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STAFF REPORT

CASE NUMBER: ZON25-04

To: Planning and Zoning Commission

Through: Rick Williams, Planning and Zoning Division Manager

From: Derek Scheerer, Senior Planner

Meeting Date: September 22, 2025

REQUEST SUMMARY

PUBLIC HEARING: ZON25-04 – Rezone/Zoning Map Amendment: A request by the City of Maricopa, on behalf of Terrible C's gasoline service stations, and property owner German Dobson CVS, LLC, to rezone approximately 2.21 acres of land from the existing General Business (CB-2) zoning to the General Commercial (GC) zoning district, generally located at the southwest corner of W. Honeycutt Rd. and N. Porter Rd. **DISCUSSION AND ACTION.**

APPLICANT/PROPERTY OWNERS

City of Maricopa
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Point of Contact:
Derek Scheerer, Senior Planner
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COUNCIL PRIORITIES CONSIDERED

- Well Planned Quality Growth and Development
- Economic Development

PROJECT DATA

Site Gross Acres	2.21 +/- gross acres
Site Address	41595 W. Honeycutt Rd.
Existing Site Use	Vacant Lot
Proposed Site Use	Gasoline Station with Convenience Store
Existing General Plan Land Use	Master Planned Community (MPC)
Existing Zoning	General Business (CB-2)
Proposed Zoning	General Commercial (GC)

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential (MDR)	Single-Family Residential (CR-3)	Residential
East	Employment (E)	General Business (CB-2)	Commercial
South	Medium Density Residential (MDR)	Single-Family Residential (CR-3)	Residential
West	Medium Density Residential (MDR)	Single-Family Residential (CR-3)	Residential

ANALYSIS

Details of the Request

The applicant is requesting to rezone the subject site from existing General Business (CB-2) zoning to the General Commercial (GC) zoning district, to develop a gasoline service station with convenience store. Additionally, the requested rezone application will remove the property from legacy Pinal County zoning and into an equivalent City of Maricopa zoning category per the directives of the City of Maricopa General Plan.

The proposed gasoline service station with convenience store is a by-right permitted use in both the existing and proposed zoning districts. The subject rezone application has been submitted in tandem with a Development Review Permit (DRP) application that is currently under review by City Staff.

As noted in the application Narrative, and subsequent to zoning approval, the applicant intends to develop the site with a seven (7) pump gasoline service station with an approximately 6,168 square foot convenience store. Access to the site will be via N. Porter Rd. and W. Honeycutt Rd. Further, the request, if approved, will be required to adhere to the prevailing City zoning and applicable codes, which will be processed and reviewed separately through the Development Review Permit (DRP) and Building Permit processes.

CITIZEN PARTICIPATION

Prior to recommending approval of the Rezoning request, the applicant has submitted the public participation report to show the materials used to inform surrounding property owners of the proposed request required by the city's Zoning Code. The Public Participation Plan included one (1) neighborhood meeting, two (2) rounds of notification letters sent to all property owners within 600 feet of the subject area, two (2) public notice signs within the subject area, and a legal notice published in the Casa Grande Dispatch. Subsequent to the first mailed notification, site posting, and neighborhood meeting, it was discovered that the required newspaper notice had not been filed. The applicant filed the required newspaper notice, re-mailed notification letters and updated the site posting in accordance with applicable City and State notification requirements. A timeline of the participation event is shown below (refer to Exhibit C – Citizen Participation Report).

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|----------------------|---|--|
| • August 6, 2025 | - | Signs Posted |
| • August 6, 2025 | - | 1 st Notification letters sent |
| • August 21, 2025 | - | Neighborhood meeting held |
| • September 2, 2025 | - | Sign Posting updated |
| • September 2, 2025 | - | 2 nd Notification letters sent |
| • September 4, 2025 | - | Newspaper notice published in the Casa Grande Dispatch |
| • September 22, 2025 | - | Planning and Zoning Commission (Public Hearing) |

PUBLIC COMMENT

At the time of writing this report, staff have received three (3) emails providing public comment in opposition to the request. Opposition to the request cite traffic and congestion concerns, noise, light, and air pollution concerns, and the site's proximity to schools in the area. Staff have included these letters of opposition as Exhibit D to this report. In response to the community concerns discussed at the neighborhood meeting, the applicant has provided responses that have been included in their Citizen Participation Report, which is attached to this report as Exhibit C.

REQUIRED FINDINGS

As required by Sec. 18.175.040 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The amendment is consistent with the General Plan.
1. **Staff Analysis:** *The proposed Rezone/Zoning Map Amendment adheres to the General Plan's future land use designation for the site, Master Planned Community (MPC). Additionally, the request upholds the directives of "Objective B1.4.6: Transition all property zoning designations from pre-existing districts to existing zoning districts in a manner that best achieves the goals of this General Plan" by rezoning the site out of the legacy Pinal County Zoning category (CB-2) to the equivalent category (GC) in the current City of Maricopa Zoning Ordinance.*
2. Any change in District boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the General Plan, and to increase the inventory of land within a given Zoning District; and

Staff Analysis: *The Rezone/Zoning Map Amendment will allow for the proposed gas station with convenience store. The proposed project will advance the development of a commercial corner in a well-traveled area of the city bounded by two (2) arterial roadways.*

3. The amendment will promote the growth of the city in an orderly manner and protect the public health, safety, peace, comfort, and general welfare.

Staff Analysis: *The request will not impact the health, safety, and general welfare of the area, and will promote growth in an orderly manner.*

CONCLUSION

Staff recommends **approval** of Rezone/Zoning Map Amendment **case # ZON25-04**, as amended by the Planning and Zoning Commission.

ATTACHMENTS

Exhibit A: Project Narrative

Exhibit B: Zone Change Map

Exhibit C: Citizen Participation Report

Exhibit D: Letters of Opposition

-- End of staff report --