



TO: Planning and Zoning Commission

THROUGH: Brett Burningham, Interim Development Services Director

FROM: Steven Ester, Planner I

RE: Public Hearing and Possible Action on “Dutch Brothers Coffee Shop” Conditional Use Permit (P18-0136) and Site Plan (P18-0137), a request by Matthew Rasmussen (Tectonics Design Group) for a Conditional Use Permit and Site Plan to allow construction of a new coffee shop with a drive-thru within the Shops at Terravella, located east of the northeast corner of Ellsworth and Queen Creek roads.

DATE: March 13, 2019

STAFF RECOMMENDATION

Staff recommends approval of “Dutch Brothers Coffee Shop” Conditional Use Permit (P18-0136) and Site Plan (P18-0137), subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to recommend approval of “Dutch Brothers Coffee Shop” Conditional Use Permit (P18-0136) and Site Plan (P18-0137), subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOAL



Secure Future

SUMMARY

This proposal consists of a request by Matthew Rasmussen (Tectonics Design Group) for a Conditional Use Permit and Site Plan to allow construction of a new 823 square foot Dutch Brothers Coffee Shop with a drive-thru on an approximately 0.69 site within the Shops at Terravella development, located east of the northeast corner of Ellsworth and Queen Creek Roads.

At their February 13, 2019 Planning Commission meeting, the Commissioners expressed concern over the project's queuing distance and circulation. A request was made to update the Traffic Impact Analysis and provide additional exhibits ensuring the site's ability to support the capacity of vehicles typical for a Dutch Brothers establishment. As a result, the Planning Commission continued the Conditional Use Permit (P18-0136) and Site Plan (P18-0137) to the March 13, 2019 meeting.

Following the hearing, staff met with the applicant to coordinate and discuss the updated documents needed for the next Planning Commission meeting. Accordingly, the applicant has provided a revised, site-specific Traffic Impact Analysis with accompanying Circulation Exhibits to show how vehicles navigate through both the overall Shops at Terravella development and Dutch Brothers site. The exhibits also demonstrate how many vehicles are capable of stacking on-site.

Planning and Traffic Engineering have reviewed the Traffic Impact Analysis and Circulation Exhibits. The site plan was updated to feature a double queuing lane on the east side of the project for additional stacking capacity. While the Zoning Ordinance requires 160' of queuing length, the proposed Dutch Brothers site significantly exceeds the Town's standard with 351' of queuing length provided. Accordingly, the Traffic Impact Analysis indicated a maximum of 14 cars could be expected in the que during peak use; the proposed site plan can now accommodate 25 stacked cars (see attachment). Planning and Traffic Engineering support the updated site design based on the Traffic Impact Analysis data and Circulation Exhibits.

According to the Public Works Deputy Director, Mohamed Youssef, the maximum queue specified in the updated Traffic Impact Analysis can be accommodated on-site, and the addition of the right turn lane will help separate the turning vehicles from through traffic on Queen Creek Road.

HISTORY

- September 16, 2015: Town Council approved the North Specific Area Plan.
- December 16, 2015: Town Council approved the North Specific Area Plan Major General Plan Amendment (Resolution 1076-15) and Rezone (Ordinance 582-15).
- June 13, 2018: The Planning Commission approved the "Shops at Terravella" Site Plan (P18-0009), Comprehensive Sign Plan (P18-0010), and Preliminary Plat (P18-0017).
- February 13, 2019: The Planning Commission continued "Dutch Brothers Coffee Shop" Conditional Use Permit (P18-0136) and Site Plan (P18-0137) to their March 13, 2019 meeting.

DISCUSSION

The request is for site plan, building architecture, and landscaping approval for the Dutch Brothers Coffee Shop site. All other site improvements, including access, drainage, retention, and perimeter landscaping were approved by the Planning Commission at their June 13, 2018 hearing, and will be constructed upon development of the overall center.

Project Information	
Project Name	Dutch Brothers Coffee Shop
Site Location	E/NEC Ellsworth and Queen Creek Roads
Current Zoning	C-1 (Light Commercial)
General Plan Designation	Neighborhood
Surrounding Zoning Designations:	
North	R1-5 (Urban Development District)
South	R1-43 (Rural Estate District)
East	R1-5 (Urban Development District) R1-9 (Urban Development District)
West	C-1 (Light Commercial)
Site Area	0.69 Acre
Parking Required	17
Parking Provided	17
Landscaping Required	15% (4,518 square feet)
Landscaping Provided	25% (7,636 square feet)
Building Square Footage	823
Building Height	21'-4" (allowed 30')
Lot Coverage (Allowed)	60%
Lot Coverage (Provided)	2.7%

ANALYSIS

Conditional Use Permit Review:

The subject property is zoned C-1 (Light Commercial), as part of the Shops at Terravella development. The proposed coffee shop with a drive-thru is considered as an "In-Vehicle Service Facility," according to Article 6.5 of the Town Zoning Ordinance. All "In-Vehicle Service Facilities" are subject to a Conditional Use Permit review procedure.

Conditional Uses are those land uses that may be desirable in a community, but may by their nature, require special site and design considerations in order to ensure that they are compatible with adjacent uses and community standards. The Planning Commission, and ultimately the Town Council are charged with determining whether or not a proposed location is suitable for such uses. The purpose of the Conditional Use Permit is to have an additional tool to maintain development standards.

As outlined in the Zoning Ordinance, the following approval criteria for evaluating a proposed Conditional Use is provided along with a response from the applicant:

1. The proposed Conditional Use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 5 of this Ordinance, and any applicable performance standards as set forth in Article 6 of this Ordinance.

Applicant Response: *The proposed conditional use follows all regulations of the zoning district including Article 5 and Article 6 of the Zoning Ordinance as it relates to development standards such as landscaping, setbacks, architectural design, grading and drainage, etc.*

2. The proposed Conditional Use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site.

Applicant Response: *The conditional use adapts to the character of the neighborhood, which includes the type of building and scope of the landscape screening. This will ensure that the proposed Dutch Brothers properly relates to the existing built environment in terms of scale, site design, and impacts.*

3. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

Applicant Response: *All utilities are provided in the site design, which include and are not limited to the following: sanitary sewer, storm drainage, fire hydrant protection, site lighting, domestic and irrigation water service, gas, and electricity.*

4. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

Applicant Response: *Adequate ingress and egress are provided through accurately calculated parking as to not create congestion. Sidewalks and ADA travel ways are compliant with city standards and provide safe and leisurely travel to and from the proposed building. Drive aisles are designed to allow for the efficient circulation of vehicles without creating pedestrian conflicts. Additionally, adequate drive-thru stacking is provided to ensure that circulation patterns are maintained.*

5. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

Applicant Response: *The proposed site is non-toxic by any means of offensive noise, dust, smoke or smells, and will not be noxious to any surrounding*

development.

6. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted nor substantially diminish or impair the property values within the neighborhood.

Applicant Response: *The proposed use is consistent with the non-residential use of adjoining properties and will not result in negative impacts that are injurious to adjoining properties/uses. The site is designed to ensure pedestrian safety, ADA access, and efficient vehicle circulation, further ensuring that this finding is met. Development of the site will result in positive impacts to the surrounding area and provides new commercial opportunity for area residents and workers.*

7. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Applicant Response: *The proposed site will not impede on the development and improvements of surrounding properties, and properly relates to the built environment.*

8. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Applicant Response: *The proposed use will not negatively impact the general public in any way, and is designed to provide a new commercial use that includes provisions for pedestrian safety and clear, logical vehicle access/circulation. Additionally, the site is designed to properly relate to adjoining uses in terms of scale, lighting, and landscaping.*

9. The public interest and welfare supporting the proposed conditional use shall be sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.

Applicant Response: *The project will provide a vibrant commercial use that will generate new tax revenue and can serve as a catalyst for further investment in the area, providing positive fiscal impact to the Town of Queen Creek. As noted previously, all impacts associated with the project are properly mitigated to ensure that surrounding properties are not negatively impacted.*

The proposed use meets the above-listed approval criteria for evaluating a proposed conditional use, as outlined in Article 3.5 of the Zoning Ordinance.

In-vehicle (“drive-through”) service facilities are also subject to the following Performance Standards (as outlined in Article 6.5 of the Zoning Ordinance). Below is the criteria along with a response from the applicant:

1. Pedestrian walkways should not intersect the drive-through drive aisles, but where they do, they shall have clear visibility, and they must be emphasized by enriched paving, such as products to similar to boomanite, stone, etc.

Applicant Response: *The pedestrian walkway that intersects the drive thru is for employees only that will be utilizing the trash enclosure. This is not meant for public use and would not be utilized as a public access. All other walkways are designed for clear visibility and safety.*

2. Drive-through aisles shall have a minimum twelve foot (12') width on curves and a minimum eleven foot (11') width on straight sections.

Applicant Response: *Noted. Our minimum width is 12.50' wide. This standard is met, and shown on the plans.*

3. All service areas, rest rooms, and ground-mounted and roof-mounted mechanical equipment shall be screened from view.

Applicant Response: *Mechanical equipment, service areas, and rest rooms have been screened from view.*

4. Drive-through lanes for all restaurants shall provide at least 160 total feet of stacking distance (80 feet of stacking distance between pick-up windows and order-placing speakers, and at least 80 feet of stacking distance between order-placing speakers and the entry to the drive-through lane). Distances shall be measured along the centerline of the drive-through lane.

Applicant Response: *Noted. The site has an overall length of 351.50' from the start of the double que to the pick-up window to handle the typical volume of vehicles expected at a Dutch Brothers establishment. The minimum stacking distances are exceeded. Please see dimensions shown on the Circulation Exhibits.*

5. Landscaping shall screen drive through or drive-in aisles from the public right-of-way and shall be used to minimize the visual impact or reader board signs and directional signs.

