



**ARCHICON ARCHITECTURE
& INTERIORS, L.C.**

Citizen Participation Report

ZON25-03 Terrible's C Rezone Request

June 2025



ARCHICON ARCHITECTURE & INTERIORS, L.C.

January 14, 2025

City of Maricopa
Development Services Department
39700 W Civic Center Plaza
Maricopa, Arizona 85138
520.568.9098
www.maricopavipportal.com

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.



ARCHICON ARCHITECTURE & INTERIORS, L.C.

Case # ZON25-03
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Assessor's Parcel Number: 510-30-002D

Dear Neighbor,

An application has been filed with the City of Maricopa by Tim Rasnake, Archicon representative, for a New Retail Development for Terrible's Fuel Center including a Convenience Store and Car Wash at the above mentioned property. The meeting dates regarding this request are as follows:

Neighborhood Meeting

Date: May 22, 2025

Time: 6 pm Facility Name: Maricopa Library and Cultural Center

Facility Address: 18160 N Maya Angelou Drive, Maricopa AZ 85138

Planning and Zoning Commission

Date: June 9, 2025

Time: 6 pm

Facility Name: City Hall Council Chambers

Facility Address: 39700 W. Civic Center Plaza, Maricopa AZ 85138

City Council

Date: July 15, 2025

Time: 6 pm

Facility Name: City Hall Council Chambers

Facility Address: 39700 W. Civic Center Plaza, Maricopa AZ 85138

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. To better inform you of the public meeting scheduled for this matter, this notice is being sent to you via first class mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comments before or at the meeting. If you have any questions concerning this matter, please contact Derek Scheerer at the City of Maricopa Planning Department at 520.568.9098. You can also email them at derek.scheerer@maricopa-az.gov subject Case Number and New Retail Development Terrible's C-Store.

Please see additional pages for project narrative and other exhibits.

Sincerely,

Mitchell Mastrin, R.A.
Project Manager



ARCHICON ARCHITECTURE & INTERIORS, L.C.

May 27, 2025

Development Services
City of Maricopa
39700 W. Civic Center Plaza
Maricopa, AZ 85138
Attn: Derek Scheerer
520.316.6980
Derek.scheerer@maricopa-az.gov

Re: Terribles SEC Porter & Bowlin Roads Neighborhood Meeting Results

The neighborhood meeting was held on Thursday evening in the Maple Room from 6 pm – 7 pm at the Maricopa Library and Cultural Center on 18160 Maya Angelou Drive, Maricopa, AZ 85138.

The neighborhood meeting was conducted to introduce the neighbors to the proposed project and to explain the need to rezone the property from Neighborhood Commercial (NC) to General Commercial (GC).

The information presented included a Site Plan, Landscape Plan, Colored Elevations, and Site Lighting Photometric Plan. This information was introduced by me and Brett Griffin who represents Terribles. Derek Scheer, Planner II, was in attendance.

There were 14 people who attended the meeting and 8 people signed a sheet with their names, some including their residence address.

Those who signed were:
Aaron & Darlene Guida
Alfonso & Micala Juarez
Scott Sullivan
Nate Brown
Betty White
Ron Angerame

Neighbors' Concerns

The main concerns that the various neighbors expressed included safety, home devaluation, noise from the car wash, light from signage, delivery scheduling, and the future of the open space on the east side.

Neighbor's Positive Comments

Generally, most of the neighbors, certainly not all, made positive comments regarding the project. They were supportive of having a convenience store and gas station near their home and were appreciative that they did not have to travel to "347" to get what they needed. They liked having community members employed at the site. They regarded the development as a positive for the neighborhood.

Hoping that this report reflects the main concerns and positive comments from the residents.

Mitchell Mastrin, R.A.
Project Manager

2024

ThomasPrintworks.com



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29	30	31				

5/22/25 TERRIBLE'S NEIGHBORHOOD MTC.
 Aaron + Darlene Guidi, 41749 W Cielo Ln, Maricopa AZ
 Alfonso + Micaela Suarez 41421 W. Centennial Dr. Maricopa AZ.
 Scott Sullivan
 Nate BROWN
 Betty White 42227 W. Arivada
 Ron Angerame

