



# ARCHICON ARCHITECTURE & INTERIORS, L.C.

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January 14, 2025

City of Maricopa  
Development Services Department  
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AAI Project No. 2428110-07  
Project Name: New Retail Development for Terrible's C-Store  
Project Address: SEC North Porter & West Bowlin Roads, Maricopa AZ 85138  
Assessor's Parcel Number: 510-30-002D

## **Project Narrative**

The new retail development will include:

1. A one story building including a 6,284 SF Convenience Store, an 800 SF Car Wash, and a 500 SF Equipment Room, will be constructed all under one roof. The total area of the building is 7,584 SF.
2. Two Fueling Stations will be provided, one on the north and one on the south sides of the one story C-Store building. Each fueling station will have five double sided fuel pumps, with a 4,128 sf steel canopy above. Underground fuel storage tanks will be located adjacent to the fueling pumps.

The total building area for the C-Store and the two Fuel Canopies will be 15,840 SF.

The lot has an area of 154,741 SF (3.55 acres).

The lot coverage is 10.2%.

The current zoning is Neighborhood Commercial, NC.

The proposed zoning is General Commercial, GC.

Pedestrian access to the buildings is provided at both N. Porter Road and W. Bowlin Road.

The highest point of the roof will be 32'-0" and the highest parapet wall will be 24'-0". The maximum allowed by code is 40'.

The C-Store building will be constructed with wood bearing studs and steel roof trusses and steel decking. The Car Wash and Equipment Room will be constructed with masonry walls and steel roof trusses and steel decking. The roof will be insulated and covered with a 60 mil white TPO membrane. The exterior walls will include different types of materials including stucco, fiber cement board siding, stone veneer, and porcelain wall tile. The storefront will be dark bronze anodized aluminum with 1" clear insulated glazing. The visible portion of the roof will be dark bronze standing seam metal. All roof top mechanical equipment will be screened by parapets.

Two 4,128 SF steel canopies will cover the fueling pumps on both the north and south sides of the C-Store. The exterior walls of the canopy will be acrylic panels with two different colors. The steel supporting columns will be encased with stone veneer. The ceiling of the canopy is set at 16'-0" high and the top of the parapet is 19'-6" high.

Parking for the site will be provided based on the following required ratio:

Customer Retail area	3,780 sf @ 1 space per 100 SF = 38 spaces
Car Wash / Equip. Room area	1,300 sf @ 1 space per 375 SF = 4 spaces

Calculated at this ratio, the total number of required parking spaces is 42.

There are (45) proposed 9' x 18' parking spaces and (2) 11' x 18' ADA accessible spaces with a 5' transfer aisle between them, for a total of 47 parking spaces.

Each ADA accessible parking space will have an ADA accessible sign and white paint markings on the asphalt.

There are 4 future EV parking spaces provided on the west side of the building. The EV space will be prewired during the construction phase of development.

There are 4 bicycle parking spaces provided on the north side of the C-Store.

A single refuse container area with 8' high masonry enclosure walls, painted steel gates, and painted steel bollards is provided on the east side of the Car Wash.

A 6' wide concrete sidewalk will connect the existing gate at the southeast corner of the property to the Convenience Store and to both Porter and Bowlin Roads

3-3.5' high masonry screen walls will be constructed on the north and west sides of the property.

Site stormwater drainage will be contained onsite.

The east and south side of the building that directly faces residences shall not include illuminated signage or illuminated embellishments.

The area on the east side of the property will remain unimproved, however, it will be heavily landscaped. All landscaping shall be provided per the City of Maricopa requirements.