



Design Review Board



DRB25-00139

Dutch Bros. Coffee

AZ1618

Noah Bulson, Planner I

February 10, 2026



Request

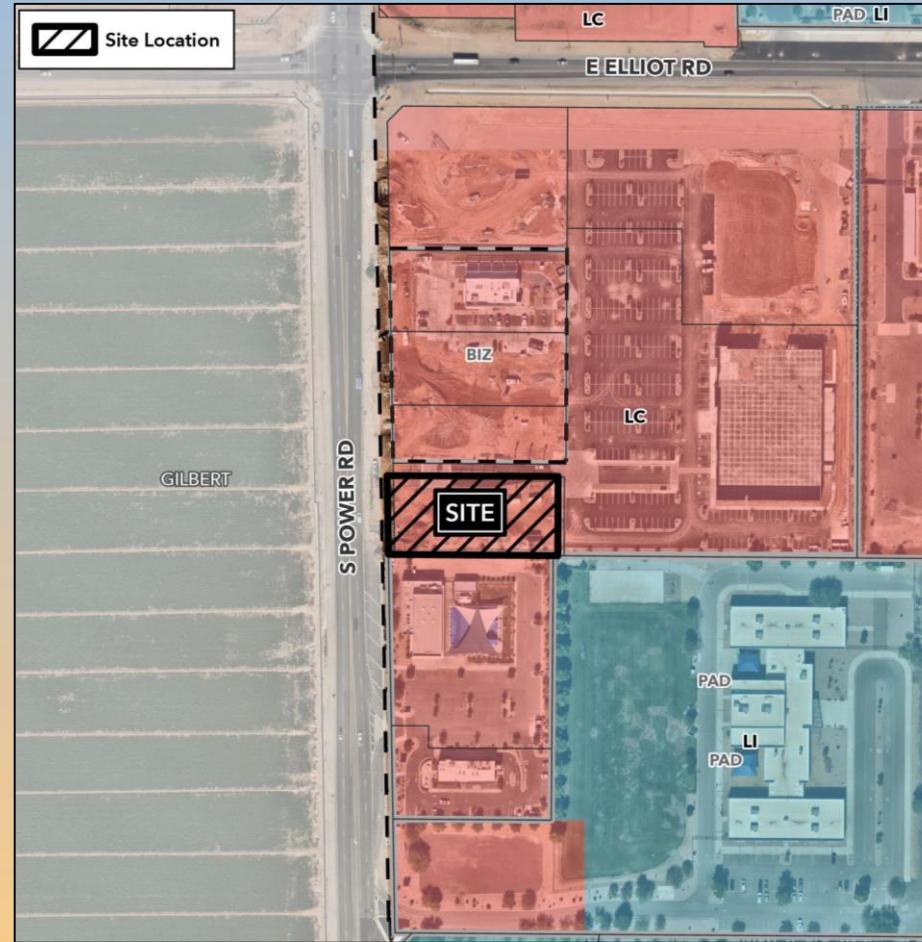
- Design Review
- To allow for a Coffee Shop with dual-lane Drive-Thru Facilities





