



Design Review Board



DRB24-00686

Dutch Bros AZ1601

Sergio Solis, Planner I

February 11, 2025



Request

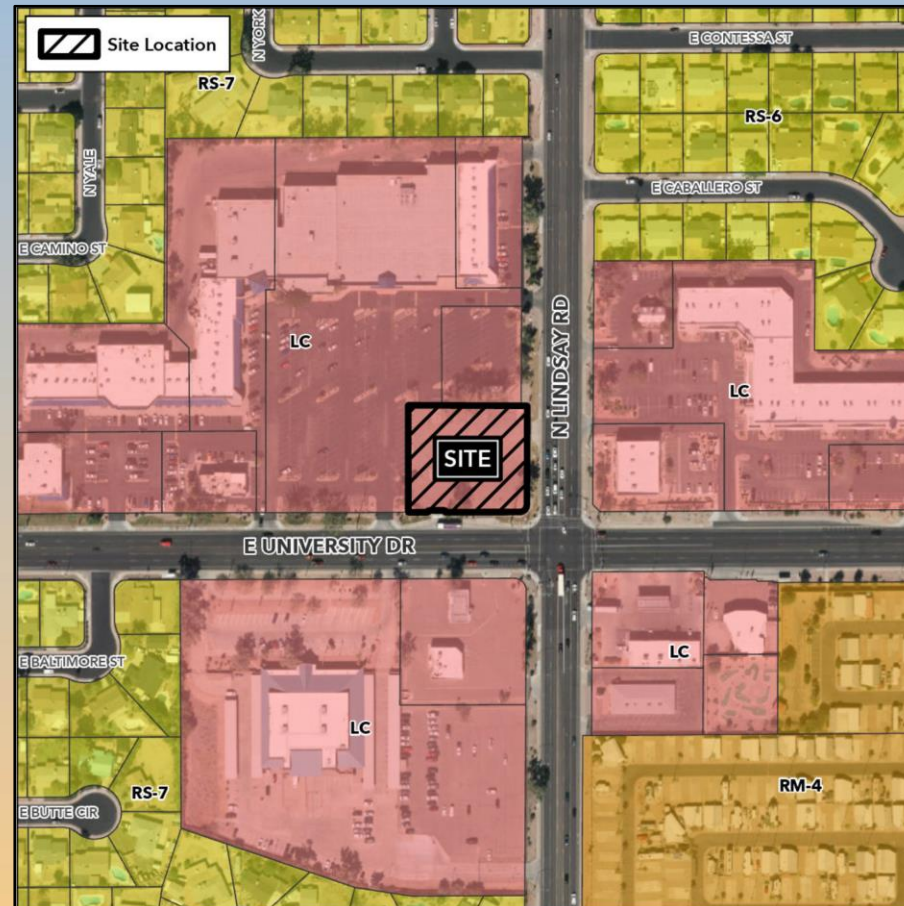
- Design Review
- To allow for a coffee shop with drive-thru facilities.





