



Planning & Zoning Board



ZON25-00309

Dutch Bros AZ1618



Request

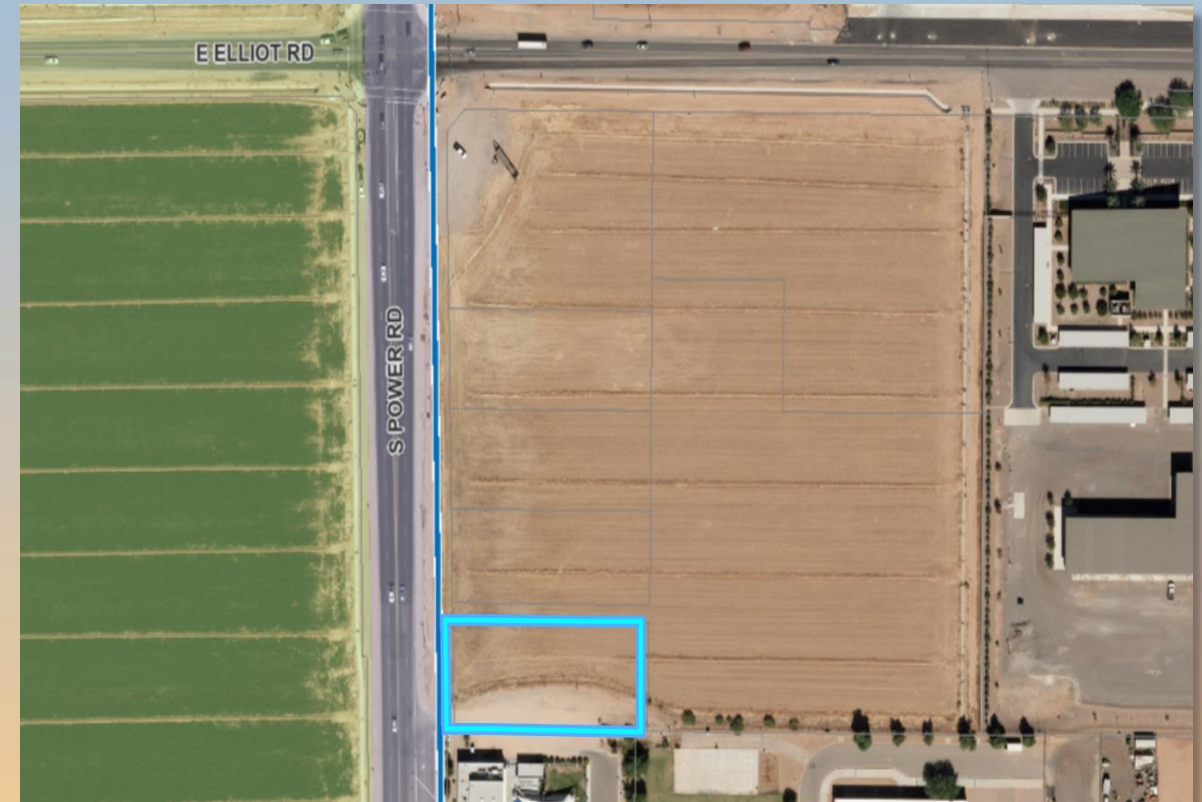
- Major Site Plan Modification within Avalon Ranch
- Amending a prior condition of approval
- To allow for changes to an approved drive-thru facility to accommodate a coffee shop with a drive-thru





Location

- Avalon Ranch
 - South of Elliot Road
 - East of Power Road
- Site Specific
 - Southwest corner of the Avalon Ranch