SAFETY
 HOME DEVALUATION
 CAR WASH
 TREES IN BOWKIN ROAD.
 DELIVERY SCHEDULE

DALLAS
972-726-8991

HOUSTON
832-201-2000

SAN ANTONIO
210-829-7000

AUSTIN
512-302-4664

PHOENIX
602-264-6871

MINNEAPOLIS
612-374-1120

S.E. FLORIDA
305-667-4149

CTL FLORIDA
407-647-3034

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

May. 6, 2025

NOTICE ID: DYEAZRymv2oZ1FLF3Kyx

NOTICE NAME: Case # ZON 25-03

Ankit Sachdeva

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 05/08/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

**NEWSPAPER NOTICE
NOTICE OF PUBLIC HEARING
AND PUBLIC MEETING**

Case # ZON 25-03

Project Name:

New Retail Development

Terrible's C-Store

Planning and Zoning Commission:

Date/ Time: June 9, 2025, at 6:00 PM

Location: City Hall – Council Chambers

39700 W. Civic Center Plaza

Maricopa, AZ 85138

City Council:

Date/ Time: July 15, 2025, at 6:00 PM

Location: City Hall – Council Chambers

39700 W. Civic Center Plaza

Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN

THAT at the above listed meeting, a PUBLIC HEARING will be held at the above stated date, time, and location.

Terrible's, represented by Mitchell Mastrin, R.A. of Archicon Architecture and Interiors LC, is proposing to develop a New Retail Development (the "Project") on the 3.55 acres located on the southeast corner of North Porter and West Bowlin Roads, identified as APN: 510-30-002D (the "Property"). In order to allow the Project, Terrible's is requesting to Rezone the Property from Neighborhood Commercial (NC) to General Commercial (GC).

Anyone wishing to appear and make a comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: Derek Scheerer at 39700 W. Civic Center Plaza, Maricopa, AZ 85138 or email at Derek.Scheerer@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.
Published 5/06/25

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SEC Bowlin Rd and Porter Rd, in the City of Maricopa, on 05/02/25.

See attached photo exhibit.

For applicant:

Archicon

Dynamite Signs

Sign Company Name

Meghan Liggett

Sign Company Representative

Subscribed and sworn to be on 05/02/25 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public



My Commission expires: 10-25-28



ZONING

CITY OF MARICOPA- PLANNING DIVISION



Proposal: The City of Maricopa seeking a Zoning Map Amendment on a 3.55-acre property to allow for a convenience store, carwash, and (2) gas canopies with (10) fuel pumps, located on the southeast corner of N. Porter and W. Bowlin Roads, Maricopa AZ 85138, Case # ZON 25-03.

NEIGHBORHOOD MEETING

Date: May 22, 2025
Time: 6:00 P.M. - 7 P.M.
Location: Maricopa Library and Cultural Center
Maple Room
18160 N. Maya Angelou Drive
Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION (PUBLIC HEARING)

Date: June 9, 2025
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING

Date: July 15, 2025
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:

Derek Scheerer 520-316-6980

Email: Derek.Scheerer@maricopa-az.gov

Posting Date: May 2, 2025



May 2, 2025 at 10:38 AM

+33.043215, -112.013025

N-Porter Rd

Maricopa AZ 85138

United States



ZONING

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CITY COUNCIL MEETING

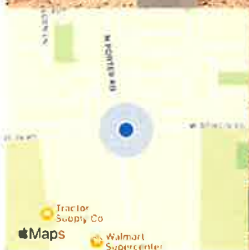
Date: July 15, 2025
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:

Derek Scheerer 520-316-6980

Email: Derek.Scheerer@maricopa-az.gov

Posting Date: May 2, 2025



May 2, 2025 at 10:20 AM
+33-043593-112.012783
W Bowlin Rd
Maricopa AZ 85138
United States

From: [Brett Griffin](#)
To: ron.angerame@gmail.com
Cc: [Derek Scheerer](#); [Mitchell Mastrin](#)
Subject: Terrible's - SEC Porter & Bowlin - Neighborhood Meeting Follow Up
Date: Wednesday, June 4, 2025 8:26:47 AM
Attachments: [image001.png](#)
[terribles-esignature_9e6b0ecc-2f7c-4660-b45a-0f554bbe42f0.png](#)
[PH-1.pdf](#)

Good Morning Mr. Angerame,

I hope this e-mail finds you well. My name is Brett Griffin and I was the representative from Terrible's that was at the 5/22/25 neighborhood meeting for our proposed new site at the (SEC) Porter & Bowlin in Maricopa.