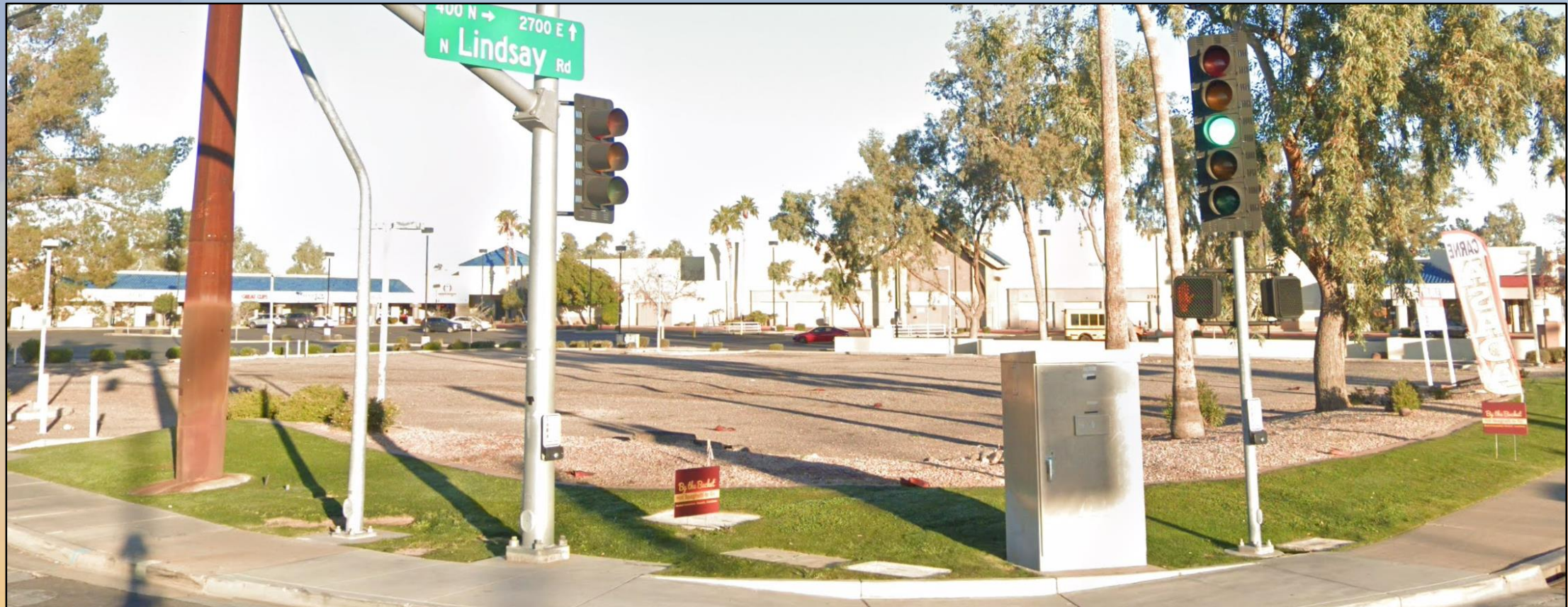
Location

- North side of University Drive
- West side of Lindsay Road





Site Photo



Looking northwest from the northwest corner of Lindsay Road and University Drive



Landscape Plan

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CAL	HEIGHT	QTY
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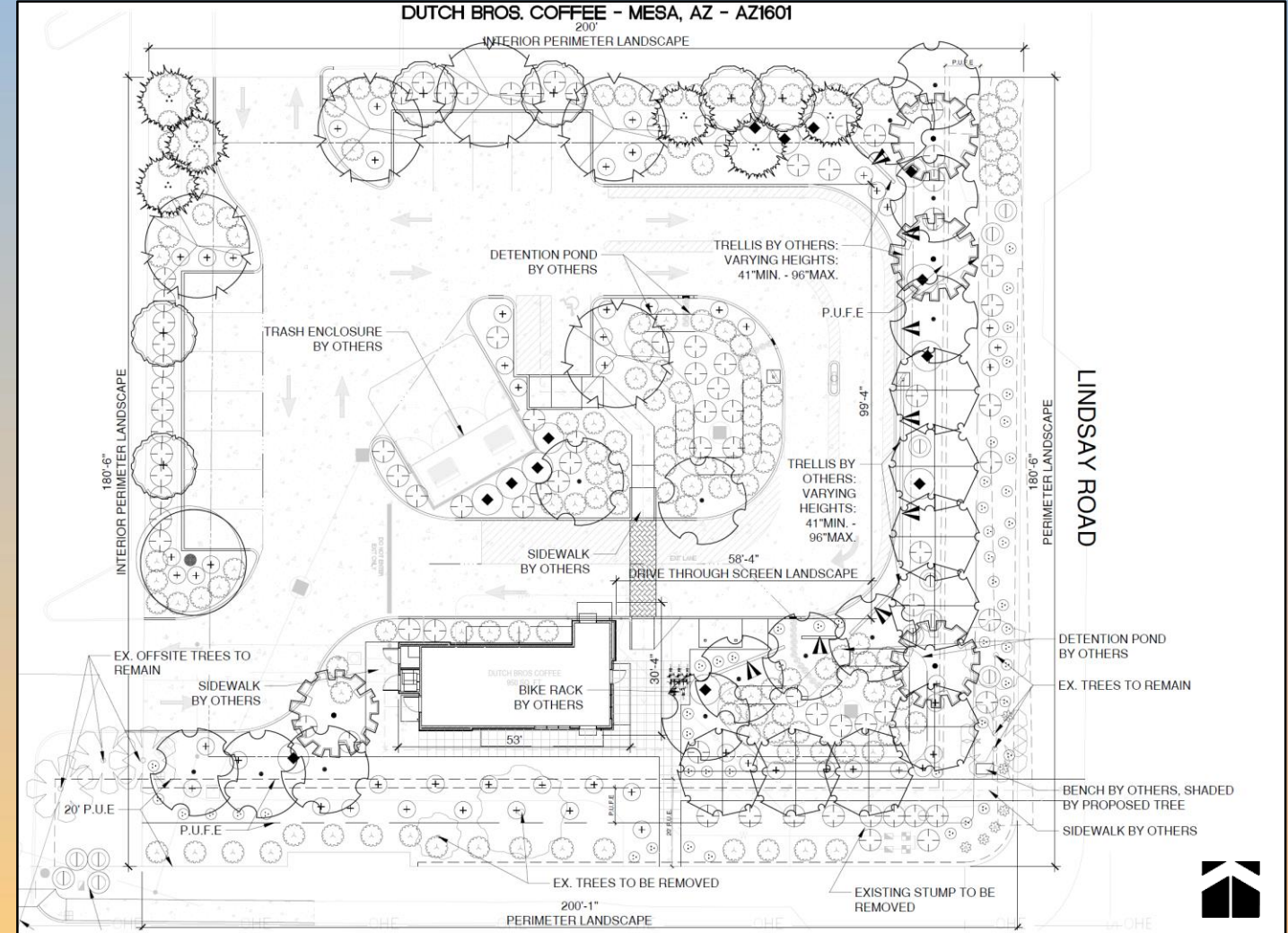
TREES

