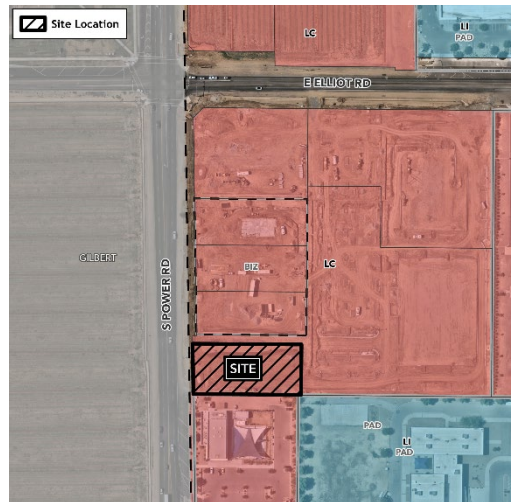




Planning and Zoning Report

Date	November 12, 2025		
Case No.	ZON25-00309		
Project Name	Dutch Bros AZ1618		
Request	Major Site Plan Modification for a Coffee Shop with Drive-Thru Facilities and amending condition of approval No. 1 of Ordinance No. 5781		
Project Location	Approximately 560 feet south of the southeast corner of East Elliot Road and South Power Road		
Parcel No(s)	304-19-995		
Project Area	0.8± acres		
Council District	District 6		
Existing Zoning	Limited Commercial (LC)		
General Plan Designation	Regional Employment Center		
Applicant	Shelby Eldridge, Barghausen Consulting Engineers, Inc		
Owner	Avalon Ranch LLC		
Staff Planner	Noah Bulson, Planner I		

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and the review criteria for Site Plan Review outlined in Mesa Zoning Ordinance (MZO) Section 11-69-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a Major Site Plan Modification to develop a 1,025± square-foot Coffee Shop with an associated dual-lane drive-thru facility on Lot 7 of the Avalon Ranch commercial subdivision (Proposed Project). The subject site was previously approved for a 1,000± square-foot coffee shop with a single lane drive-thru. This request includes the modification of Condition 1 of Ordinance No. 5781, which required compliance with the final site plan submitted, as the Proposed Project is requesting to modify the site plan approved with that ordinance.

Concurrent Applications:

- **Design Review:** Design Review is in progress to review the proposed elevations and landscape plan (DRB25-00139).

Site Context

General Plan:

- The Placetype for the project site is Regional Employment Center; the Growth Strategy for the project site is Evolve.
- Convenience Services is a supporting land use in the Regional Employment Center Placetype when it is part of a master planned, cohesive development, and when it exhibits high-quality design through cohesive architecture and design themes, ample landscaping and open space, and amenity areas for employees and visitors.
- The Proposed Project is consistent with the Regional Employment Center Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - N1. Promote complete communities in both new and existing neighborhoods.
 - ED5. Promote Mesa as a regional commercial, entertainment, and tourist destination.

Sub-Area Plan: Mesa Gateway Strategic Development Plan, Inner Loop District

- The focus of the Inner Loop District is to provide a high-quality, mixed-use environment that is compatible with increasing over-flight activities associated with the Phoenix-Mesa Gateway Airport operations.
- The Proposed Project is consistent with the goals and intent of the Mesa Gateway Strategic Development Plan by providing, in tandem with the broader commercial development, a mixed-use environment featuring retail, food and beverage, and convenience service uses.
- As a recommendation of the Mesa Gateway Strategic Development Plan, the City of Mesa conducted a specific land use study in 2018 (i.e., the 2018 Inner Loop Land

Use Study) for the Inner Loop Area of the Plan. The study intended to ensure the appropriate allocation and distribution of land uses that align with the goals of the Mesa Gateway Strategic Development Plan.

- The Proposed Project is consistent with the goals and intent of the Inner Loop Plan Area.

Zoning:

- The project site is zoned Limited Commercial (LC).
- A Coffee Shop/Cafe with Drive-Thru Facilities is a permitted use within the LC Zoning District.

Surrounding Zoning & Use Activity:

The proposed Coffee Shop/Cafe With Drive-Thru Facilities is compatible with surrounding land uses, which include a Swim School, Charter School, Agriculture, and vacant land.