Location

- South of Elliot Road
- East side of Power Road





Site Photos



Looking southeast towards the site

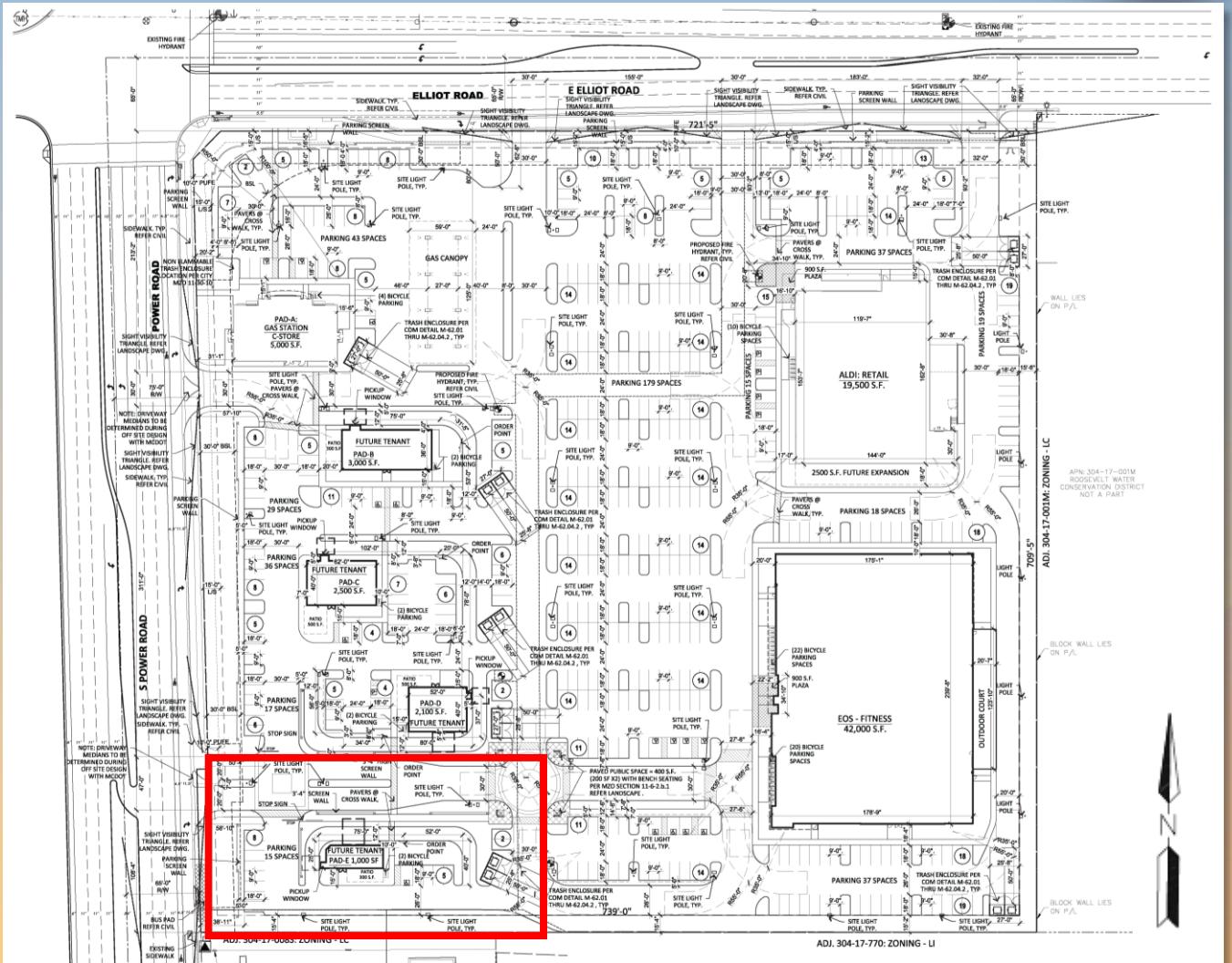


Looking northeast towards the site



Site Plan

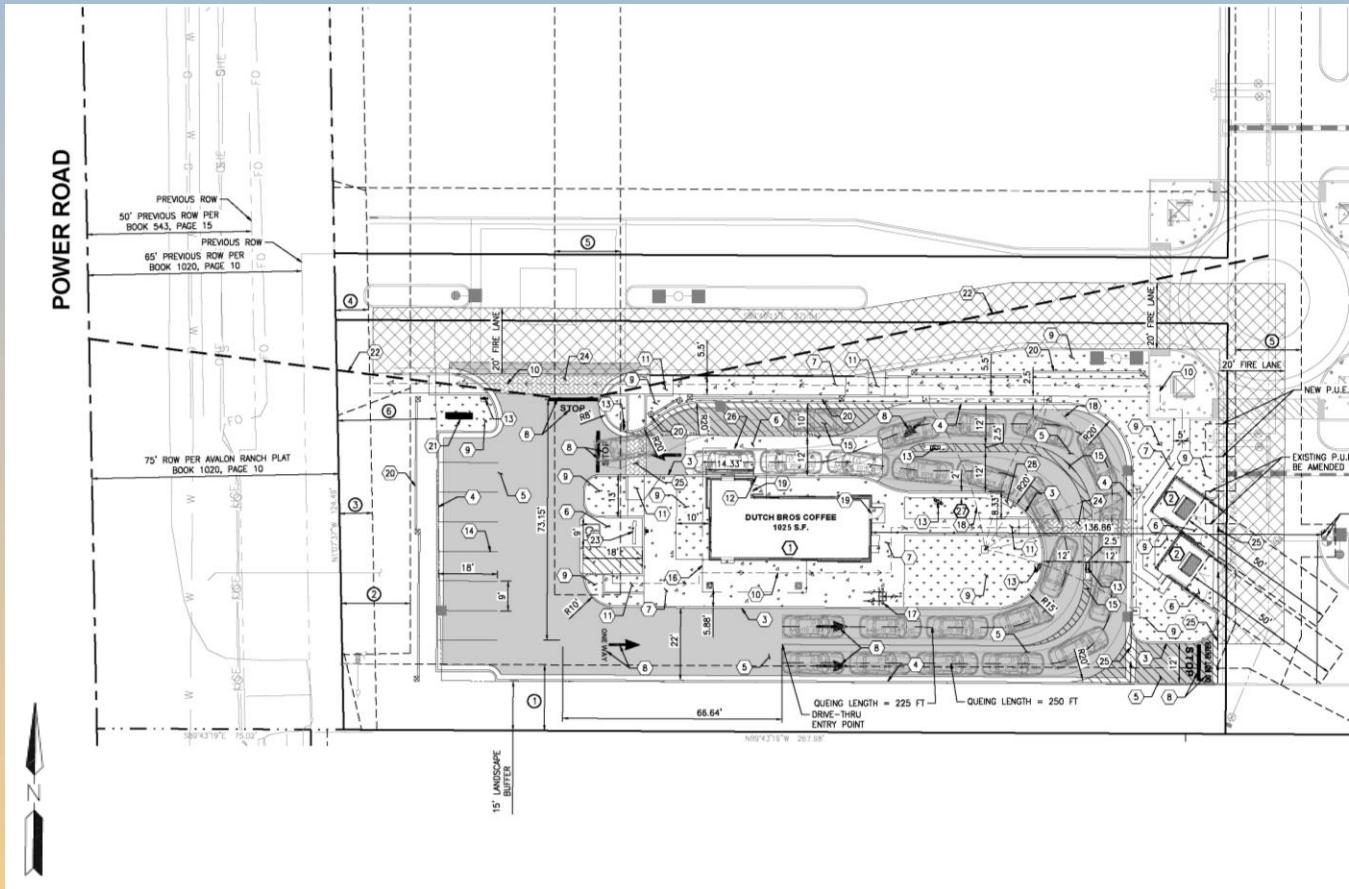
- Master Site Plan –
Avalon Ranch





Enlarged Site Plan

- 1 commercial building
- 1,025 total sq. ft.
- Dual Drive-thru lanes



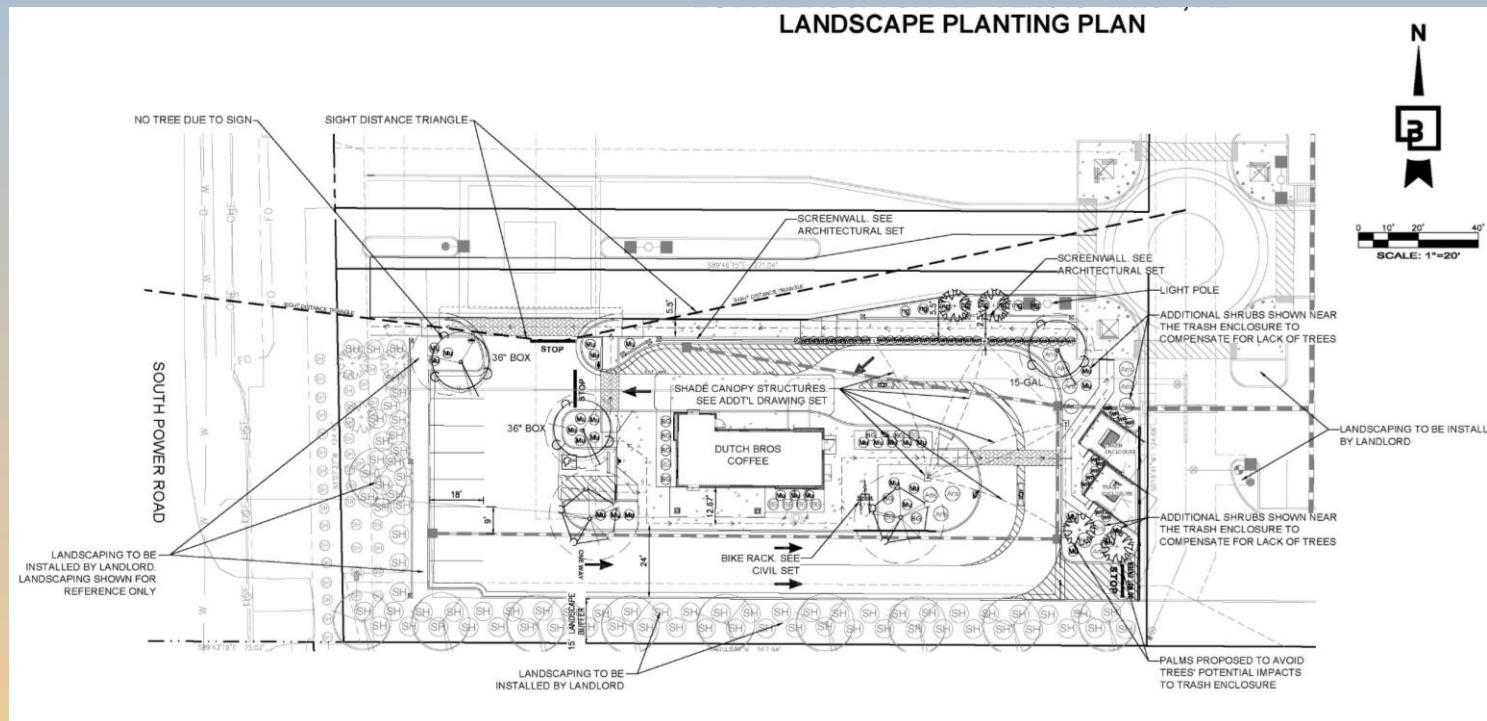


Landscape Plan

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAMES	SIZE	CONDITION	QUANTITY	REMARKS	MATURE HEIGHT / WIDTH	CANOPY SQ FT PER TREE
	TREES:						