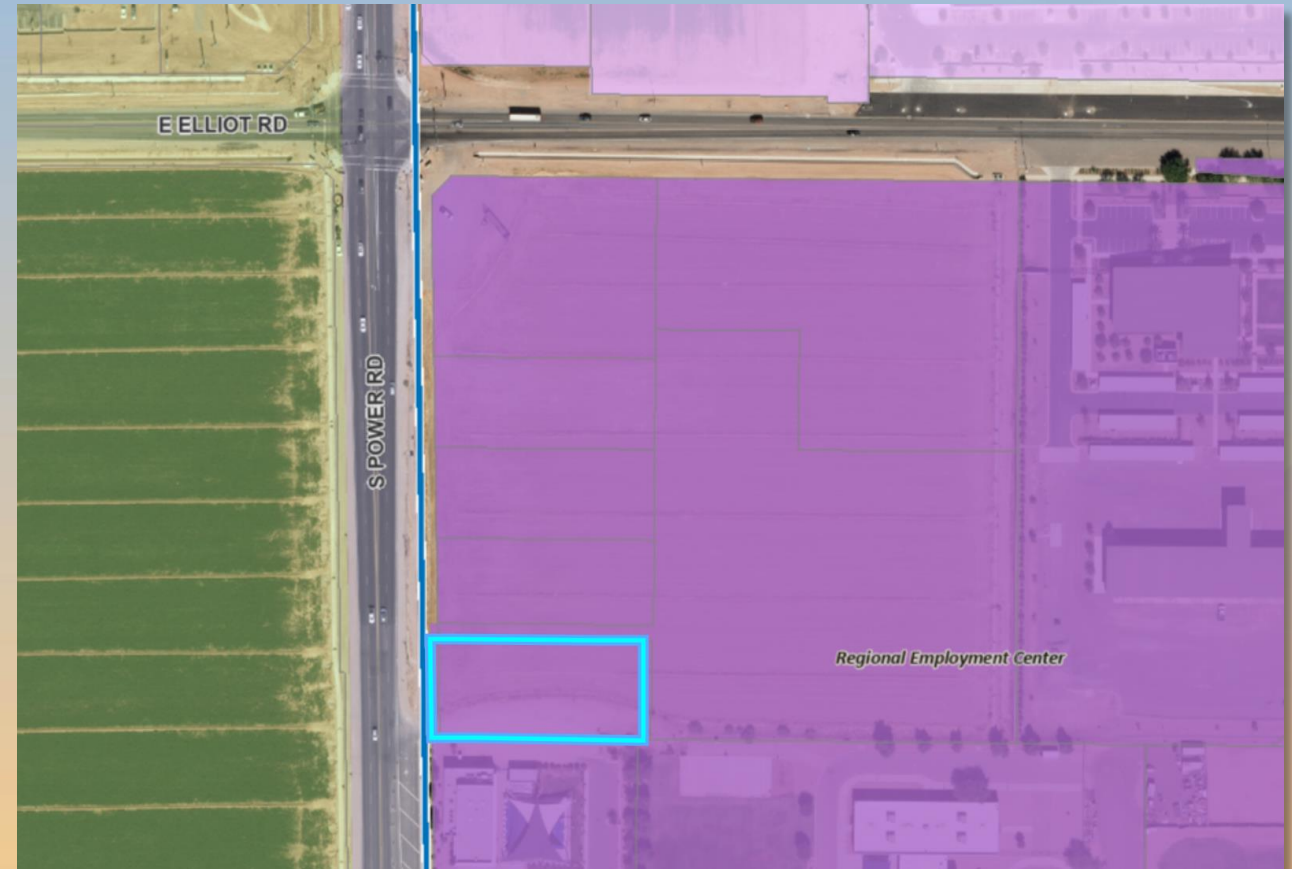




General Plan

Regional Employment Center

- Master Planned Cohesive Developments
- Exhibit High-quality Design
- Ample Landscaping, Open Space, and Amenities





Zoning

- Limited Commercial (LC)