	ACACIA ANEURA MULGA	24" BOX	2" CAL	8'-10"	13
	ACACIA ANEURA MULGA	36" BOX	2.5" CAL	10'-12"	4
	ACACIA SALICINA WILLOW ACACIA	15 GAL	1.5" CAL	8' MIN.	6
	ACACIA SALICINA WILLOW ACACIA	24" BOX	2" CAL	8'-10"	6
	FRAXINUS VELUTINA 'FAN-TEX' FAN-TEX VELVET ASH	24" BOX	2" CAL	8'-10"	8
	PISTACIA X 'RED PUSH' RED PUSH PISTACHE	24" BOX	2" CAL	8'-10"	5
	PISTACIA X 'RED PUSH' RED PUSH PISTACHE	36" BOX	2.5" CAL	10'-12"	1

SYMBOL	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE (W'XH')	ADDITIONAL	SPACING	QTY
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SHRUBS

	BACCHARIS X 'CENTENNIAL' CENTENNIAL COYOTE BRUSH	5 GAL			60" o.c.	142
	BIGNONIA CAPREOLATA CROSS VINE	5 GAL			48" o.c.	8
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL			30" o.c.	6
	LYNN'S LEGACY LANGMAN'S SAGE LYNN'S LEGACY	5 GAL			60" o.c.	11
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	5 GAL			48" o.c.	54
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL			60" o.c.	81
	MYRICA CERIFERA WAX MYRTLE	5 GAL			84" o.c.	13
	PENNISETUM SETACEUM 'DWARF RUBRUM' DWARF PURPLE FOUNTAIN GRASS	5 GAL			30" o.c.	51