Applicant Response: *Landscape screening has been provided and shown on the landscape plan. There are trees and hedging next to the drive thru lane to visually buffer it.*

6. The building shall be the main element of the overall site plan and parking shall be oriented on the side or rear of the site.

Applicant Response: *Noted. The overall site conforms to this comment and demonstrates efficient use. Parking requirements are met.*

7. Menu boards shall be a maximum of twenty-four (24) square feet, with a maximum height of five (5) feet, and shall not be placed adjacent to the public street.

Applicant Response: *Noted. This requirement has been added to the site plan. The menu boards will be approved under separate permitting.*

8. Drive-through uses within an integrated shopping center shall have an architectural style consistent with the theme established in the center. The architecture of any drive-through use must provide compatibility with surrounding uses in form, materials, colors, scale, etc. Structure plans shall have variation in depth and angle to create a variety and interest in its basic form and silhouette.

Applicant Response: *Noted. The proposed Dutch Brothers incorporates and follows the approved colors/materials palette for the overall Shops at Terravella development. The architecture features complementary elements to other buildings planned in the area.*

9. Articulation of structure surface shall be encouraged through the use of opening and recesses, which create texture and shadow patterns. Structure entrances shall be well articulated and project a formal entrance through variation of architectural plane, pavement surface treatment and landscaping plaza. No drive-through aisles shall exit directly onto a public right-of-way.

Applicant Response: *Noted. This Dutch Brothers features a variety of materials and lines to create texture and shadows. There is an outdoor seating area with a canopy for a sense of entry and to orient the building frontage. The drive-thru aisle does not exit onto a public right-of-way.*

General Plan Review: The 2018 General Plan Land Use Designation for this project is Neighborhood. The proposed project is in compliance with the General Plan and fits the characteristics of the Neighborhood designation.

Zoning Review: The zoning designation of the property is C-1 (Light Commercial). The applicant is proposing no change to the zoning, as a coffee shop with a drive-thru is permitted in the C-1 zoning district with the approval of a Conditional Use Permit. The proposed project is in compliance with the Zoning Ordinance and meets all applicable In-Vehicle Service Facility standards.

Engineering and Traffic Review: The project has been reviewed by the Engineering and Traffic Divisions. An updated Traffic Impact Analysis was provided to outline the typical trip generation and peak use hours specific to this Dutch Brothers site. Circulation Exhibits were also included and assessed to ensure the site can support the data identified in the Traffic Impact Analysis. The proposed project exceeds both the Zoning Ordinance requirements for queuing distance and the expected vehicle traffic identified in the Traffic Impact Analysis.

Site Plan Review: The site plan meets the Zoning Ordinance requirements for site planning and design. Adequate parking and driveways for sufficient points of vehicular ingress and egress are provided. Users are able to access the site from an entrance off of Queen Creek Road, and enter the que of the drive-thru near the northern portion of the site. No indoor seating is proposed. All applicable standards of the Zoning Ordinance are met.

Building Elevation Review: The proposed building elevations are in compliance with the Town Zoning Ordinance and Design Standards. The colors and materials are consistent with the approved palette for the Shops at Terravella development. Building materials include stucco, metal siding, splitface block, and fiber cement board.

Landscape / Open Space Review: The proposed landscaping and open space meet the standards set forth in the Zoning Ordinance, and comply with the overall Shops at Terravella landscape plan. The applicant is proposing 25% open space, which exceeds the 15% minimum requirement according to the Town Zoning Ordinance.

PUBLIC COMMENTS

A Neighborhood Meeting was held on December 10, 2018 at the Queen Creek Community Chambers with no attendees.

Staff has received no public input on the project to date.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. Monument signage and building signage will be reviewed and approved under a separate permit.
3. Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened from view.
4. The owner of the drive-through use shall work with the Town's Transportation Engineer to ensure that traffic mitigation is sufficiently managed in the event that

maximum queuing is exceeded, and/or if traffic issues arise due to the operation of the business.

ATTACHMENTS

1. Aerial Photo Exhibit
2. General Plan Exhibit
3. Zoning Map Exhibit
4. Site Plan
5. Circulation Exhibits
6. Landscape Plan
7. Building Elevations

Project Name: Dutch Brothers Coffee Shop Aerial Exhibit

Case Numbers: P18-0136, P18-0137

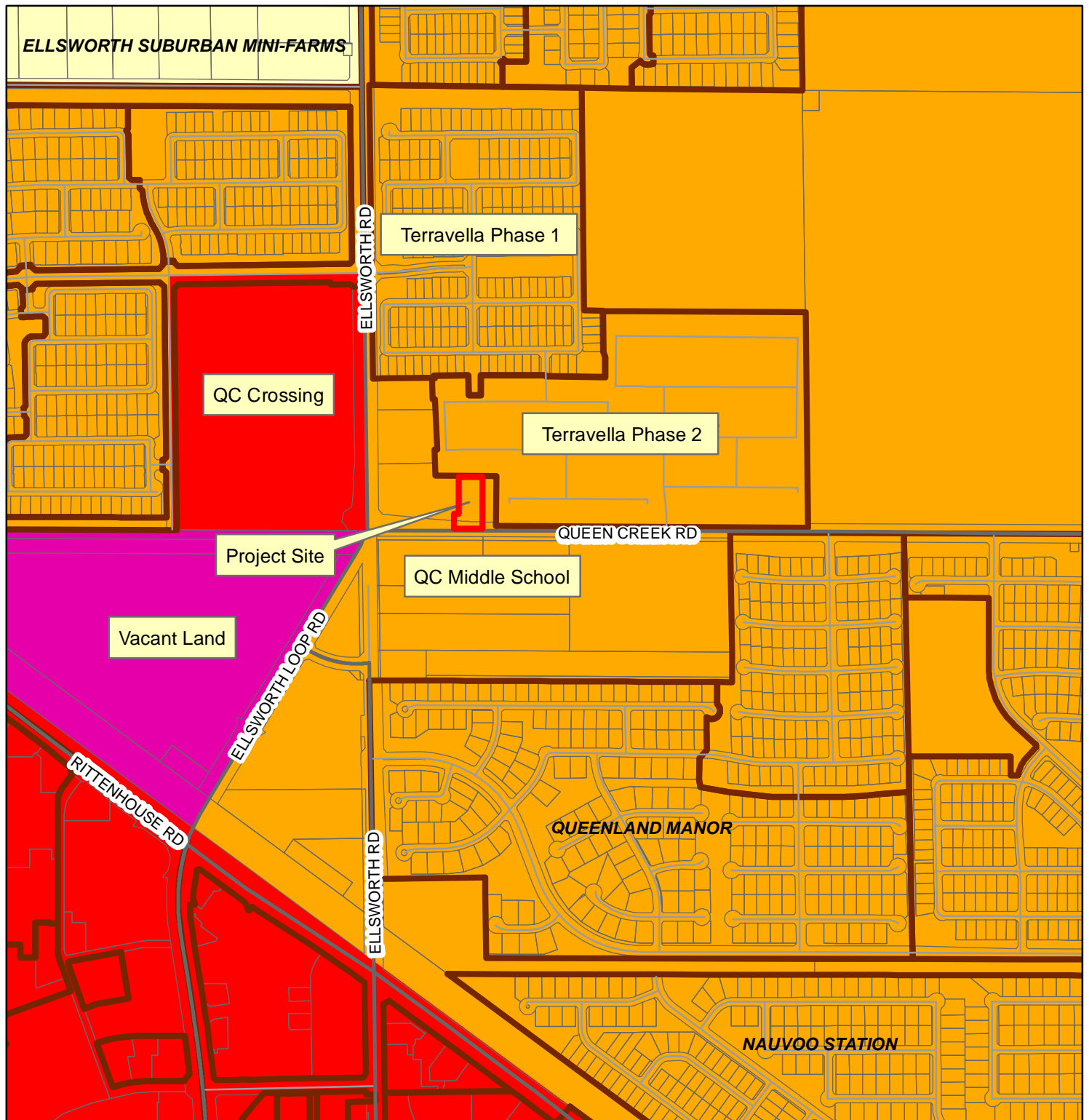
Hearing Date: March 13, 2019 (Planning Commission)



Project Name: Dutch Brothers Coffee Shop General Plan Exhibit

Case Numbers: P18-0136, P18-0137

Hearing Date: March 13, 2019 (Planning Commission)