Site Photos



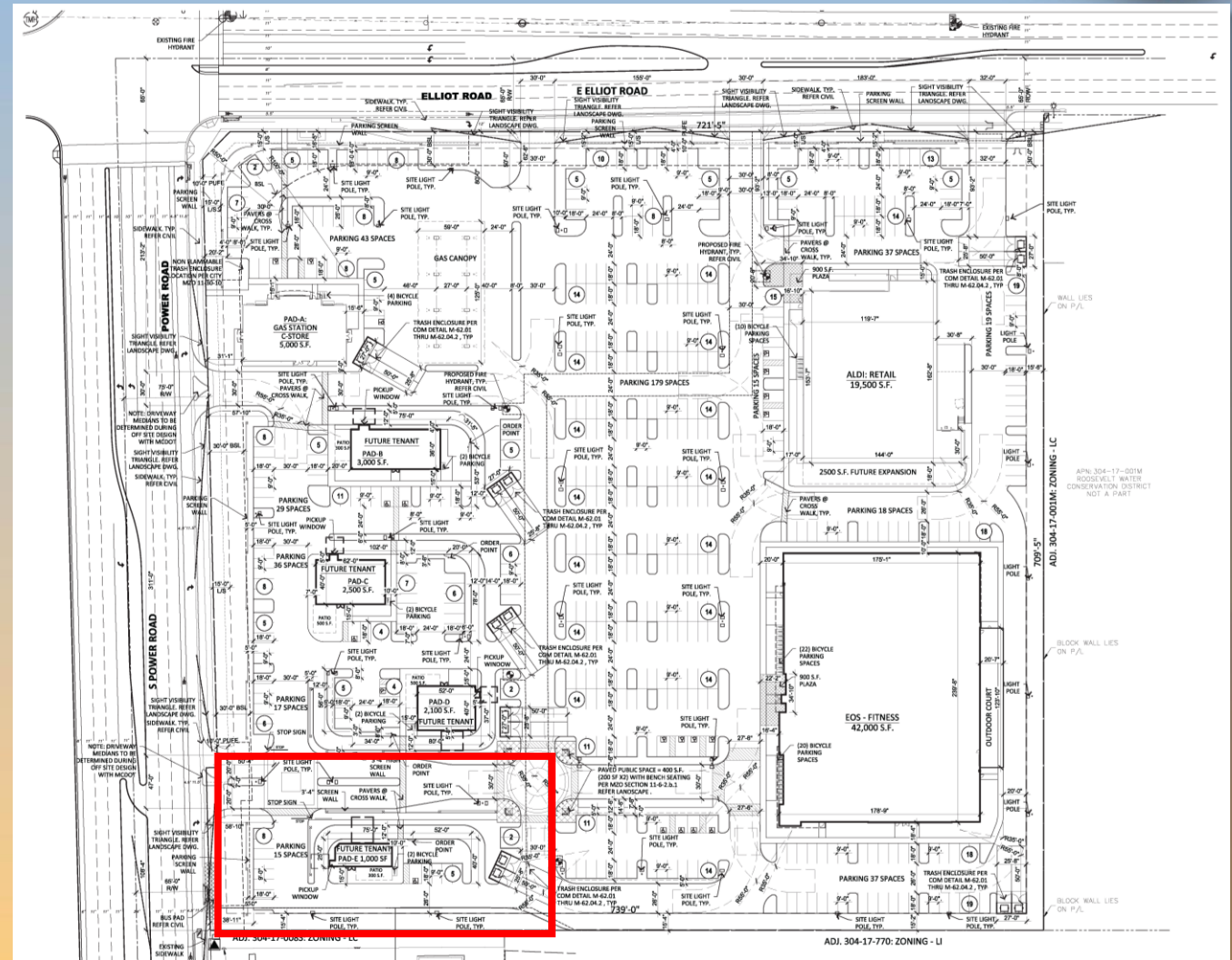
Looking southeast towards the site