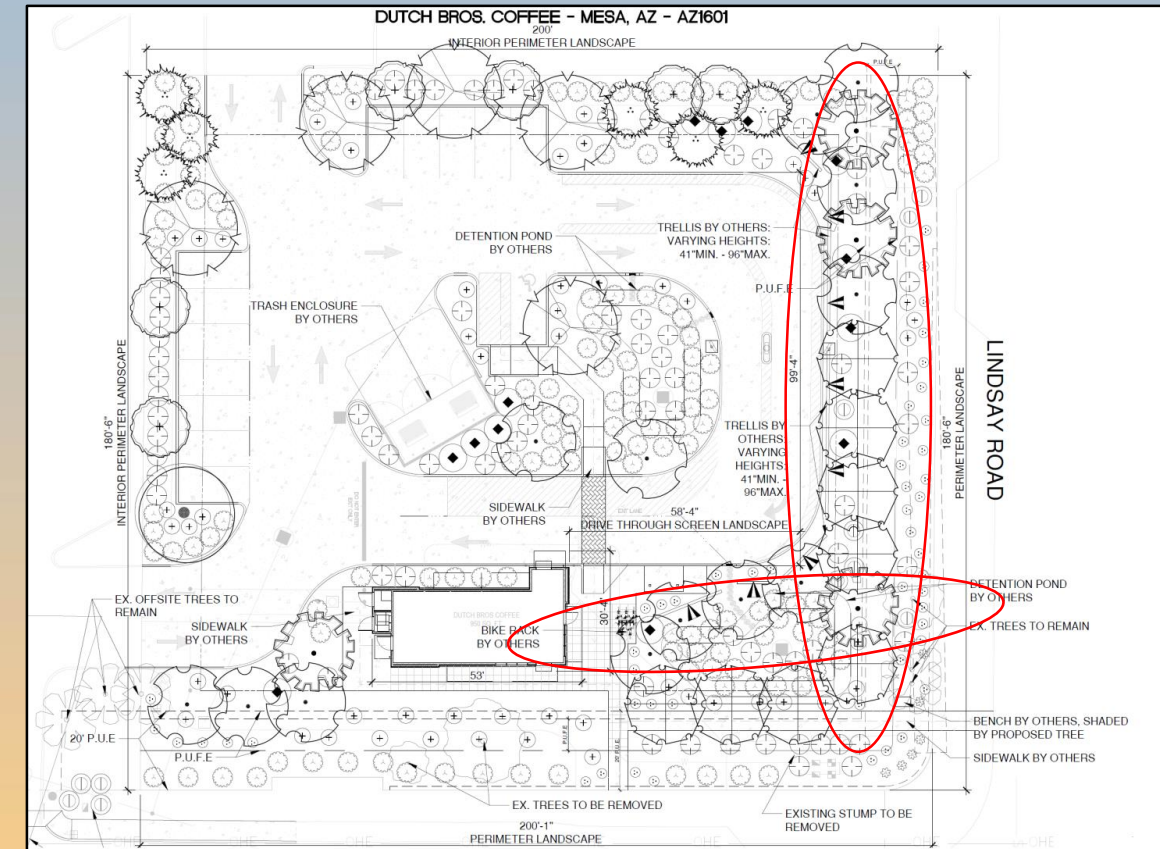




Landscape Plan

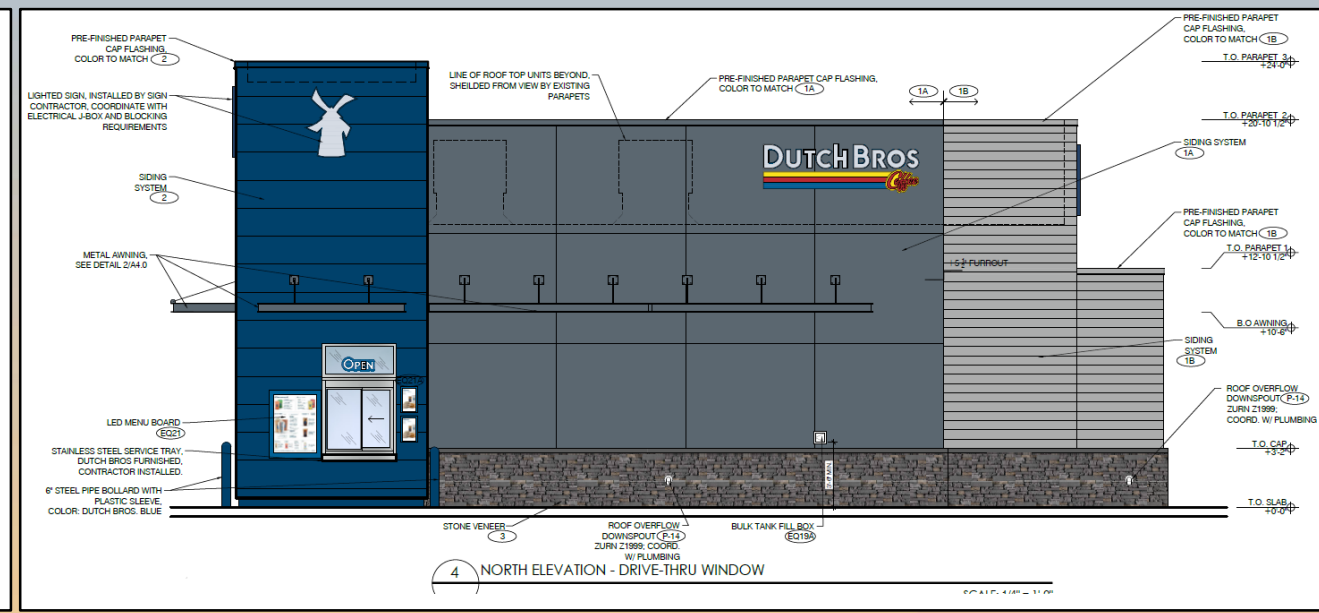
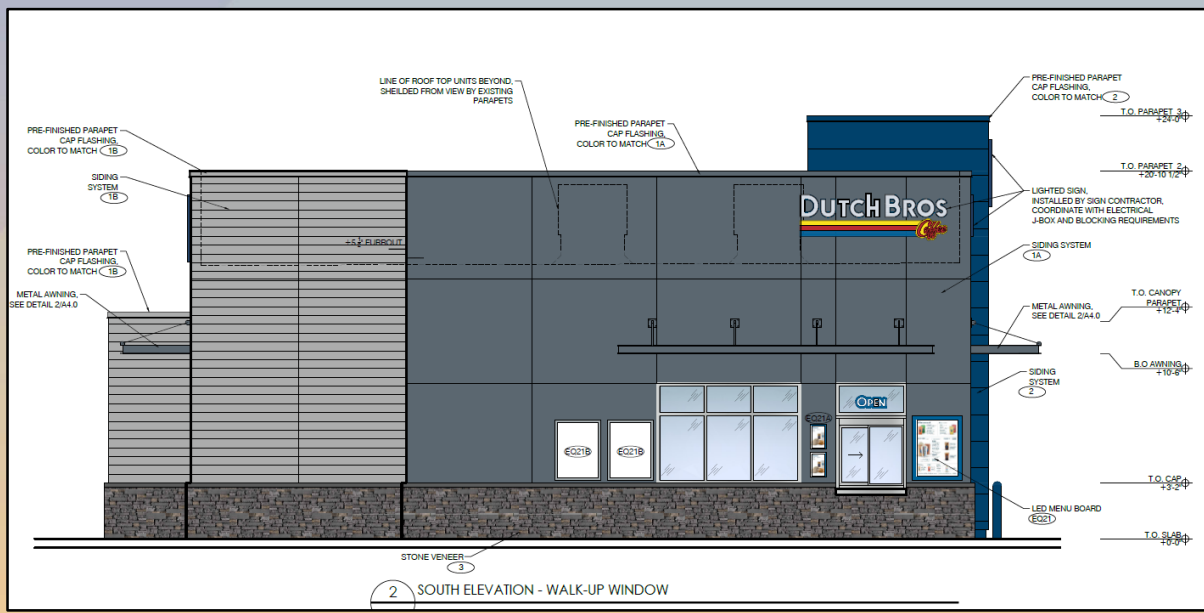
Additional drive-thru screening provided:

- 1 additional tree per 25 feet of linear street frontage
- 2 additional shrubs per 25 feet of linear street frontage
- Trellis systems 4ft. – 8ft.