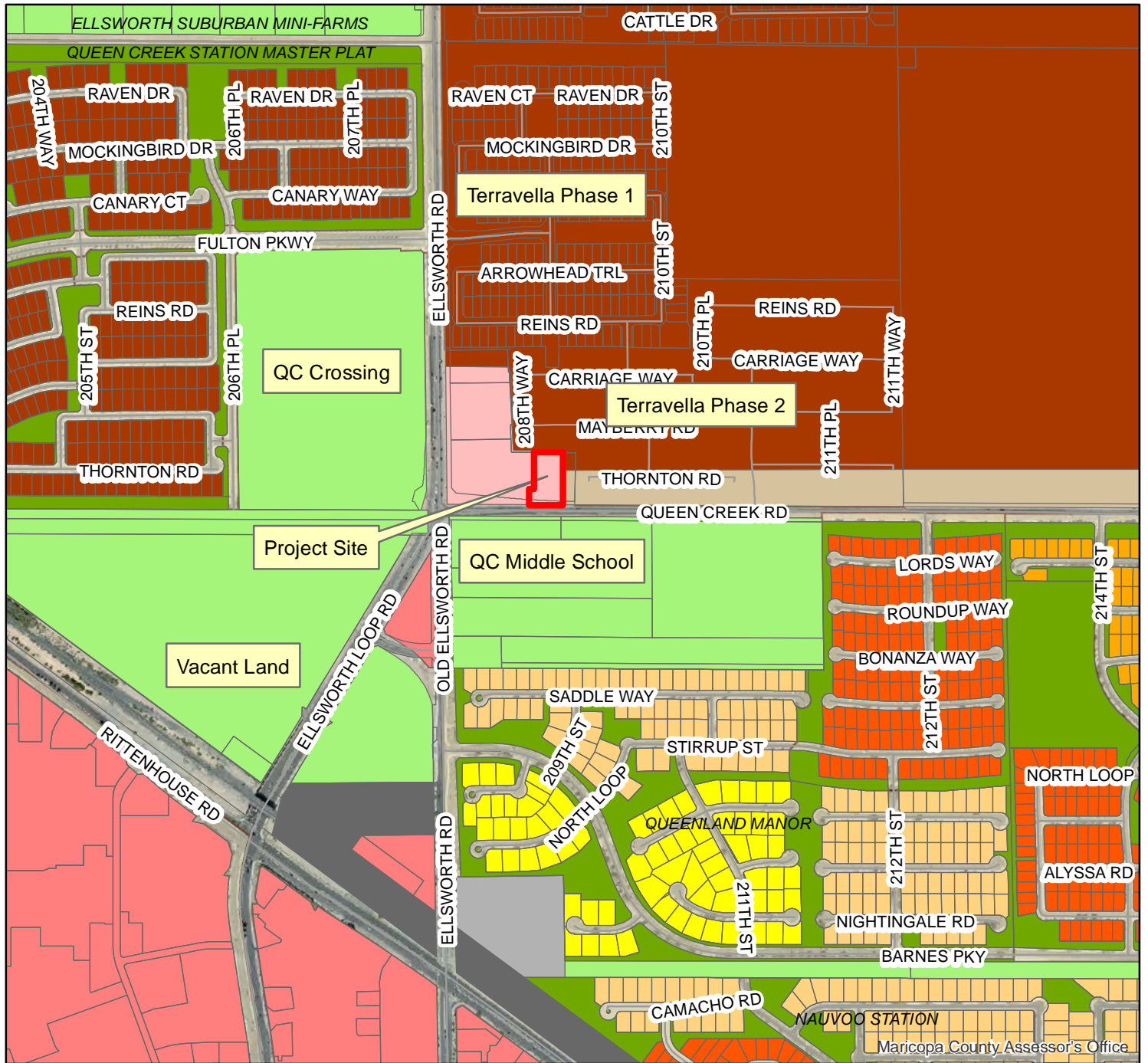
General Plan Land Use

- | | | | |
|--------------|------------|--------------------|--------------------|
| Rural | Commercial | Special District 1 | Special District 4 |
| Neighborhood | Industrial | Special District 2 | |
| Urban | Open Space | Special District 3 | |

Project Name: Dutch Brothers Coffee Shop Zoning Map Exhibit

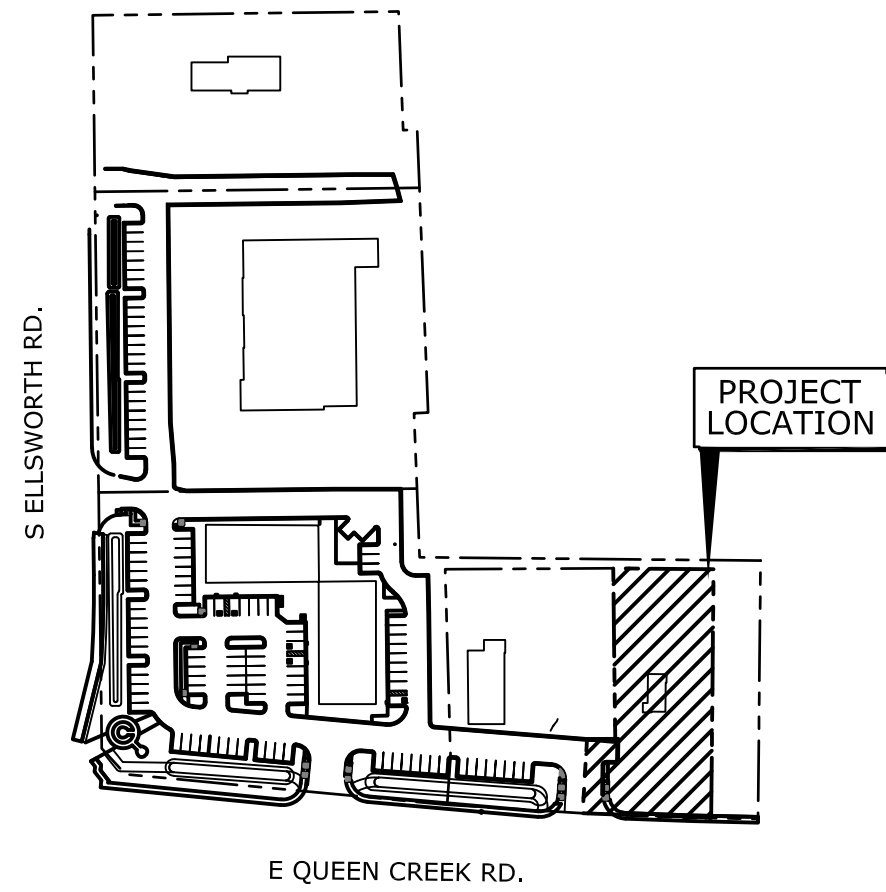
Case Numbers: P18-0136, P18-0137

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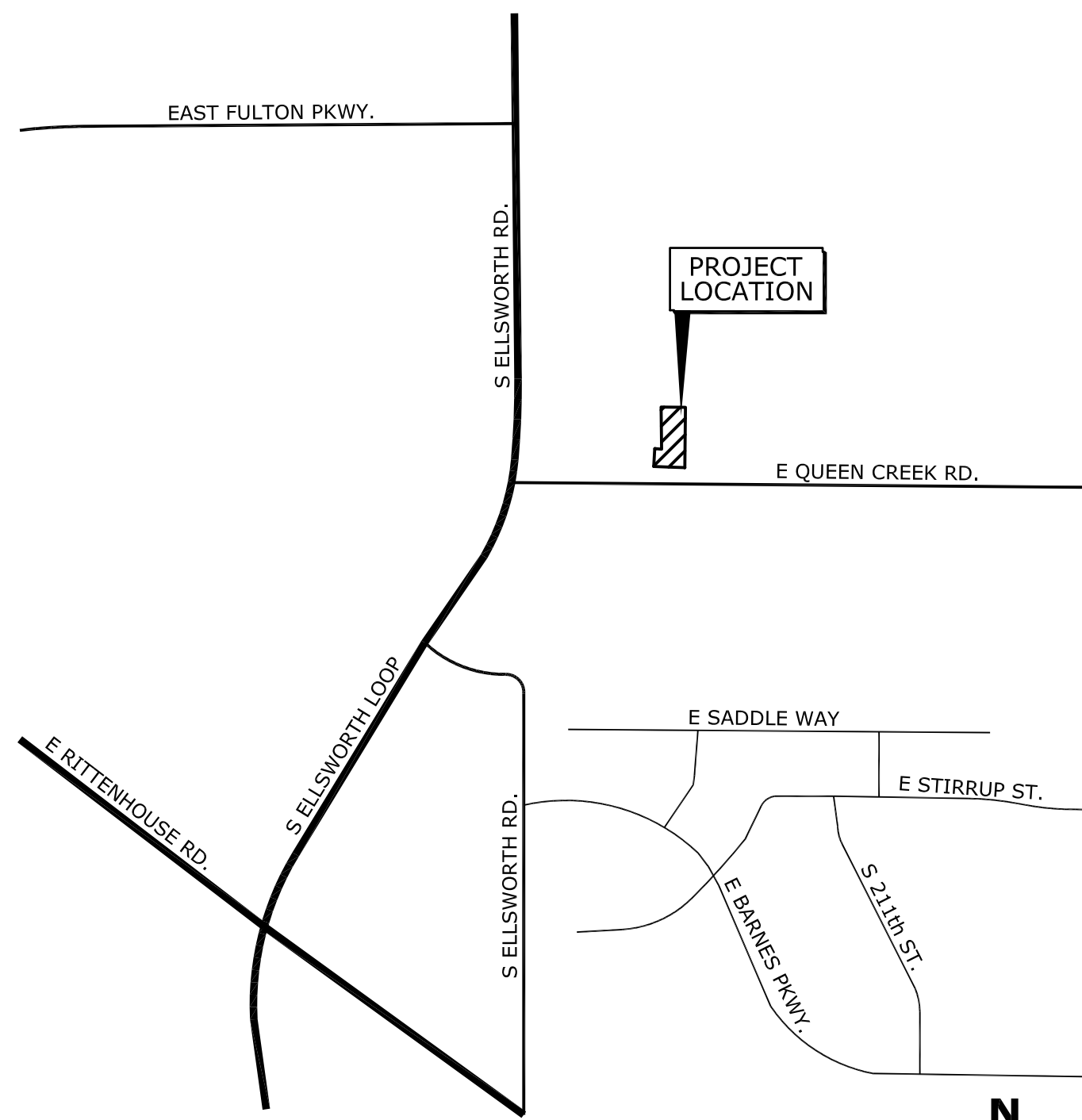
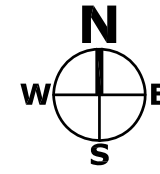