Northwest (Across S Power Rd) Town of Gilbert Agriculture	North LC-BIZ Vacant	Northeast LC Vacant
West (Across S Power Rd) Town of Gilbert Agriculture	Project Site LC Vacant	East LC Vacant
Southwest (Across S Power Rd) Town of Gilbert Agriculture	South LC Swim School	Southeast LI-PAD Charter School

Site History:

- **September 23, 1998:** City Council annexed 154.3± acres, including the project site, into the City of Mesa (Case No. A98-004; Ordinance No. 3535) and subsequently zoned the property to Single Residence (RS-43) (Case No. Z98-103, Ord. No. 3577).
- **April 5, 1999:** City Council approved a rezone of 82± acres of land, from RS-43 to Limited Commercial (LC), Multiple Residence 3 (RM-3), and Light Industrial (LI) to allow a mixed-use development (Case No. Z99-016, Ord. No. 3610).
- **August 25, 2008:** City Council approved a rezone of 12± acres, from LC to LC with a Planned Area Development and Bonus Intensity Zone Overlay (LC-PAD-BIZ) to allow for the development of a commercial center (Case No. Z08-044, Ord. No. 4873).
- **May 15, 2023:** City Council approved a Site Plan for 12± acres, and a rezoning from LC-PAD-BIZ to LC, for development of a new commercial center (Case No. ZON22-01271; Ordinance No. 5781).

Project/Request Details

Site Plan:

- **Building Design:** The single-story, 1,025± square-foot Coffee Shop with Dual Drive-Thru Lanes will be located in the southwest corner of the proposed commercial center. a single-story structure situated at the center of the parcel on the southwestern corner of the Avalon Ranch Development. The south elevation features a walk-up window and an approximately 315-square-foot covered ordering area, with a pedestrian path to the public sidewalk along Power Road. A cantilevered awning extends from the north elevation to provide coverage for the drive-thru pick-up window.
- **Access:** The site is accessed via a private drive off Power Road. Egress from the site is available from both the east-west and north-south drive aisles. The proposed site modifications remove access in the southeast corner to accommodate the dual drive-thru lane queuing on-site.
- **Parking:** Per Table 11-32-3(A) of the MZO, 11 parking spaces are required for the proposed use, and 11 parking spaces are shown on the site plan. Additionally, Per Table 11-32-3(A) of the MZO, 545 parking spaces are required for the entire development. A Special Use Permit (SUP) approved under Case No. ZON22-01271 reduced this requirement to 526 parking spaces. The proposed site plan modifications will provide 528 parking spaces, which complies with the approved parking reduction for the overall development.
- **Landscaping:** The building features foundation base landscaping on the western elevation of the building and in the eastern foundation base adjacent to the drive-thru. Additional landscaped areas are located along the perimeter of the site and at the end of parking rows.
- **Stacking and Queuing:** The original site plan, approved prior to the 2023 drive-thru text amendments, showed one queuing lane, with access to the queue from both the northwestern and southeastern entrances. The applicant has proposed modifying the queueing to provide dual drive-thru lanes leading up to the pickup window. The proposed modifications conform to current code requirements for circulation and stacking. The proposed queuing lanes can accommodate storage for 22 vehicles. Additional space in the parking aisle is available to accommodate up to 31 vehicles before stacking extends onto the private drive. Based on the queuing demand study submitted with this request, the queuing provided for the drive-thru use is sufficient to accommodate the specific user without impacting surrounding development.
- **Employee Protection:** The proposed modifications propose adding structured shade to provide employee protection for individuals taking customer orders along the drive-thru lanes. The shade structure features a base with a brick veneer, metal support columns, and knit fabric shade sails. The colors and materials are architecturally compatible with the proposed building.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Required Notification:

- Property owners within 500 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff have not received any feedback regarding the proposed project at the time of writing this report.

Conditions of Approval

Staff recommends **approval** of the Major Site Plan Modification, subject to the following conditions of approval:

1. Compliance with the final site plan as submitted.
2. Compliance with Ordinance No. 5781 except for condition of approval No. 1.
3. Compliance with all requirements of Design Review Case No. DRB25-00139 and ZON22-01271, except as modified by this approval.
4. Compliance with all applicable City development codes and regulations.
5. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.

Exhibits

Exhibit 1 – Staff Report

Exhibit 2 – Vicinity Map

Exhibit 3 – Project Narrative

Exhibit 4 – Site Plan and Details

Exhibit 5 – Landscape Plan

Exhibit 6 – Grading and Drainage Report

Exhibit 7 – Elevations and Floorplans

Exhibit 8 – Citizen Participation Plan

Exhibit 9 – Citizen Participation Report

Exhibit 10 – PowerPoint Presentation