

MEMO

Planning and Zoning Division

To: Planning & Zoning Commission

From: Derek Scheerer, Senior Planner

Through: Rick Williams, Planning and Zoning Division Manager

Date: December 8, 2025

RE: **DRP25-28: 7-11 Convenience Store and Gas Station Honeycutt at White and Parker – Informational Report to the Planning and Zoning Commission**

The applicant has submitted a request for DRP review for a proposed convenience store and gas station located at the southwest corner of W. Honeycutt Rd. and N. White and Parker Rd. This item will be presented to the Planning and Zoning Commission as an informational item for the purpose of receiving input from the public and the Planning Commission. The proposal consists of the following:

1. An application by Archicon Architecture & Interiors, L. C. on behalf of property owner Maricopa 30, LLC, to develop a new convenience store and gas station on approximately 1.6-acres of land across Pinal County parcel #'s 510-71-001F and 510-71-001D located at the southeast corner of W. Honeycutt Rd. and N. White and Parker Rd.
2. The development will consist of the construction of the following elements:
 - a. One (1) +/- 5,400 square-foot convenience store building;
 - b. One (1) +/- 3,202 square-foot fuel canopy covering six (6) double sided fuel pump stations;
 - c. Parking for 46 vehicles (including twelve parking stalls in front of the fuel pumps);
 - d. 21% landscaped site area (14,826 sq. ft.) with approx. 33 trees and a yet to be determined number of shrubs;
 - e. Pedestrian connections to surrounding streets;
 - f. Retention areas.
3. The development as shown on Exhibit B – Site Plan is first submittal of the project and comments from staff (Planning, Engineering, Building/Safety, Fire, and GIS) have been provided to the applicant.
4. The applicant has conducted all required public notification required by the city's Zoning Ordinance. As of the writing of this memo, city staff has not received public

MEMO

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comment regarding this application. Notification for this project included the following:

- a. November 21, 2025 – Notices mailed to property owners within 600 feet of the site.
- b. November 21, 2025 – Sign posting of the site.

Staff has received one (1) letter of opposition to the proposal that has been included as an exhibit below.

With this memo, you will find the attached exhibits further illustrating details of the proposal.

Exhibit A – Project Narrative

Exhibit B – Site Plan

Exhibit C – Color Landscape Plan

Exhibit D – Elevations

Exhibit E – Photometric Plan

Exhibit F – Letter of Opposition