Zoning Districts

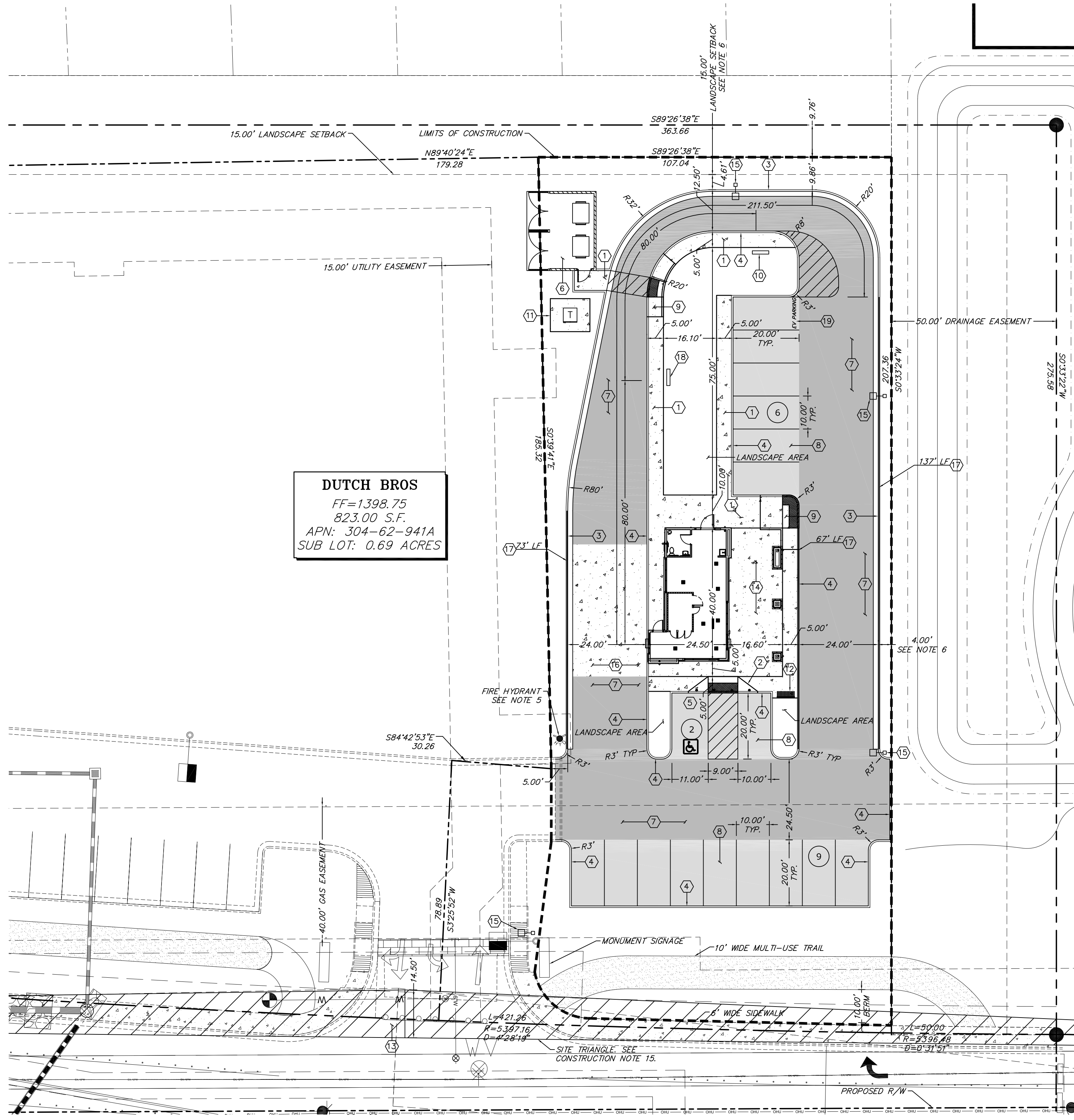
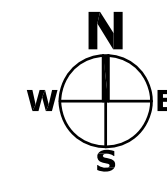
C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment



AREA MAP
SCALE: N.T.S.



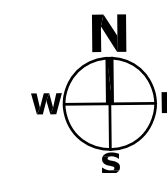
VICINITY MAP
SCALE: N.T.S.



DUTCH BROS
FF=1398.75
823.00 S.F.
APN: 304-62-941A
SUB LOT: 0.69 ACRES



SITE PLAN
SCALE: 1" = 20'-0"



PARKING SUMMARY

PARKING REQUIRED:
AS PER THE TOWN OF QUEEN CREEK ORDINANCE, SECTION 5.6:

INDIVIDUAL PARKING REQUIREMENTS

RESTAURANT WITH DRIVE IN FACILITIES: 823 S.F./200 S.F./SPACE = 4 SPACES
 OUTDOOR SEATING AREA: 650 S.F./50 S.F./SPACE = 13 SPACES
 TOTAL SPACES REQUIRED: = 17 SPACES

HANDICAP PARKING REQUIREMENTS:
 1 : 25 FOR FIRST 100 = 1
 TOTAL HANDICAP PARKING REQUIRED = 1

HANDICAP PARKING PROVIDED:
 VAN (WITH 9' ACCESS) = 1

STANDARD PARKING PROVIDED: = 16

TOTAL SPACES PROVIDED: = 17 SPACES

TOTAL BICYCLE SPACES PROVIDED: = 1 BICYCLE RACK

PROJECT LEGEND

A.P.N.: 304-62-941A
 LOT SIZE (GROSS): 30129 S.F. = 0.69 ACRES
 LIMITS OF CONSTRUCTION (NET): 27,474 S.F. = 0.63 ACRES
 BUILDING SIZE: 823 S.F. (2.73%)
 PARCEL ZONING: C-1
 GENERAL PLAN: NEIGHBORHOOD
 ADJACENT PARCEL ZONING: NEIGHBORHOOD

NORTH: R1-5
 SOUTH: R1-43
 EAST: R1-9
 WEST: C-1

SITE SETBACKS:
 BACK YARD: = 5 FEET
 FRONT YARD: = 5 FEET
 SIDE YARD: = 5 FEET

- NOTES:
- PERMANENT STRIPING, BIKE LANES, AND MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 - PARKING SPACE LINES SHALL BE 4-INCH WIDE, WHITE STRIPES.
 - HANDICAP PARKING SPACES SHALL BE MARKED WITH A PAINTED BLUE FIELD 49-INCHES SQUARE CONTAINING A PAINTED WHITE WHEELCHAIR SYMBOL.
 - HANDICAP PARKING AISLE LINES SHALL HAVE 4-INCH WIDE, WHITE STRIPES AT A 45 DEGREE ANGLE AND AT 18-INCHES ON CENTER.
 - LANDSCAPING SHALL NOT ENCROACH WITHIN THREE (3) FEET OF FIRE HYDRANT AT FULL MATURITY.
 - LANDSCAPE SETBACK EASEMENT AS PER APPROVED SHOPS AT TERRAVELLA PLANS.
 - ALL IMPROVEMENTS INCLUDING 10.00' WIDE MULTI-USE TRAIL AND 6.00' WIDE SIDEWALK ARE IN COMPLIANCE WITH THE SHOPS AT TERRAVELLA IMPROVEMENT PLANS, MASTER DRAINAGE, WATER AND SEWER REPORTS WHILE STILL UNDER REVIEW WITH THE TOWN.

- CONSTRUCTION NOTES:
- CONSTRUCT SIDEWALK PER DETAIL 4, SHEET C6.3.
 - CONSTRUCT ACCESSIBLE RAMP AS PER DETAIL 4, SHEET C6.2.
 - CONSTRUCT TYPE 1 P.C.C. CURB & GUTTER AS PER DETAIL 6, SHEET C6.2.
 - CONSTRUCT P.C.C. MEDIAN CURB PER DETAIL 7, SHEET C6.2.
 - INSTALL ACCESSIBLE PARKING STALL & SIGNAGE/8" BOLLARD AS PER DETAIL 2, SHEET C6.2 AND DETAIL 3, SHEET C6.3.
 - INSTALL SHARED TRASH ENCLOSURE, SEE ARCHITECTURAL FOR DESIGN.
 - CONSTRUCT HEAVY ASPHALT SECTION AS PER DETAIL 3, SHEET C6.3.
 - CONSTRUCT LIGHT ASPHALT SECTION AS PER DETAIL 2, SHEET C6.3.
 - CONSTRUCT ALTERNATE ACCESSIBLE RAMP AS PER DETAIL 3, SHEET 6 AS SHOWN ON APPROVED SHOPS AT TERRAVELLA SITE PLAN & DETAILS.
 - MENU SIGN, MAX 24 S.F. IN SIZE WITH MAX HEIGHT OF 5'
 - CONSTRUCT TRANSFORMER & PAD, COORDINATE FINAL LOCATION & DESIGN WITH LOCAL POWER PURVEYOR.
 - CONSTRUCT BIKE RACK AS PER DETAIL 7, SHEET 7 AS SHOWN ON APPROVED SHOPS AT TERRAVELLA SITE PLAN & DETAILS.
 - SITE TRIANGLE, CALCULATED USING INTERSECTION SIGHT DISTANCE STANDARD DETAIL NO. R-125 OF THE TOWN OF QUEEN CREEK, AZ STANDARD DETAILS.
 - OUTDOOR SEATING AREA
 - INSTALL SITE LIGHTING, COORDINATE LOCATION AND SIZE WITH LIGHTING PLANS.
 - CONSTRUCT CONCRETE PAD AS PER DETAIL 8, SHEET C6.2. FOR JOINTS IN CONCRETE SEE DETAIL 7 & 7A ON SHEET C6.3.
 - CONSTRUCT PAINTED RED CURB PER THE STANDARD SPECIFICATIONS FIRE LANES SHALL BE MARKED WITH SOLID "TRAFFIC RED" PAINTED CURB
 - PREVIEW AND ORDER SIGN, MAX 24 S.F. IN SIZE WITH MAX HEIGHT OF 5'
 - PARKING STALL TO BE RESERVED FOR EV PARKING, STRIPE PARKING STALL AS PER M.U.T.C.D. STANDARDS FOR RESERVED PARKING.