	OLEA EUROPAEA 'MONHER' / "MAJESTIC BEAUTY" FRUITLESS OLIVE	36" BOX 15-GALLON	2	1	STAKE & GUY ONE GROWING SEASON; SINGLE UN-CUT TRUNK, FULL AND MATCHING	25'-30' x 25' 490 SQ FT	
	PISTACHIA X 'RED PUSH' / PISTACHE	24" BOX	2	2	STAKE & GUY ONE GROWING SEASON; SINGLE UN-CUT TRUNK, FULL AND MATCHING	30'-45' x 30'-45' 706 SQ FT	
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	10' BTH*	4	4	STAKE & GUY ONE GROWING SEASON	60'-100' x 10'-15' 175 SQ FT	
	*BTH: BROWN TRUNK HEIGHT						
	SHRUBS:						
Arg	ARISTIDA PURPUREA / PURPLE THREE-AWN	5-GALLON	13	13	FULL AND MATCHING		
SG	BOUTELOUA GRACILIS / BLUE GRAMA	5-GALLON	15	15	FULL AND MATCHING		
NG	LANTANA X 'NEW GOLD' / LANTANA	1-GALLON	8	8	FULL AND MATCHING		
MU	MUHLENBERGIA CAPILLARIS / "REGAL MIST" MUHLY GRASS	5-GALLON	30	30	FULL AND MATCHING		
WP	RUELLIA PENINSULARIS / WILD PETUNIA INSTALL 36" ON-CENTER	36" HT.	41	41	FULL AND MATCHING; PRUNE AS HEDGE TO SCREEN DRIVE-THRU AND TRASH ENCLOSURE		
	MULCH:						
	1/2-INCH SCREENED DECOMPOSED GRANITE, "EXPRESS CARAMEL" COLOR AT 2" DEPTH. INSTALL OVER WEED BARRIER FABRIC. STAPLE FABRIC AT ENDS, MINIMUM 3 STAPLES. STAPLE FABRIC AT SIDES, MAXIMUM 48" ON-CENTER						
	LANDSCAPING SHOWN ON THIS PLAN WILL BE INSTALLED BY TENANT						
	ALL PROPOSED PLANT MATERIAL SHALL BE IRRIGATED BY A WATER-WISE IRRIGATION SYSTEM						

