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City of Maricopa
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Project Name: 7-Eleven Convenience Store and Fuel Station
SEC West Honeycutt and North White & Parker Road
Maricopa, Arizona 85139

Plan Check Number: PA24-47

October 16, 2025

Project Narrative

This submittal is to request Design Review Board approval of the attached Site Plan Submittal for the development of a 7-Eleven convenience store and fuel station located on the southeast corner of West Honeycutt Road and White & Parker Road in the City of Maricopa.

This particular project consists of the development of approximately 1.6 acres of currently vacant land zoned as GC – General Commercial for the construction of a 5,003 SF convenience store and a 3,202 SF fueling canopy having twelve(12) fuel dispensers. Included in the construction will be access driveways on both West Honeycutt Road and North White & Parker Road.

The architectural design for this single-story 7-Eleven convenience store consists of stucco material, metal siding, wood look fiber cement board siding, and pre-manufactured metal canopies. The north street facing side of the building will have anodized aluminum storefront with 1" insulated glazing. The south face of the building will also have anodized aluminum storefront with 1" insulated glazing. A portion of the east side will have spandrel glazing as well.

The building height will +24'-9" AFF with a portion of the height being +21'-6" AFF. The fueling canopy will be +18'-9" AFG with a clear height of 14'-6" AFG below.

Development of the right-of-way improvements, including deceleration lanes, curbs/gutters, driveway entrances, and sidewalks along both West Honeycutt Road and White & Parker Road. This includes vehicular access via a full access driveway from West Honeycutt Road and a separate full access driveway from North White & Parker Road.

Pedestrian access will be provided to the site from a 6'-0" wide concrete sidewalk from West Honeycutt Road as well as from North White & Parker Road. Where the pedestrian access crosses internal driveways, the crossings will be of contrasting concrete with a decorative scored pattern.

On-site vehicular parking will consist of thirty-three (33) standard 9'-0" x 20'-0" parking stalls and two (2) 11'-0" x 20'-0" accessible parking stalls. This exceeds the required parking ratio of 1 stall per 100 SF of the retail sales area which only requires twenty-one (21) parking stalls. Each parking stall is separated from the pedestrian sidewalk by a pair of steel bollards in lieu of a typical 6" high concrete curb.

Four (4) bicycle parking stalls will be provided adjacent to the building's northeast corner and will be fitted with bicycle parking racks per the City of Maricopa Standards.

Landscaping will consist of an approved materials palette including +3'-4" AFG concrete masonry unit (CMU) screen walls along both West Honeycutt Road and White & Parker Road.