Thank you for attending that meeting, it was great to meet you and receive your feedback. As promised, I wanted to follow up with you regarding some of the key takeaways from the meeting and provide responses from the Terrible's team.

Please review our comments below and let me know if you have any questions and if you would like to discuss further.

Q: There was a concern that our proposed site would have lighting that would extend beyond our property line.

A: The photometric study (attached) we had performed by ASEI Engineering demonstrates that the light does not extend beyond our property line. The purple figures along the perimeter of our site on Porter and Bowlin have ratings of zero or close to zero.

Q: There was a concern about car wash noise and how we would mitigate?

A: Our operations team will consider all options including potentially adding a device that reduces the sound of the blowers.

Q: There were concerns about how we would keep our site safe, both from a crime and pedestrian standpoint?

A: Terrible's works hard to mitigate crime at our sites by working closely with local law enforcement agencies, limiting the amount of cash kept in the register at any given time, deploying surveillance cameras throughout our site (gas canopies, outside and inside our convenience store), and we train our cashiers to engage with customers as they walk in because theft doesn't occur as often when you acknowledge people. We also have a loss prevention team that works with our operations team in the design and implementation of various strategies to combat theft and crime.

Q: There were concerns about what we would do to ensure the safety of the school age

children that will visit our site?

A: Terrible's will look at all options for the site to ensure safe traffic flow throughout the lot, but this needs to be done once the site is closer to completion. Our Architects currently have incorporated stripping throughout the site as required by City code and we have two pedestrian access paths that use a different material than concrete or asphalt to stand out visually and also stand out when pedestrians are walking on it.

In addition, Terrible's partners with a youth outreach and prevention organization for young people under the age of 18 called Safe Place. All of Terrible's 180+ stores have the Safe Place designation. Please see how Safe Place works below:

Here's how Safe Place works:

1. **Step One** – A young person enters [a Safe Place](https://www.nationalsafeplace.org/) and asks for help.
2. **Step Two** – The site employee finds a comfortable place for the youth to wait while they call the licensed Safe Place agency.
3. **Step Three** – Within 30 minutes, a qualified Safe Place volunteer or agency staff member will arrive to talk with the youth and, if necessary, provide transportation to the agency.
4. **Step Four** – Once at the agency, counselors meet with the youth and provide support. Agency staff makes sure the youth and their families receive the help and professional services they need.

<https://www.nationalsafeplace.org/>

Q: What time of day will our vendors make deliveries to the store?

A: Our vendors typically deliver between 6 am – 2 pm.

Q: How many shifts will the store have?

A: Terrible's, just like other gas station operators, will have three shifts.

Q: How many employees will be employed at the store?

A: Ten.

Q: How many employees does Terrible's employ?

A: Terrible's employs around 3,500 throughout the entire organization.

Q: Will we have a dedicated employee attending the car wash?

A: No.

Q: What type of food are we planning on selling at our store?

A: We plan on offering fresh sandwiches, salad, fruit, pizza, hot dogs, pastries, donuts, and possibly chicken. The food offerings at this store will continue to grow as our food service program evolves.

Q: What is Terrible's plan for the excess land adjacent to the proposed gas station?

A: We currently do not have any plans to develop the excess land. We are laser focused on our project. As mentioned in the meeting, at some point we will more than likely explore the possibility of selling or leasing to another user.

Q: What state will Terrible's receive their fuel from?

A: Our fuel partner is Chevron and they will be sourcing our fuel from California.

Brett Griffin

Real Estate Development Manager

O: (480) 277-6379 | E: bgriffin@terribles.com

5195 S Las Vegas Blvd, Las Vegas, Nevada 89119



Follow us    

From: [Brett Griffin](#)
To: maricopahomes4you@gmail.com
Cc: [Derek Scheerer](#); [Mitchell Mastrin](#)
Subject: Terrible's - SEC Porter & Bowlin - Neighborhood Meeting Follow Up
Date: Wednesday, June 4, 2025 8:29:23 AM
Attachments: [image001.png](#)
[terribles-esignature_9e6b0ecc-2f7c-4660-b45a-0f554bbe42f0.png](#)
[PH-1.pdf](#)

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Real Estate Development Manager

O: (480) 277-6379 | E: bgriffin@terribles.com

5195 S Las Vegas Blvd, Las Vegas, Nevada 89119



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