



City Council Hearing

November 4, 2025

CITY OF
MARICOPA
PROUD HISTORY • PROSPEROUS FUTURE

Terrible's C-Store Honeycutt

City Initiated Rezone

ZON25-04/ORD25-13

Presented by: Derek Scheerer

Site Information:

Applicant:

Tim Rasnake, Archicon Architecture & Interiors, PC

Location:

SWC W. Honeycutt Rd. and N. Porter Rd.

Project Area:

Approximately 2.21 +/- acres

Proposal:

- A like-for-like Rezone from General Business (CB-2) to General Commercial (GC).

Vicinity Map

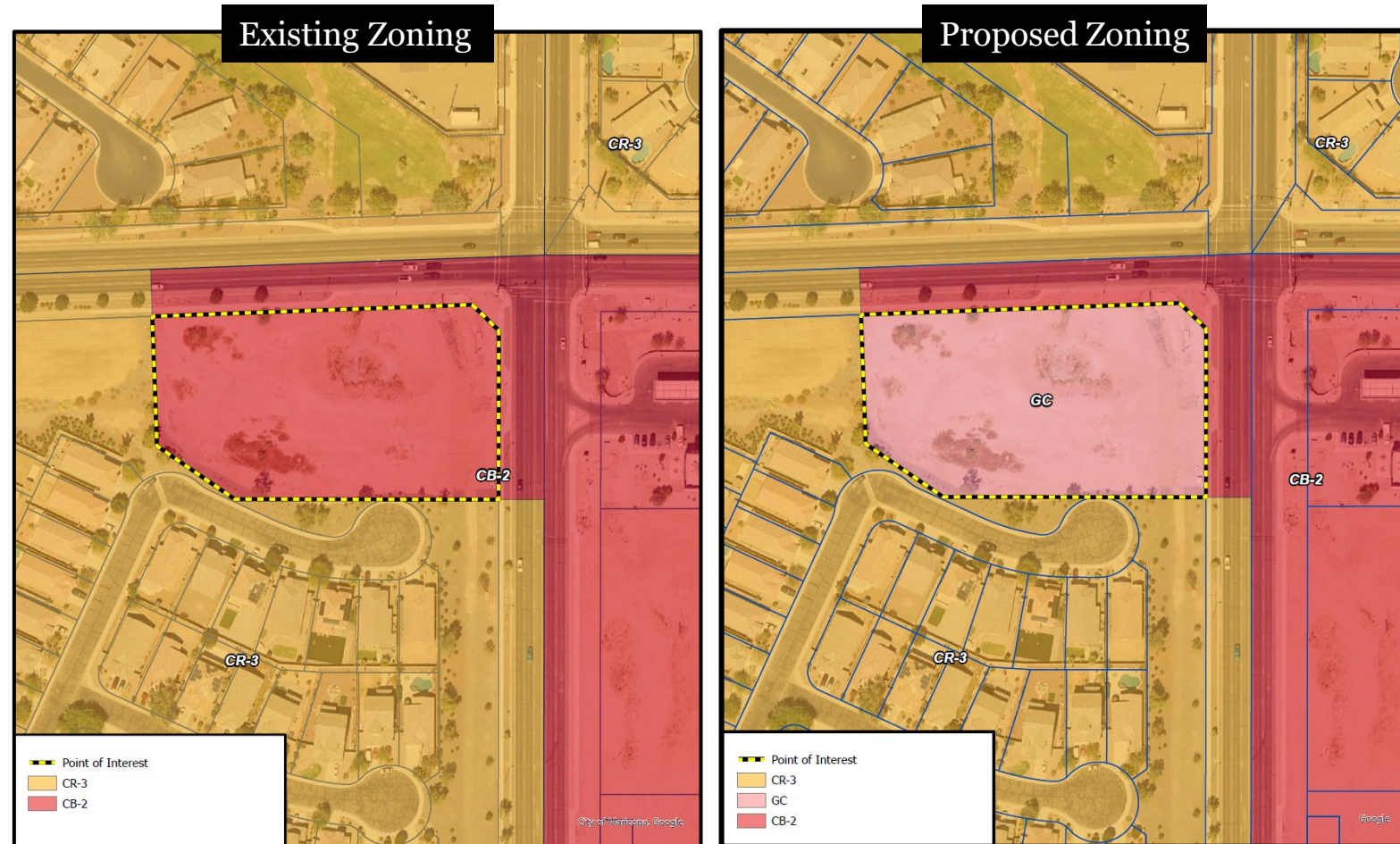


Details of the Request:

Rezone:

- City initiated like-for-like Rezone:
 - Current Zoning General Business (CB-2)
 - Proposed Zoning General Commercial (GC)
 - Proposed Rezone is to move the property out of legacy Pinal County Zoning and into current City of Maricopa Zoning.
 - Proposed Gasoline Service Station is a permitted use in both districts, like-for-like.

Terrible's C-Store Honeycutt



Staff Analysis:

Conformance with General Plan:

- The proposed development is consistent with the General Plan Future Land Use Map designation of the area.
- The proposed rezone is consistent with the directives of the General Plan to move properties out of legacy Pinal County Zoning and into current City of Maricopa Zoning.

Conformance with the Zoning Ordinance:

- The proposal is appropriate to the function of the site and is integrated with existing and future development in the area.
- The elevations and color combinations appear well integrated and complementary.
- The proposal will meet all requirements outlined in the Zoning Ordinance prior to approval.

Public Outreach:

- August 6, 2025 – Signs posted on site
- August 6, 2025 – 1st Notification letters sent to properties within 600’
- August 21, 2025 – Neighborhood meeting held
- September 2, 2025 – Sign posting updated
- September 2, 2025 – 2nd Notification letters sent to properties within 600’
- September 4, 2025 – Newspaper notice published in Casa Grande Dispatch
- September 22, 2025 – Planning and Zoning Commission public hearing
- Staff has three (3) letters of opposition to the proposal.

Commission Recommendation:

- On September 22, 2025, the Planning and Zoning Commission recommended that the Mayor and City Council **approve ZON25-04 Terrible's C-Store Honeycutt** and **adopt** ordinance number **ORD25-13**, subject to any conditions imposed by the City Council.

QUESTIONS?

Details of the Request:

Site Plan:

- Site Access:
 - Right-in/Right-out access along W. Honeycutt Rd.
 - Right-in/Right-out access along N. Porter Rd.
- Construction of the following:
 - 7-pump fuel station
 - Approx. 6,186 sq. ft. convenience store
 - Parking for 43 vehicles
 - Internal and external pedestrian connections to W. Honeycutt Rd. and N. Porter Rd.
- Development will occur in a single phase
- Landscaping provided all around site with heavy planting in southwest adjacent to residential development

Terrible's C-Store Honeycutt

