corporation, generally located at the southeast corner of Meridian Rd. and Lake Hazel Rd., in a portion of Lot 4 Section 6, T.2N., R.1E.**

- A. Request: Preliminary Plat to subdivide two (2) existing parcels into seven (7) buildable lots across 11.549 acres of land in the C-G zoning district.
- B. Request: Private Street application that is naming the drive aisles.

Lorcher: Okay. Thank you very much. Do we need a break or can we carry on? Everybody good. All right. So, we are going to go with Item No. 5 H-2025-0041 for Apex Zenith at Meridian and Lake Hazel Road and we will start with the staff report.

Napoli: Good evening, Madam Chair and Members of the Commission. Next item on the agenda is the preliminary plat for Apex Zenith Subdivision. The applicant requests the preliminary -- preliminary plat to subdivide two existing parcels into seven buildable lots across 11.065 acres of land in the C-G zoning district. The plat excludes the parcels containing the Costco site and the larger development, including commercial and residential to the south as a part of phase two. I show on the screen the existing -- the existing zoning is C-G and the FLUM designation is mixed use regional and medium to high density residential. So, the subject -- the subject parcels were annexed in 2015 with the South Meridian annexation. These properties were given the placeholder zoning of R-4 until future development and last year in 2024 the property was rezoned to C-G -- the C-G zoning district as a part of the larger mixed use project called Apex Zenith. After the rezone application last year and the Apex -- the larger Apex Zenith project, the applicant did submit a property boundary adjustment to reconfigure the properties to allow for legal parcels for development, which is this is the reason why the Costco site is not included in this subdivision. As a part of the larger project the north-south collector known as South Optimum Avenue and the east-west collector is known as East Spire and Aristocrat are required to be constructed prior to first occupancy within the larger development. In addition to this within the preliminary plat the two private streets that are proposed in the form of East Tower Lane and South Momentum Lane are also required to be constructed. To add, the applicant has entered into a STARS agreement with ITD for improvements to Meridian Road, which include deceleration lanes, the proposed access off Meridian Road. You can see that a little bit on this exhibit. While not directly related to the preliminary plat, it will have impact on the access point that was previously approved by Council. These two access points for the private streets would typically require Council waiver. However, Council already granted those waivers with the previous application. The applicant will be providing five foot sidewalk on both sides of the proposed private streets that connect to the ten foot multi-use pathways along Meridian Road, Lake Hazel Road and Optimum Avenue and staff is recommending approval with conditions and has not received any public testimony, but did receive a letter from the applicant in agreement with the staff report and I will stand for any questions.

Lorcher: Would the applicant like to come forward?

McNutt: You will see a lot of me tonight. Amanda McNutt. 2929 West Navigator. This time I will remember to share. All right. So, this is, essentially, Phase 1-A of Apex Zenith. We will be coming out with phase two in hopefully short order. But, essentially, this is 11 acres of property on the southwest corner of Meridian and Lake Hazel Roads. We did the rezone. We have done the development agreement, property boundary adjustment and we have submitted and gotten approval for our roadway and utility construction plans and now roadways are in construction. Those are in progress as we speak. The STAR agreement with ITD is also in place and the design guidelines, which will kind of oversee the design of this entire area and make it cohesive -- if you know the Ten Mile interchange area we did something similar with that and we are planning kind of a similar situation for these buildings here. That's -- that's in progress as well. Other things -- just kind of to note in the area, we are a little bit west of some of our main improvements that you have seen over the last couple of years, but this is going to be kind of the commercial center that serves that residential area. Again, there are seven lots here. They are commercial, so we are not needing any kind of amenities or anything like that. It is a mixed use regional center and we are not proposing any changes to the future land use map. It is currently zoned C-G and no zoning changes are proposed with this either. Nick did talk about this already. We have the private streets with this application, but they are actually, again, already under construction. The blue street will be a public street with ten foot detached pathways on each side and the orange is also public with sidewalks and pathways. That's scheduled to be done in about August and, then, we have a couple of signal locations as well. We don't control when the signals go up, but we have been told estimated completion of October of next year. Again, we do concur with the staff report, so hopefully this is a little one.

Lorcher: All right. Thank you very much.

McNutt: Thank you.

Lorcher: Madam Clerk, do we have anyone to testify on this application?

Lomeli: Thank you, Madam Chair. No one has signed up.

Lorcher: That's Amanda. Her hand is up. Did you want to -- are you good? Any other comments before we close the public hearing? Is there anybody on Zoom? I guess I should ask that before we -- okay. Can I get a motion to close the public hearing, please?

Stoll: Move to close the public hearing.

Smith: Second.

Lorcher: It's been moved and seconded to close the public hearing for Apex Zenith. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Lorcher: This is pretty straightforward. I mean it definitely goes into the bigger plan that they are doing with Pinnacle and Costco. You know, the -- they are providing all the landscaping and the infrastructure and to add some more small businesses where we can add more commercial for this area is a positive thing.

Stoll: I concur. Ready to make the motion if --

Lorcher: You want to make it?

Stoll: Sure.

Lorcher: Okay.

Stoll: After considering all staff, applicant and public testimony, I move to recommend approval to the City Council of File No. H-2025-0041 as presented in the staff report for the hearing date of November 20th, 2025.

Smith: Second.

Lorcher: It's been moved and seconded to approve -- or recommend Apex Zenith to City Council. All those in favor say aye. Any opposed? Motion carries. Thank you very much.

MOTION CARRIED: FIVE AYES. TWO ABSENT.