Looking northeast towards the site



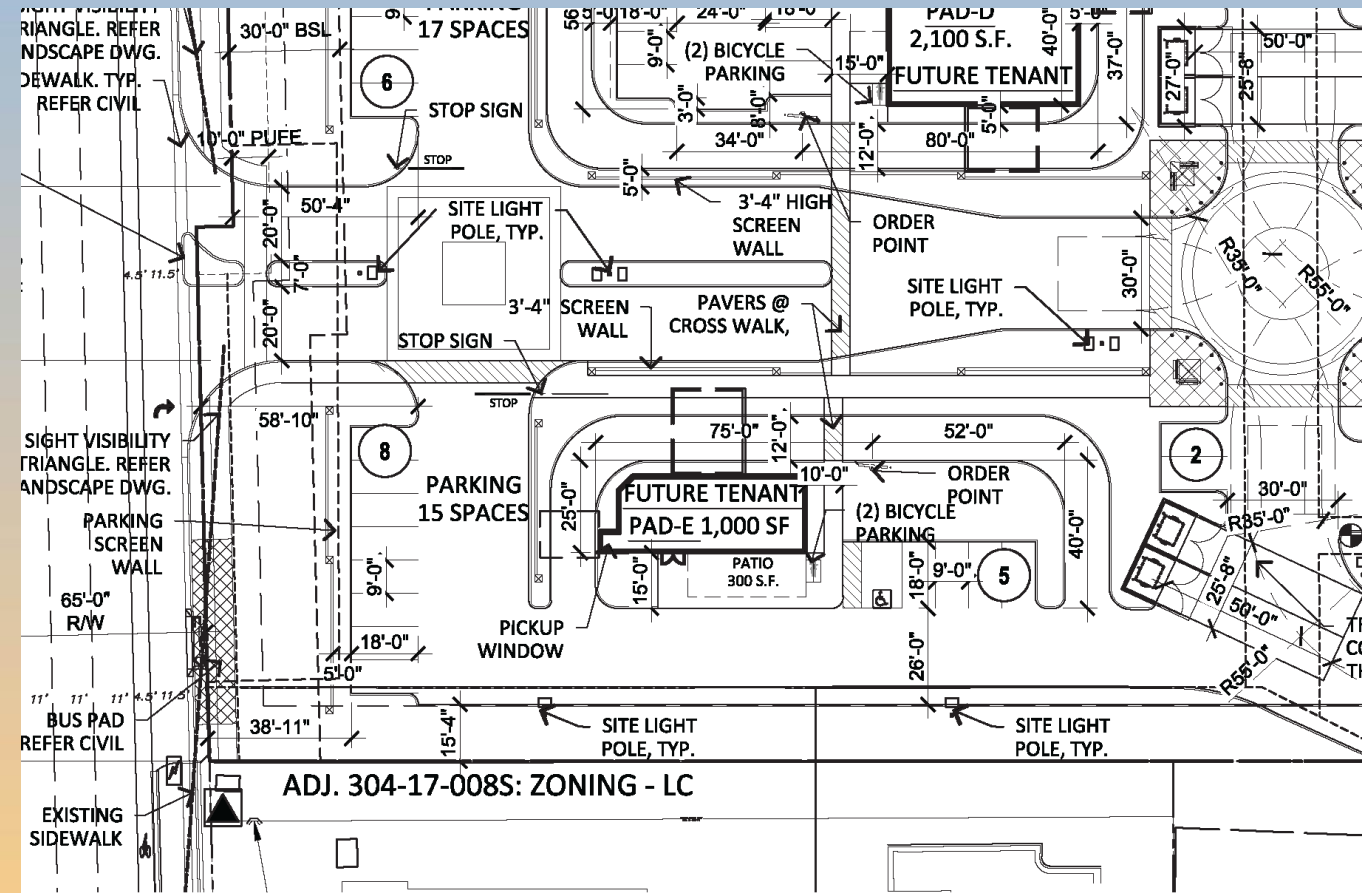
- Approved Master Site Plan – Avalon Ranch