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DRAWN: C.B.H.
 DESIGNED: C.B.H.
 CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

80% REVIEW

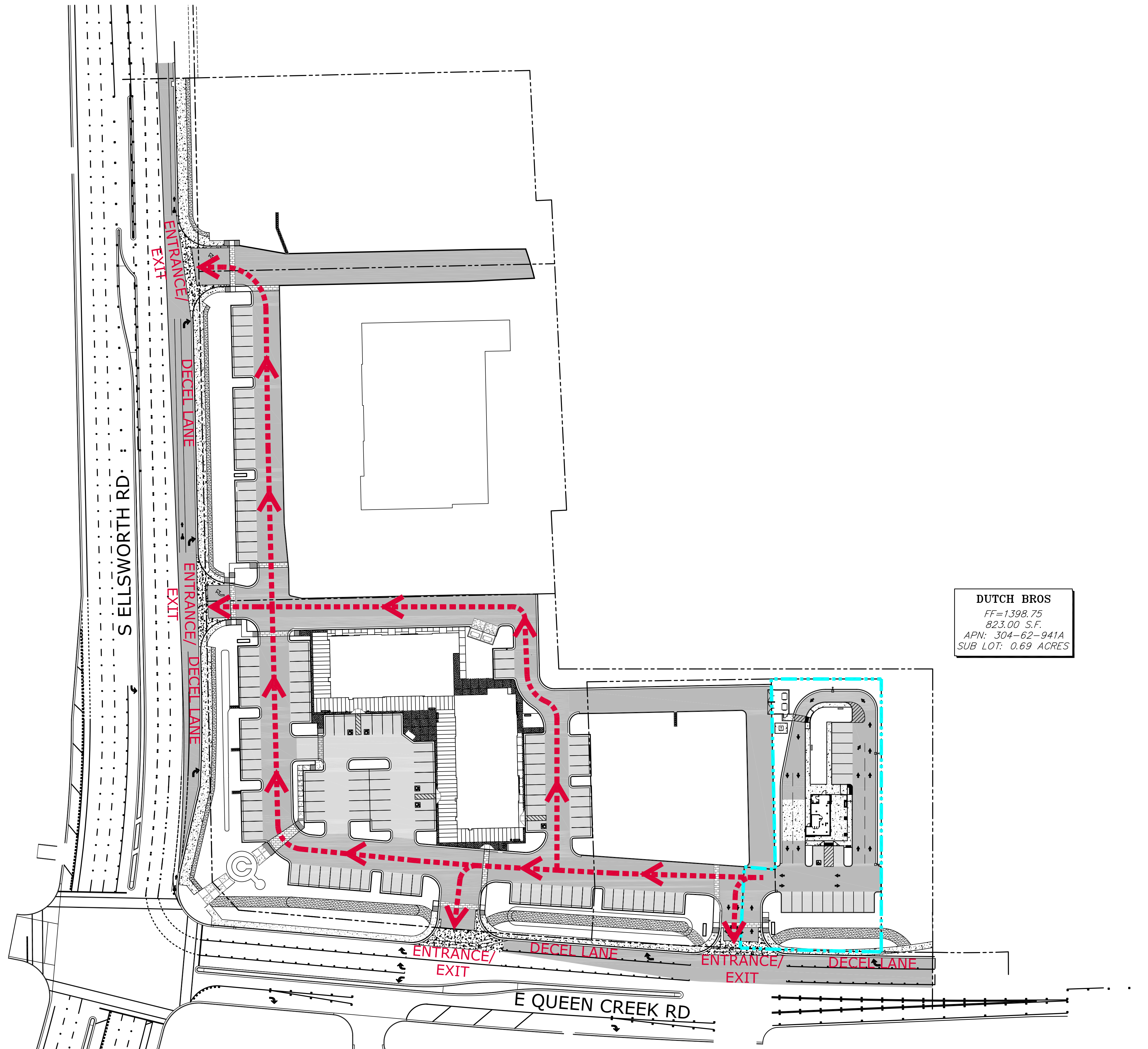
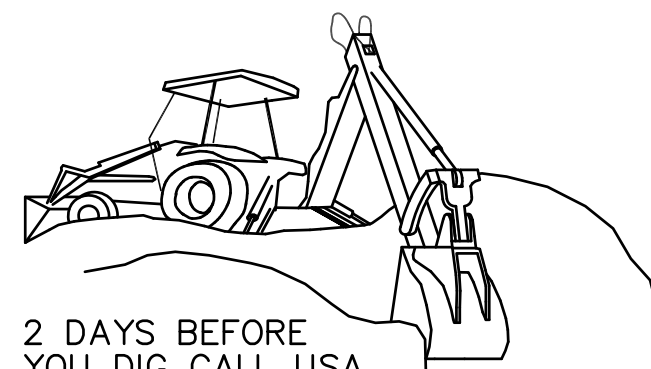
TECTONICS DESIGN GROUP
 10451 Double R Boulevard, Reno, NV 89521
 tel 775-824-9988
 fax 775-824-9986
 www.tectonicsdesigngroup.com

Dutch Bros - Queen Creek
 S. Ellsworth Road & E. Queen Creek Rd, Queen Creek, AZ 85142
Dutch Bros Coffee LLC
 300 N Valley Drive, Grants Pass, Oregon 97526

PROJECT/CLIENT: #1: 18060
 DATE: 10/19/18
 SUBMITTAL: SUBMITTAL
 DATE: 1/30/19
 SUBMITTAL: 80% REVIEW

SHEET TITLE: SITE PLAN
 SHEET: C2.1

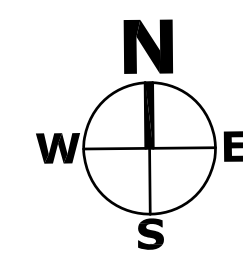
AS SHOWN DUTCH BROS 18060_EV-A

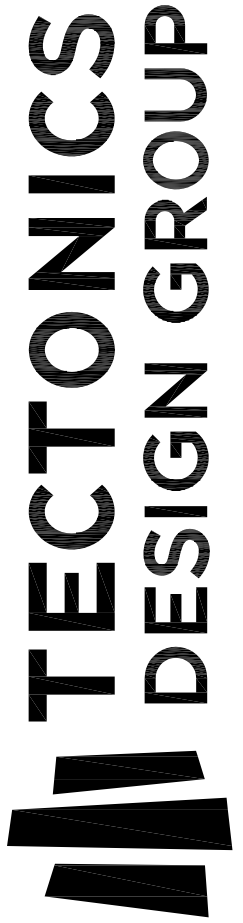


DUTCH BROS
FF=1398.75
823.00 S.F.
APN: 304-62-941A
SUB LOT: 0.69 ACRES

EXHIBIT 1 OVERALL SITE CIRCULATION

SCALE: 1" = 50'-0"



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	DRAWN:	C.B.H.
DESIGNED:	C.B.H.	
	CHECKED/STAMPED:	MATT K. RASMUSSEN, P.E.
STAMP:	80% REVIEW	
DESIGNER:	 TECTONICS DESIGN GROUP 730 Sandhill Rd., Suite #250, Reno, NV 89521 tel 775-824-9988 fax 775-824-9986 www.tectonicsdesigngroup.com	
PROJECT/CLIENT:	Dutch Bros - Queen Creek S. Ellsworth Road & E. Queen Creek Rd, Queen Creek, AZ 85142 Dutch Bros Coffee LLC 300 N Valley Drive, Grants Pass, Oregon 97526	
SUBMITTAL RECORD:	#: 18060	
	DATE:	SUBMITTAL
SHEET TITLE:	10/19/18	CUP/ SITE PLAN
	2/26/19	SUBMITTAL
		80% REVIEW
SHEET:	EXHIBIT 1	
	EX-1	

