

MINUTES OF THE NOVEMBER 12, 2025, PLANNING & ZONING BOARD MEETING

- *4-d ZON25-00309. “Dutch Bros AZ1618,”** 0.8± acres located approximately 560 feet south of the southeast corner of East Elliot Road and South Power Road. Major Site Plan Modification and modification of Condition No. 1 of Ordinance 5781 to allow for a Coffee Shop with Drive-Thru Facilities. **(District 6)**

Planner: Noah Bulson

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON25-00309 conditioned upon:

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.

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at

www.mesaaz.gov