Approved Site Plan

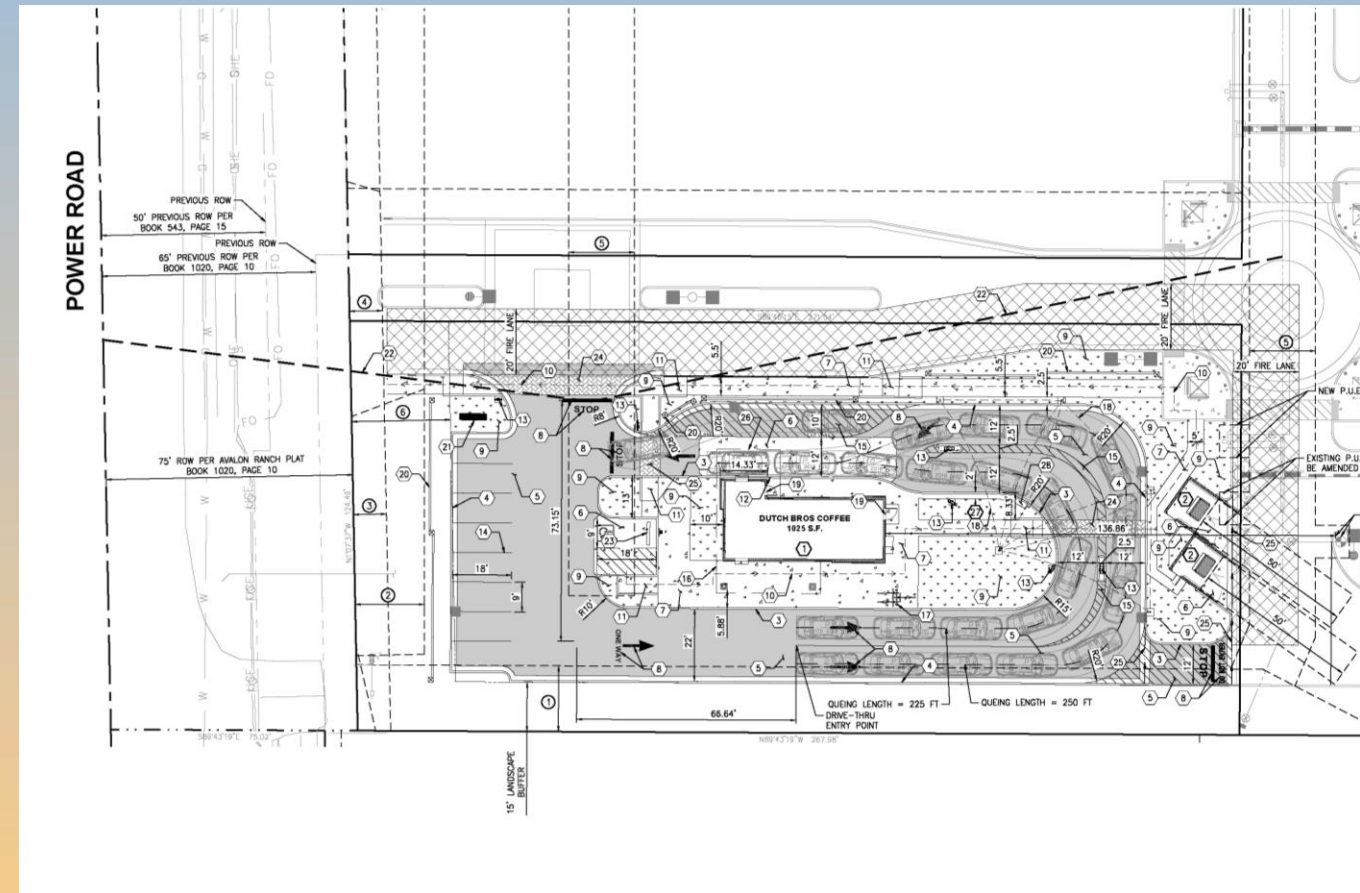
- 1 commercial building
- 1,000 total sq. ft.
- Single lane Drive-thru
- 15 parking spots provided
- Full ingress/egress via the northwest and southeast





Proposed Site Plan

- 1 commercial building
- 1,025 total sq. ft.
- Dual Drive-thru lanes proposed
- 9 parking spots provided
- Southeastern ingress removed