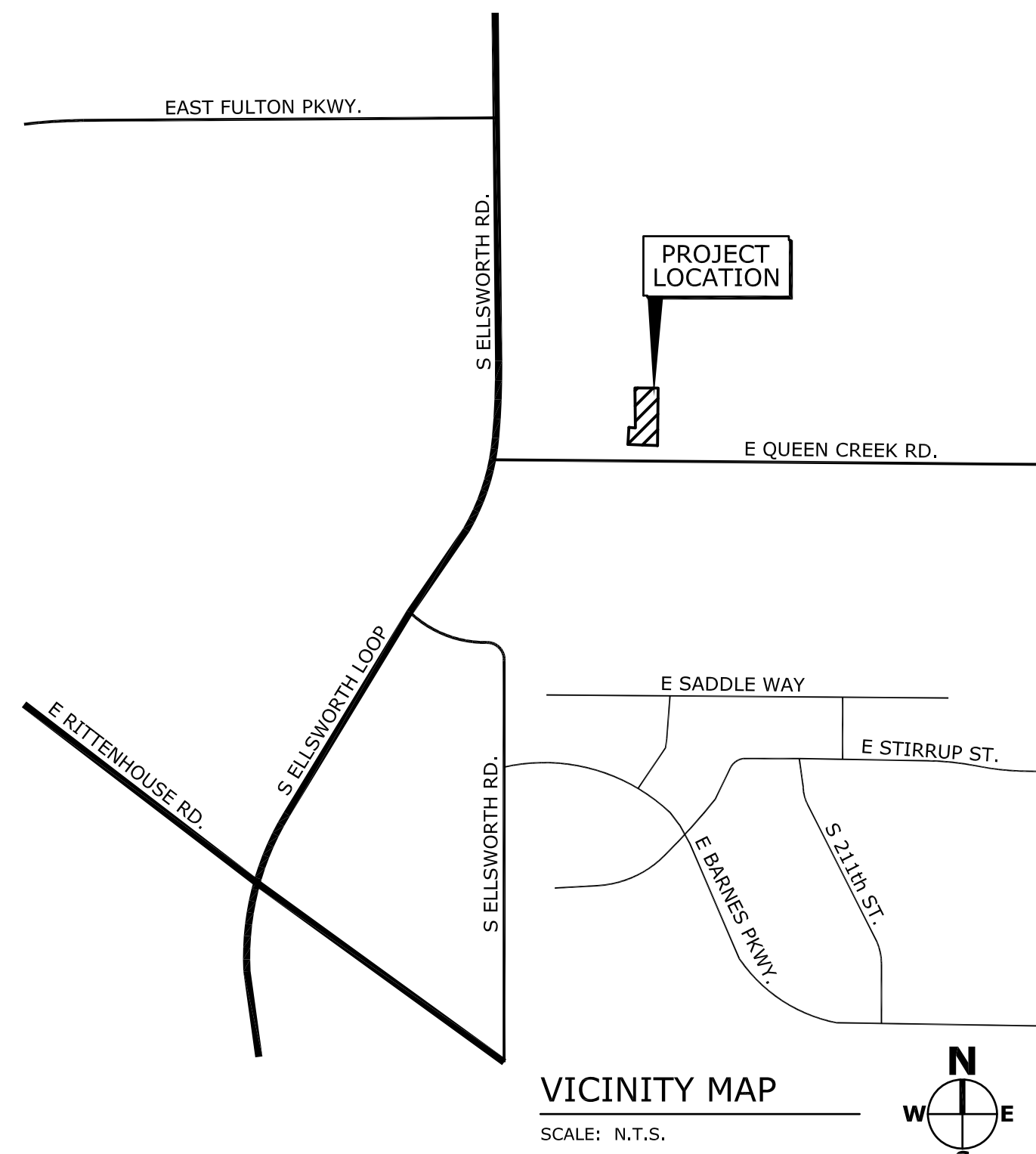
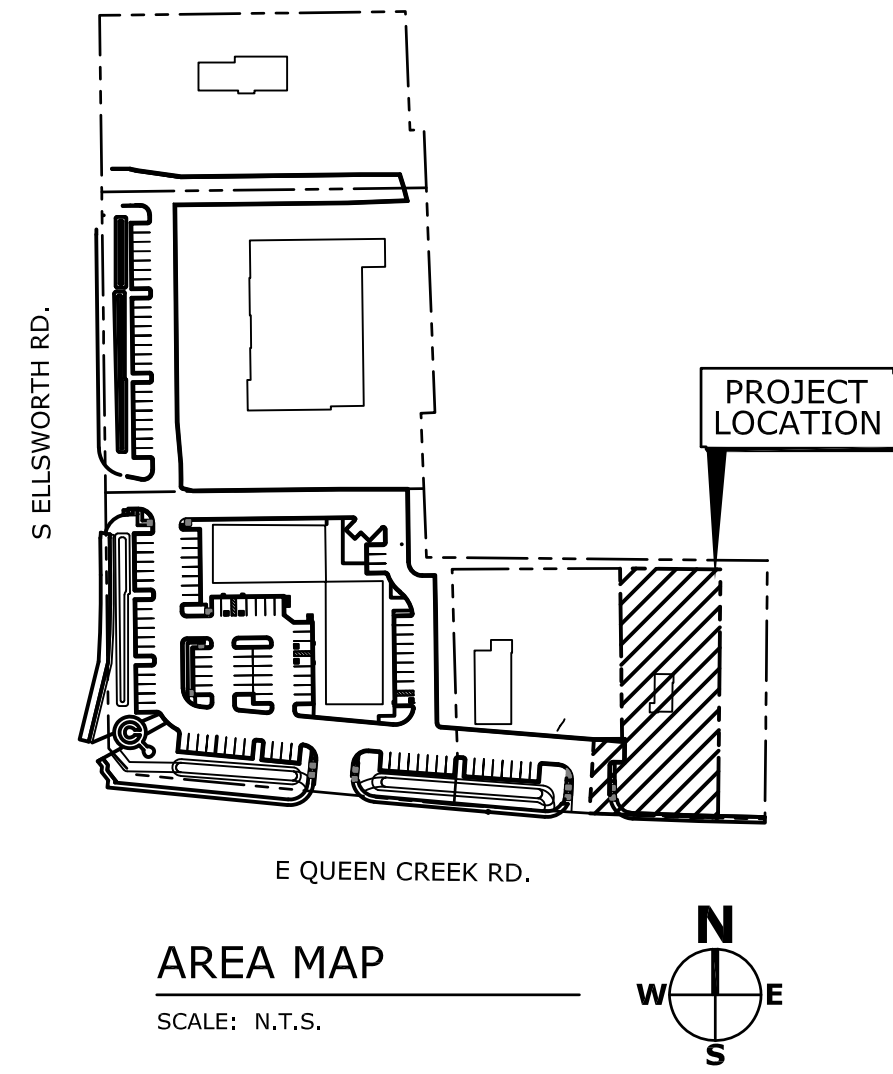
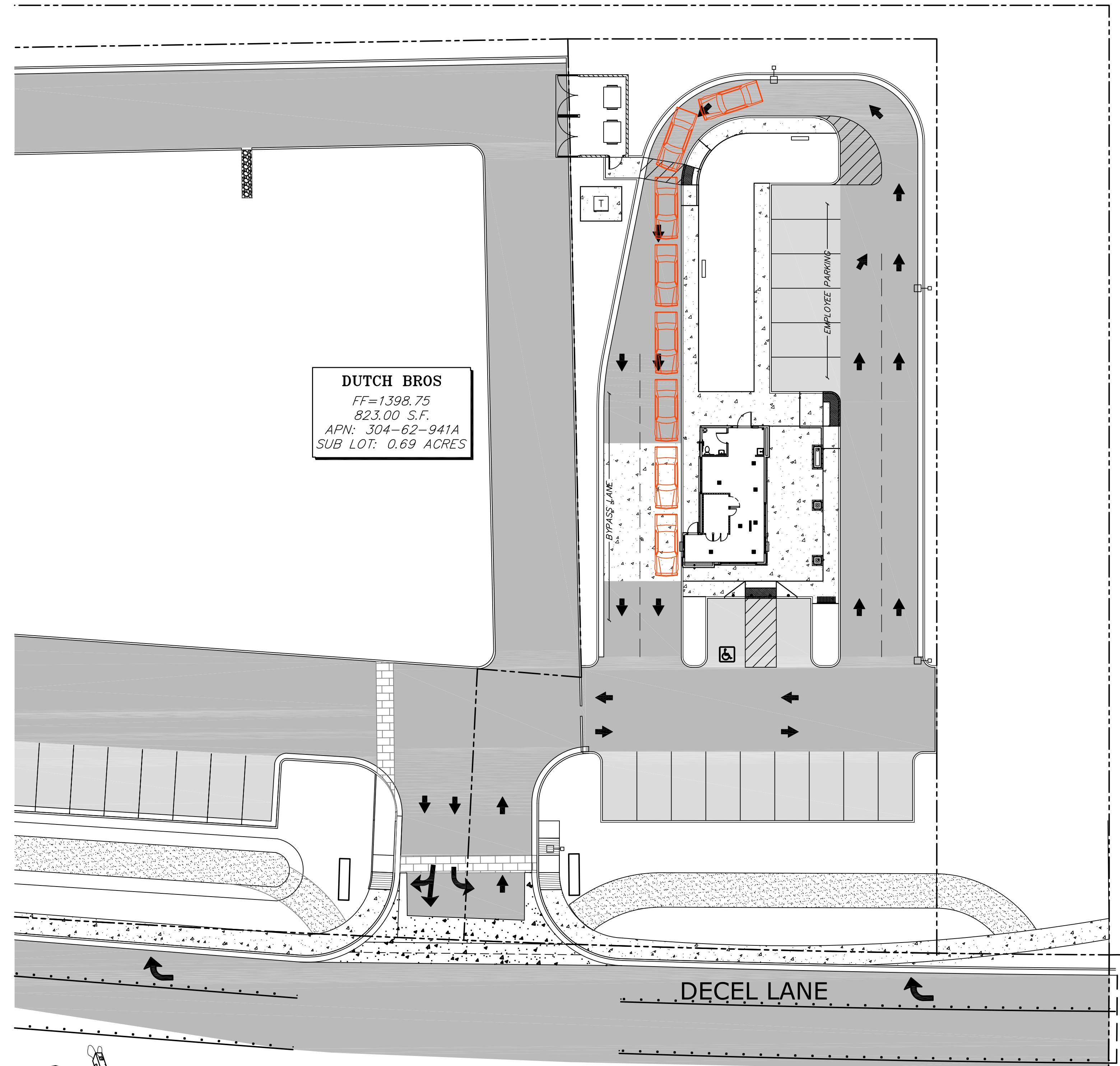


EXHIBIT 2 REQUIRED QUEUING PER TOWN CODE

SCALE: 1" = 20'-0"



QUEUING SUMMARY
REQUIRED QUEUING PER TOWN CODE = 160.00' = (8 CARS)

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DESIGNED: C.B.H.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

80% REVIEW

STAMP:

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DESIGNER:

PROJECT/CLIENT:
18060
Dutch Bros - Queen Creek
S. Ellsworth Road & E. Queen Creek Rd, Queen Creek, AZ 85142
Dutch Bros Coffee LLC
300 N Valley Drive, Grants Pass, Oregon 97526