Building Elevations

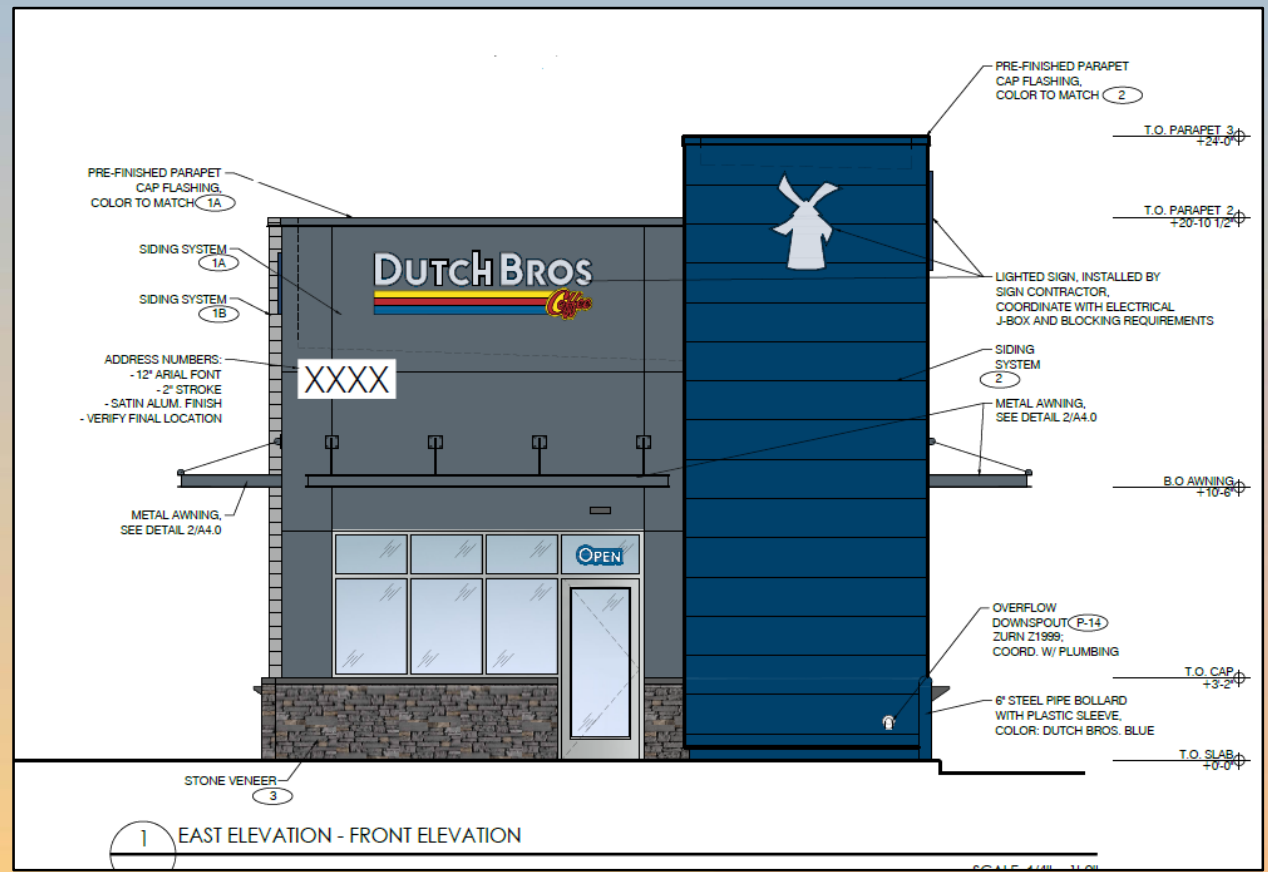
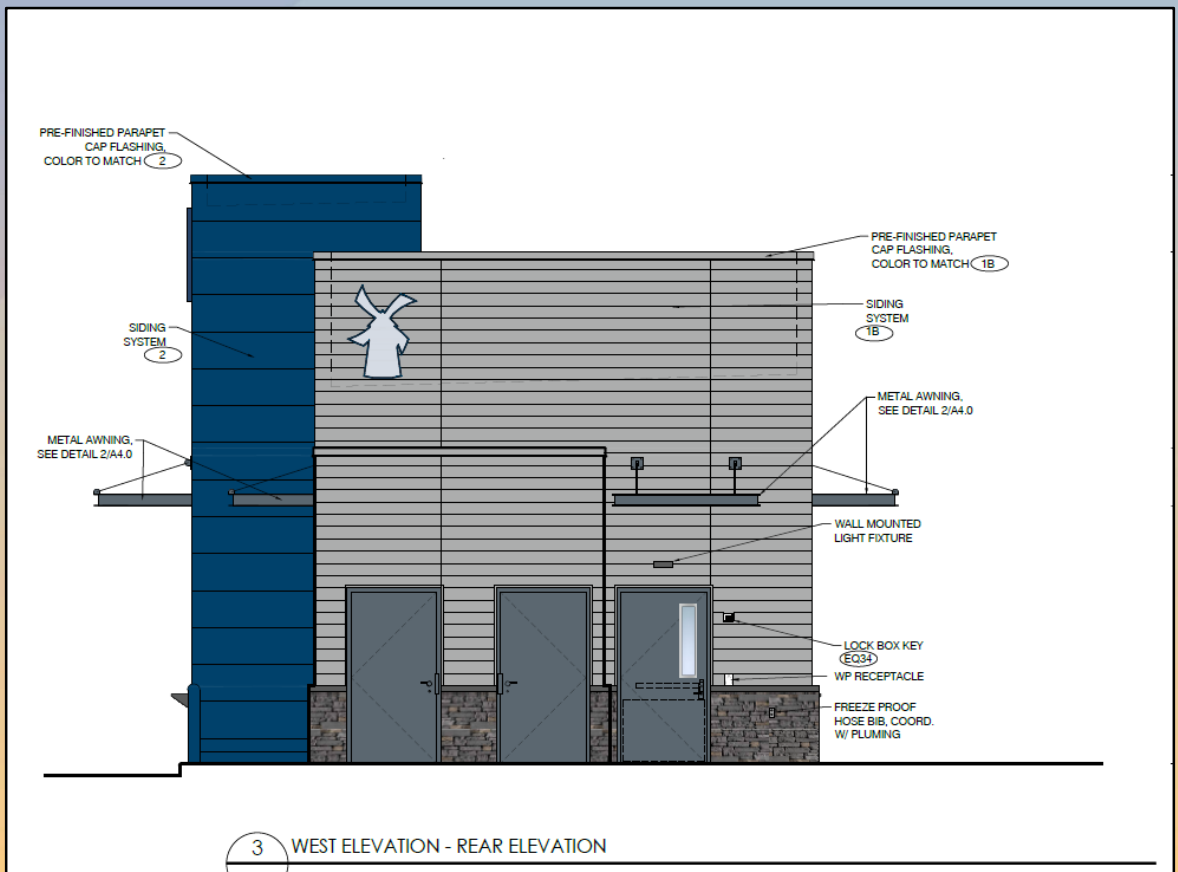