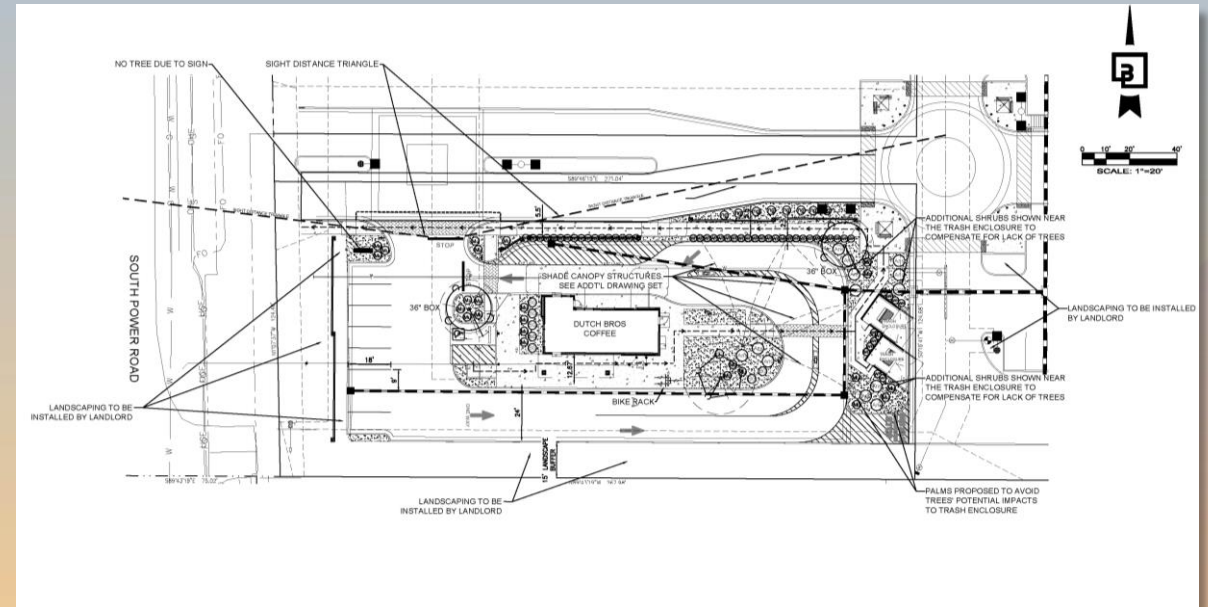




Landscape Plan

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAMES	SIZE CONDITION	QUANTITY	REMARKS	MATURE HEIGHT / WIDTH CANOPY SQ FT PER TREE
TREES:					
	OLEA EUROPAEA 'MONIER' / 'MAJESTIC BEAUTY' FRUITLESS OLIVE	36" BOX	2	STAKE & GUY ONE GROWING SEASON; SINGLE UN-CUT TRUNK, FULL AND MATCHING	25'-30' x 25' 490 SQ FT
	PISTACHE x 'RED PUSH' / PISTACHE	24" BOX	1	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*	2	STAKE & GUY ONE GROWING SEASON	60'-100' x 10'-15' 175 SQ FT
*BTH: BROWN TRUNK HEIGHT					
SHRUBS:					
	ARISIDA PURPUREA / PURPLE THREE-AWN	5-GALLON	8	FULL AND MATCHING	
	BOUTELOUA GRACILIS / BLUE GRAMA	5-GALLON	8	FULL AND MATCHING	
	LANTANA x 'NEW GOLD' / LANTANA	1-GALLON	8	FULL AND MATCHING	
	MUHLENBERGIA CAPILLARIS / 'REGAL MIST' MUHLY GRASS	5-GALLON	18	FULL AND MATCHING	
	RUELLIA PENNSYLVANICA / WILD PETUNIA	36" HT.	52	FULL AND MATCHING; PRUNE AS HEDGE TO SCREEN DRIVE-THRU	
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					