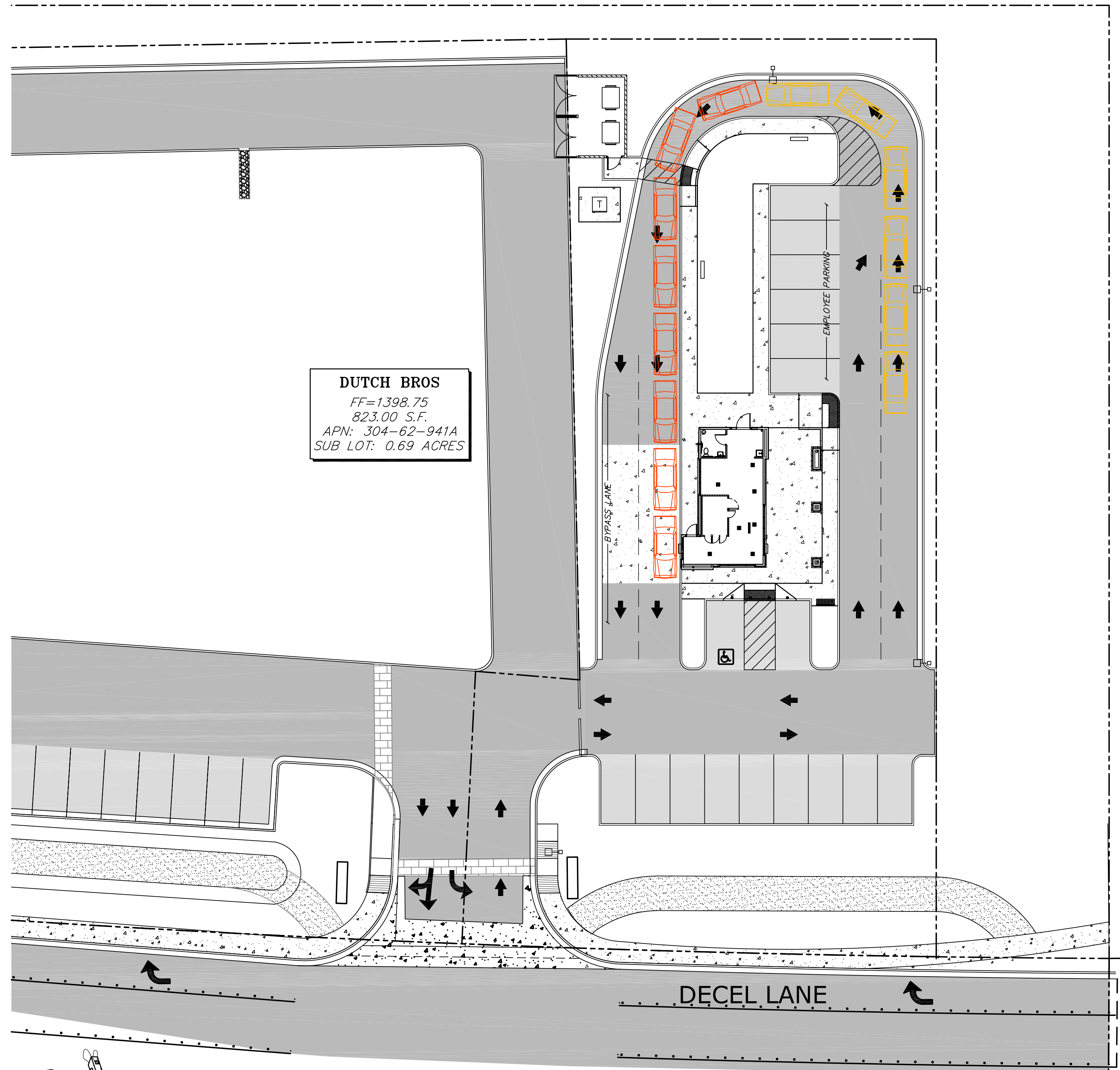
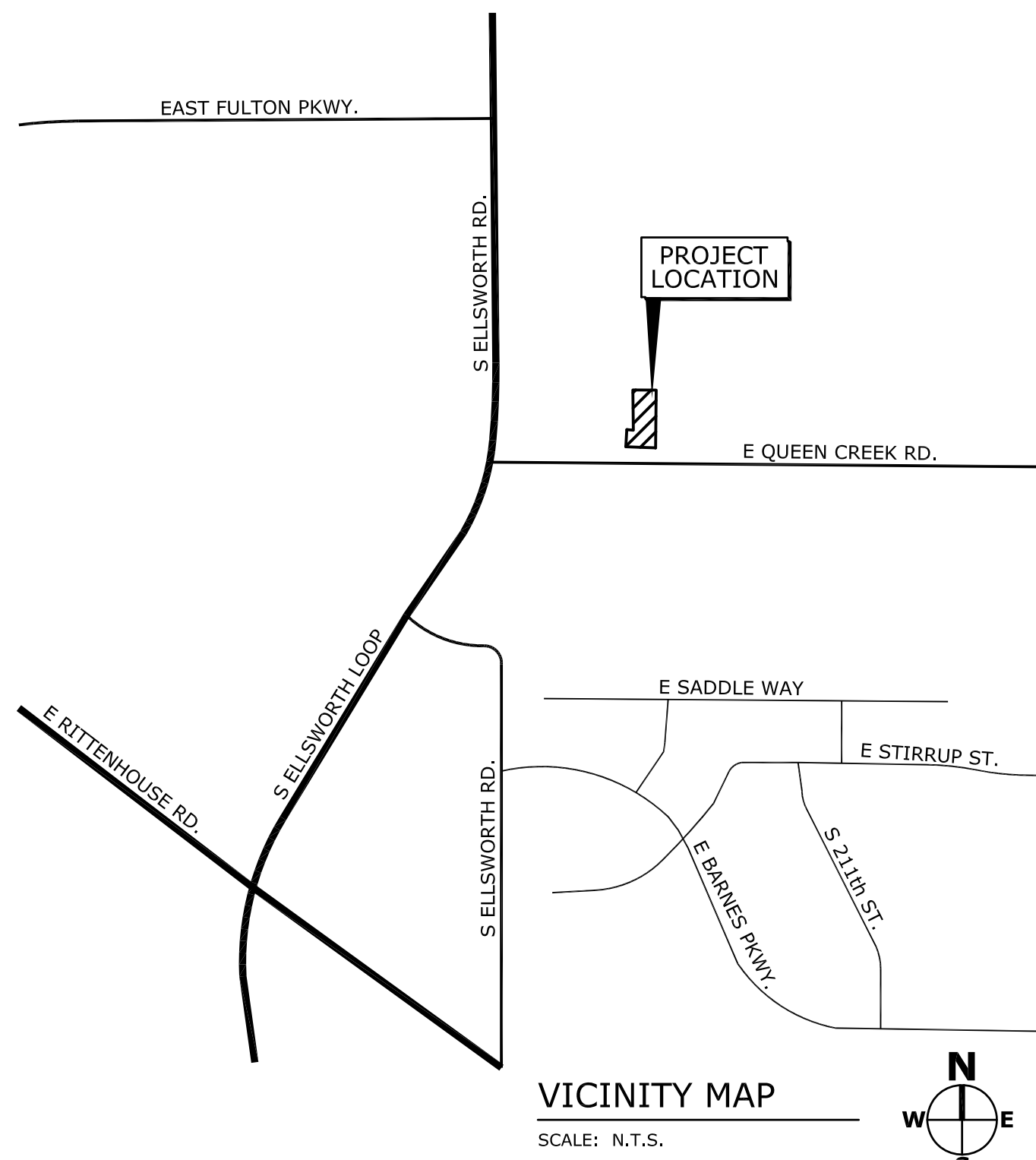
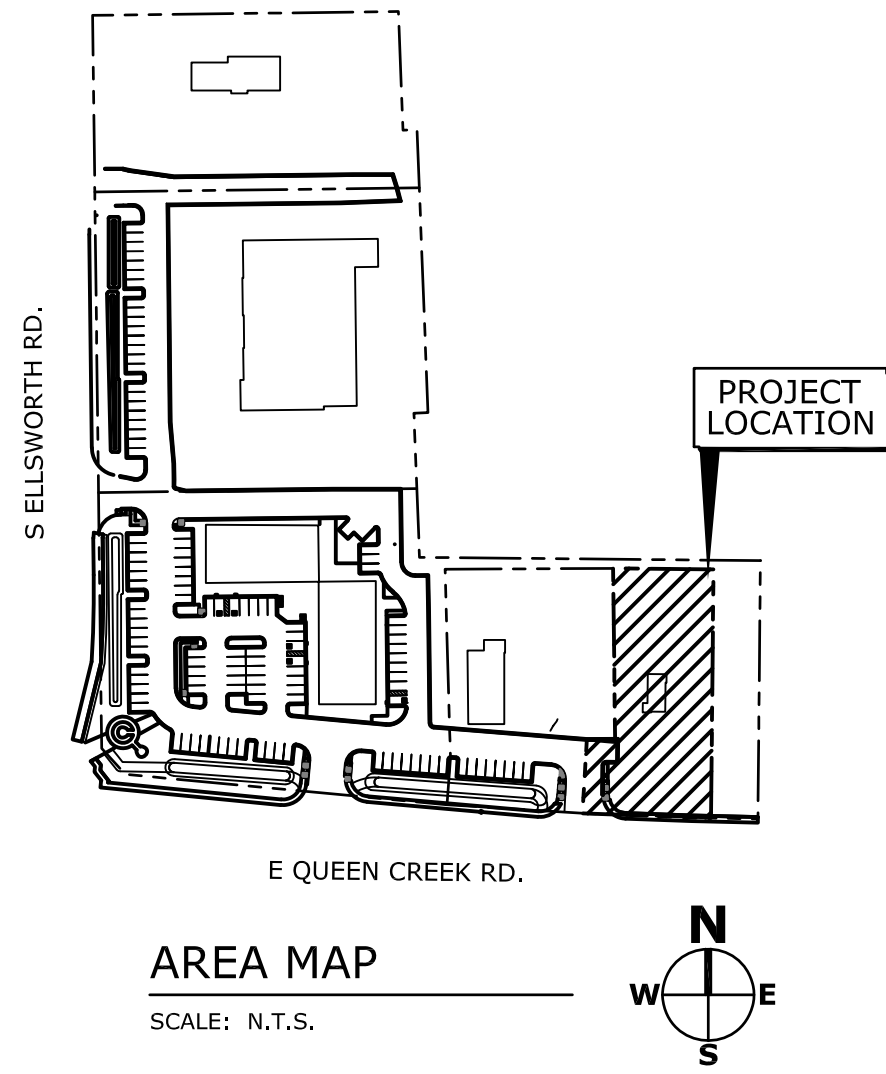
DATE: 10/19/18
SUBMITTAL CUP/ SITE PLAN
2/26/19 SUBMITTAL
80% REVIEW