LANDSCAPE PLANTING PLAN



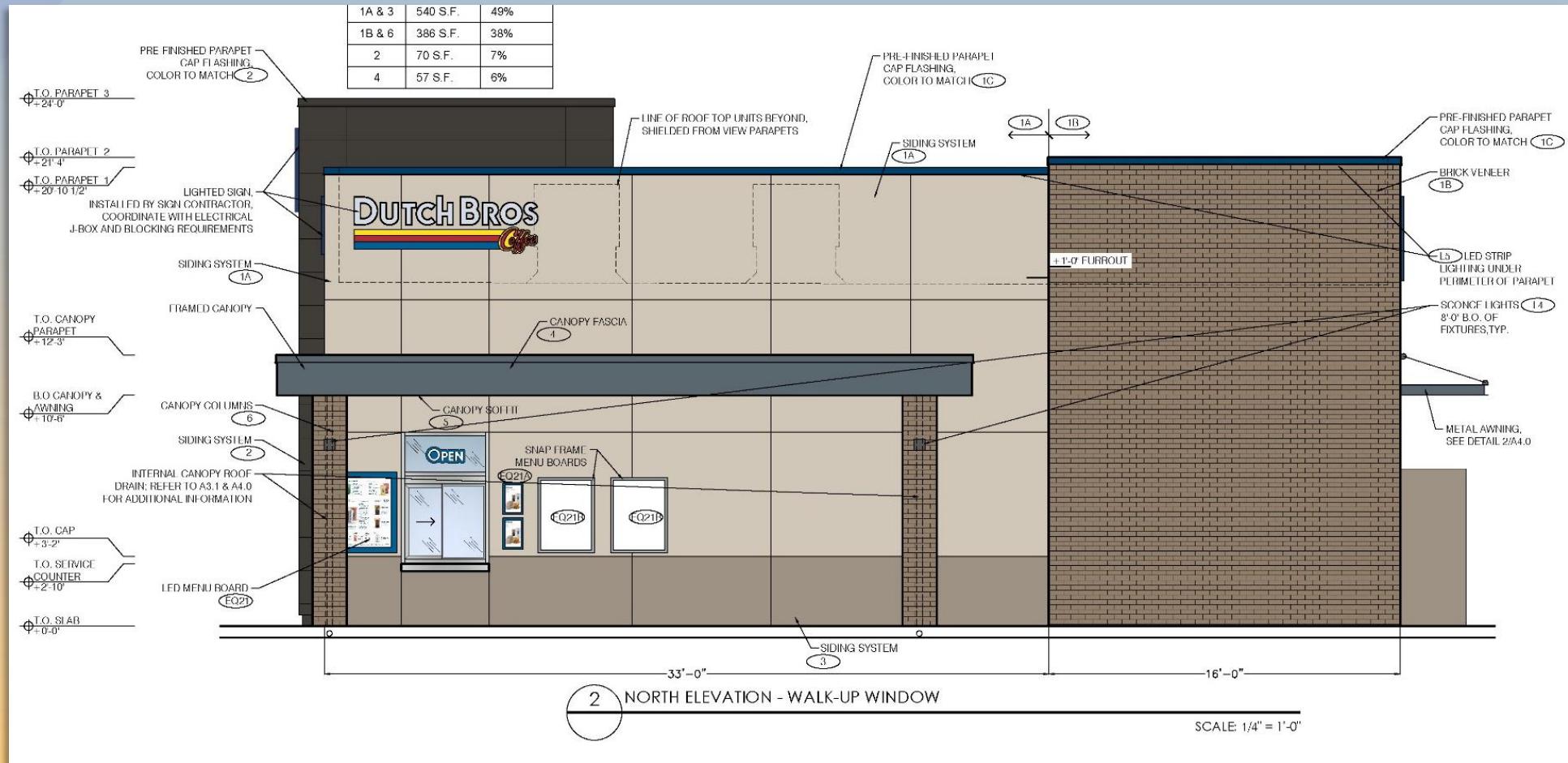


Elevations



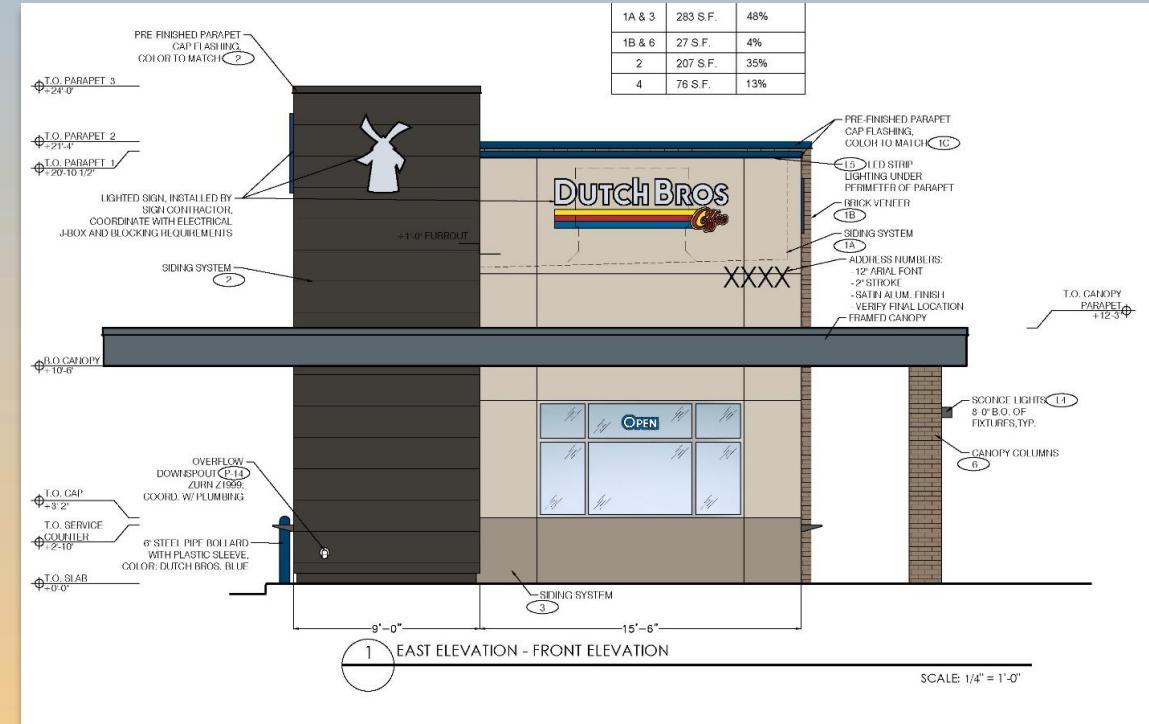
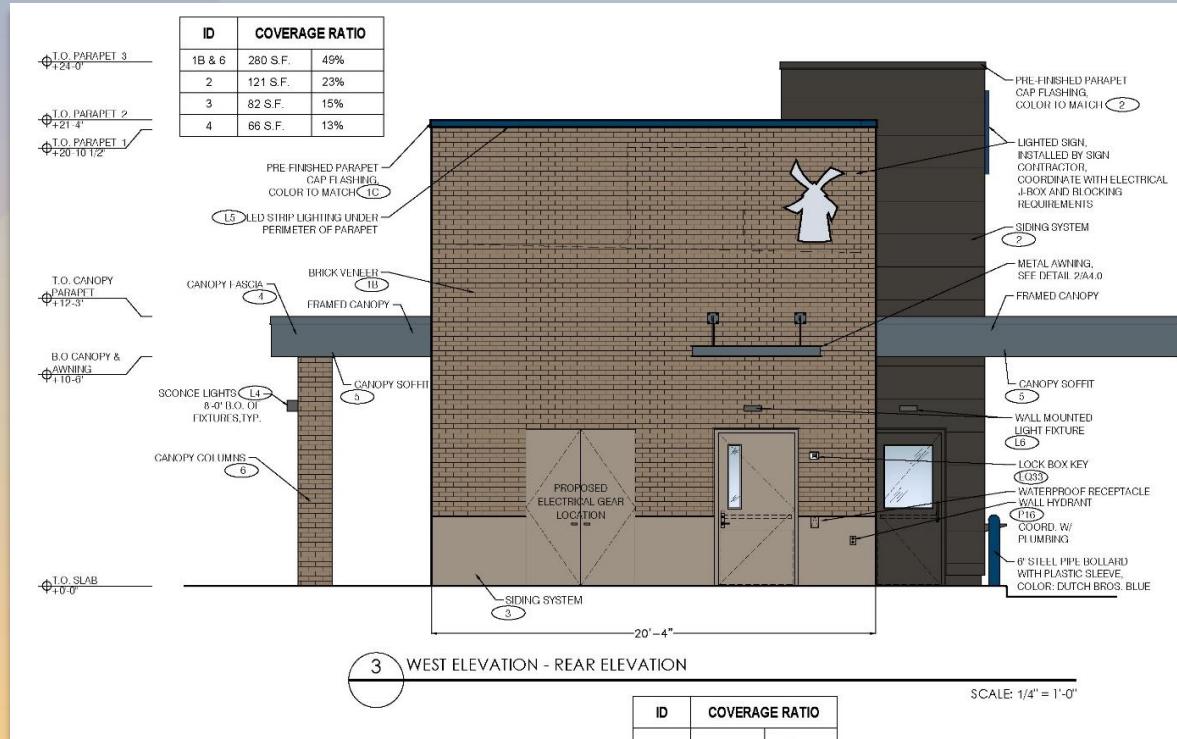


Elevations





Elevations





Renderings



WALK-UP WINDOW VIEW



BUILDING FRONT VIEW FROM PARKING



Renderings



DRIVE THRU WINDOW VIEW FROM SHADE STRUCTURE



DRIVE THRU ENTRANCE VIEW



Colors and Materials



FIBER CEMENT SIDING AT TOWER
NICHIA - VINTAGE WOOD AWP-3030
COLOR: BARK



BRICK VENEER AT WAINSCOT AND COLUMNS
BELDEN BRICK
COLOR: MAYO BLEND SMOOTH



EXTERIOR CEMENT PLASTER AT BUILDING
SHERWIN WILLIAMS - SW7504
COLOR: KEYSTONE GRAY



CANOPY FASCIA & AWNINGS
SHERWIN WILLIAMS - 8656-11295
COLOR: DUTCH BROS DARK GRAY



EXTERIOR CEMENT PLASTER AT BUILDING
SHERWIN WILLIAMS - SW7036
COLOR: ACCESSIBLE BEIGE



PARAPET CAP AT BUILDING
COLOR: DB BLUE



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape plan

Staff welcomes any feedback



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