Elevations





Rendering



WALK-UP WINDOW VIEW



DRIVE THRU WINDOW VIEW FROM SHADE STRUCTURE



BUILDING FRONT VIEW FROM PARKING

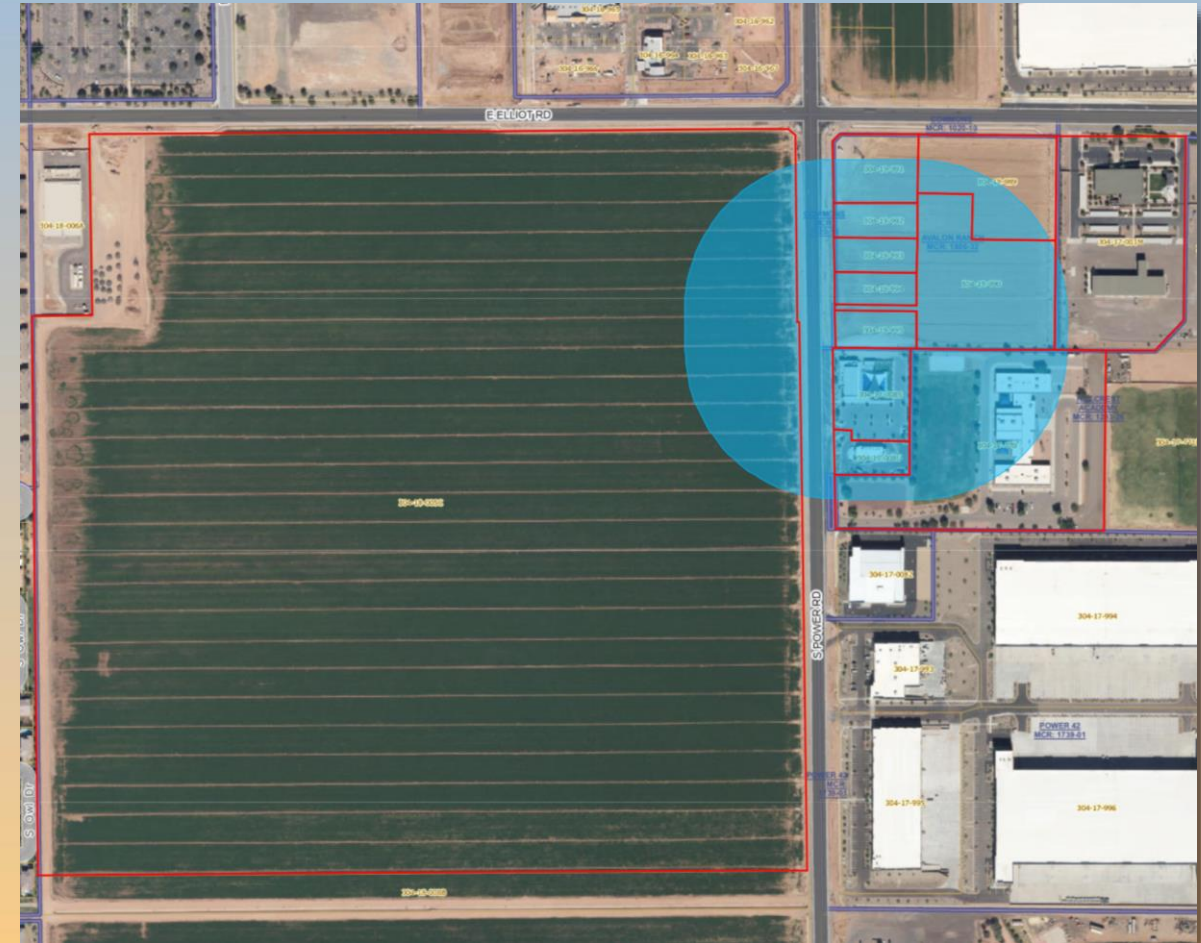


DRIVE THRU ENTRANCE VIEW



Citizen Participation

- Notified property owners within 500', HOAs, and registered neighborhoods
- Staff have not received any feedback at this time





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Satisfies the review criteria for Site Plan Review in section 11-69-5

Staff recommend Approval with Conditions



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