Adjacent to University Drive (looking north)

Drive-thru window elevation (internal view)



Building Elevations





Site Rendering



Drive-thru exit view from parking



Looking southeast from Lindsay Road



Site Rendering



Looking east – drive-thru pick up window (internal)



Looking north – customer pick-up window (adjacent to University Drive)



Colors and Materials

<p>FIBER CEMENT SIDING AT TOWER NICHIIHA - ILLUMINATION AWP-1818 COLOR: DUTCH BROS BLUE</p>	<p>STONE VENEER AT WAINSCOT & COLUMNS ELDORADO STONE COLOR: BANFF SPRINGS</p>
<p>FIBER CEMENT SIDING NICHIIHA - VINTAGE WOOD AWP-3030 COLOR: ASH</p>	<p>WAINSCOT SILL ELDORADO STONE - SNAPPED EDGE COLOR: PEWTER</p>
<p>EXTERIOR CEMENT PLASTER AT BUILDING & CANOPY FASCIA & AWNINGS SHERWIN WILLIAMS - 8656-11295 COLOR: DUTCH BROS DARK GRAY</p>	<p>CANOPY SOFFIT HEWN ELEMENTS NATURAL NORTHWESTERN SPRUCE 1X6, T&G, 1/8" REVEAL</p>

EXTERIOR FINISH SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	8656-11295 - BLDG DB DARK GRAY	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1B	FIBER CEMENT SIDING	NICHIIHA	VINTAGE WOOD - AWP-3030 - ASH	ORIENTATION: HORIZONTAL; CAP FLASHING TO MATCH COLOR ASH
ZONE 2 (TOWER) (Z2)				
2	FIBER CEMENT SIDING	NICHIIHA	ILLUMINATION, AWP 1818 W/ OPEN OUTSIDE CORNERS	FACTORY PAINTED BLDG DB BLUE; CAP FLASHING TO MATCH BLDG DB BLUE
ZONE 3 (3'-2" BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	
	STONE VENEER SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL; PEWTER	



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



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