SUBMITTAL RECORD:

SHEET TITLE: EXHIBIT 2

EX-2

AS SHOWN DUTCH BROS 18060_C21



QUEUING SUMMARY

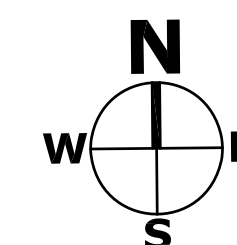
REQUIRED QUEUING PER TOWN CODE = 160.00' = (8 CARS)

REQUIRED QUEUING PER TRAFFIC STUDY = 14 CARS = (277.50')



**EXHIBIT 3
REQUIRED QUEUING PER TRAFFIC STUDY**

SCALE: 1" = 20'-0"



AS SHOWN DUTCH BROS 18060_C21

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DESIGNER: C.B.H.
DRAWN: C.B.H.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

80% REVIEW

DESIGNER:

**TECTONICS
DESIGN GROUP**

730 Sandhill Rd. Suite #250, Reno, NV 89521
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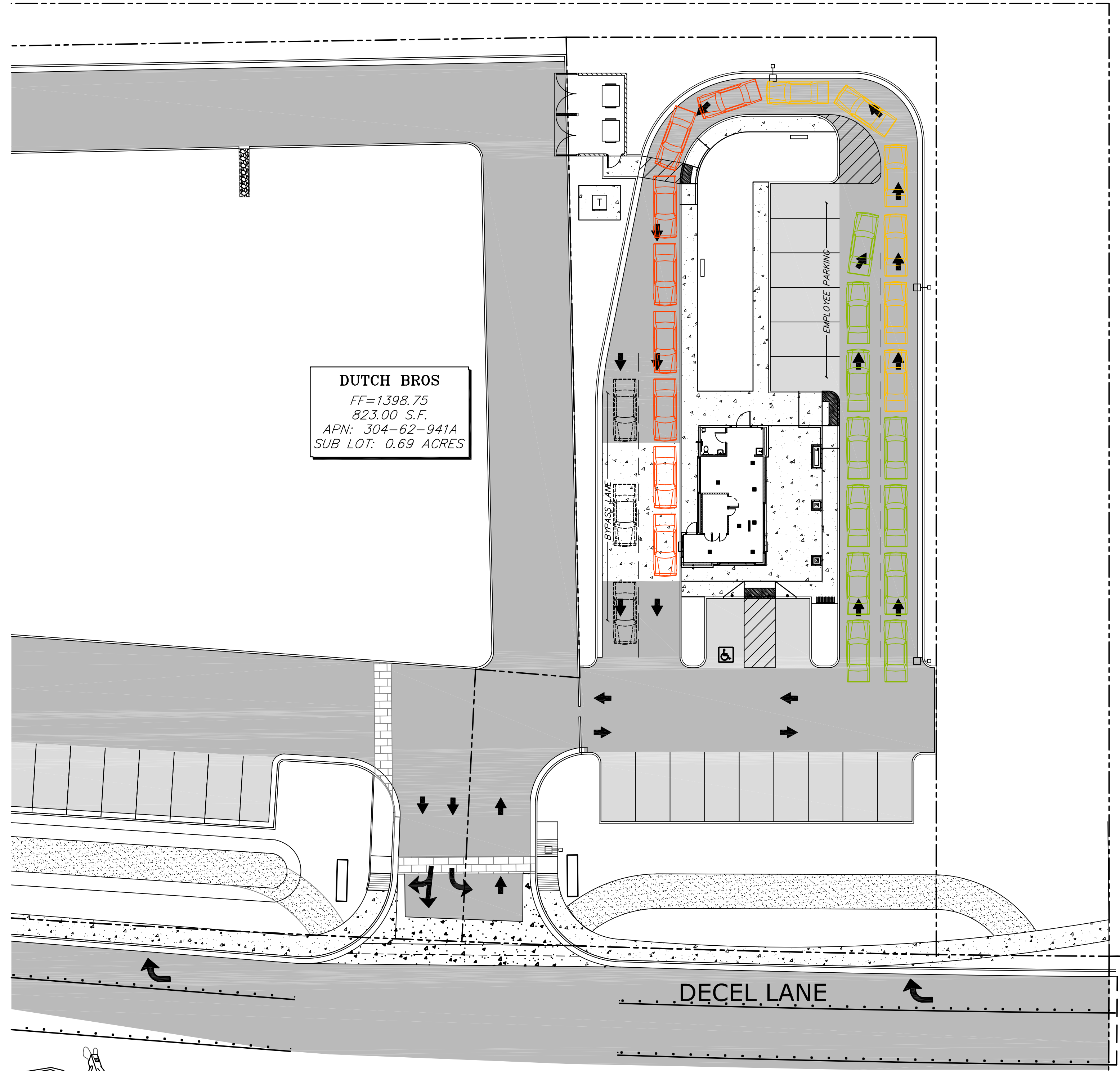
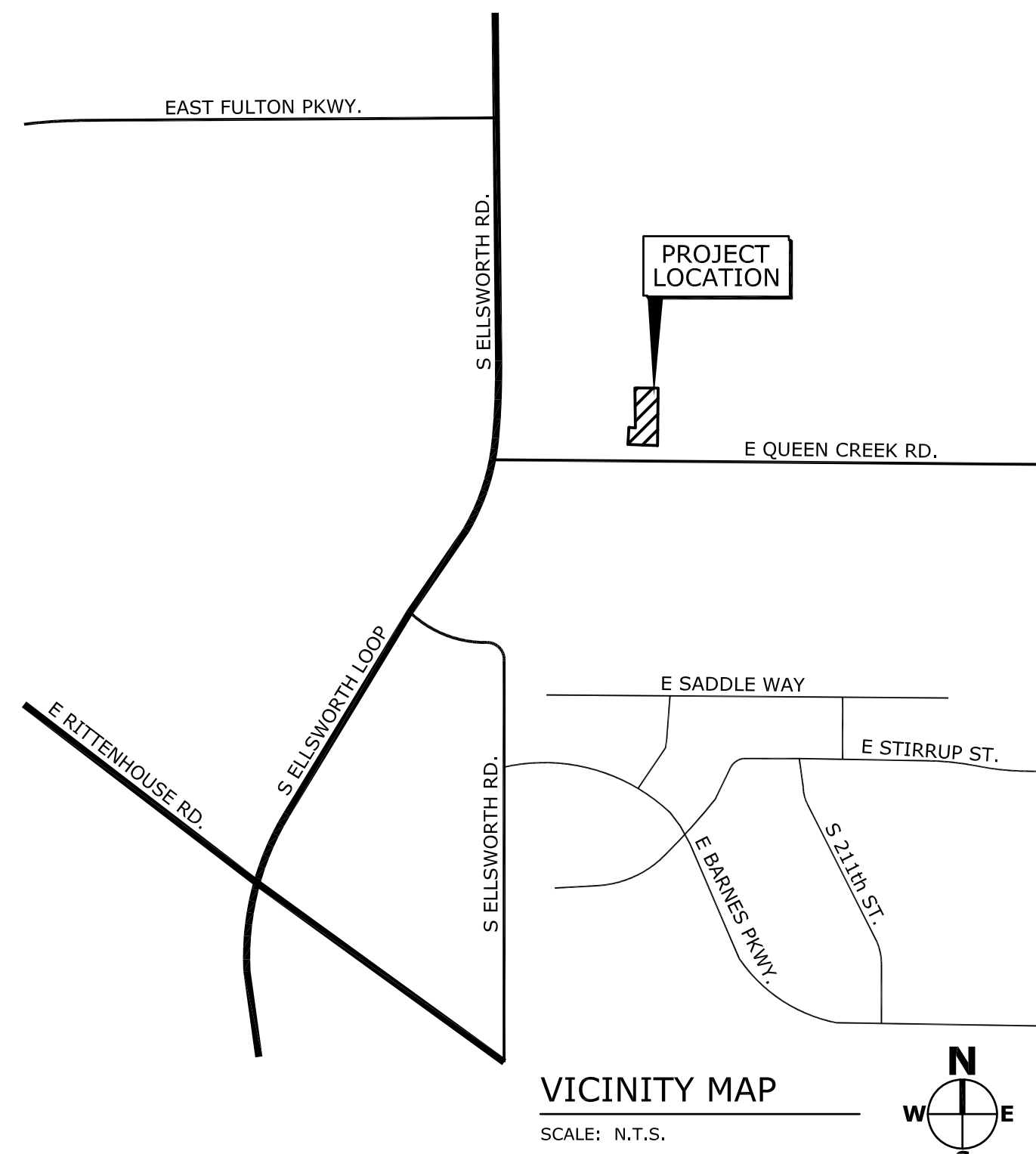
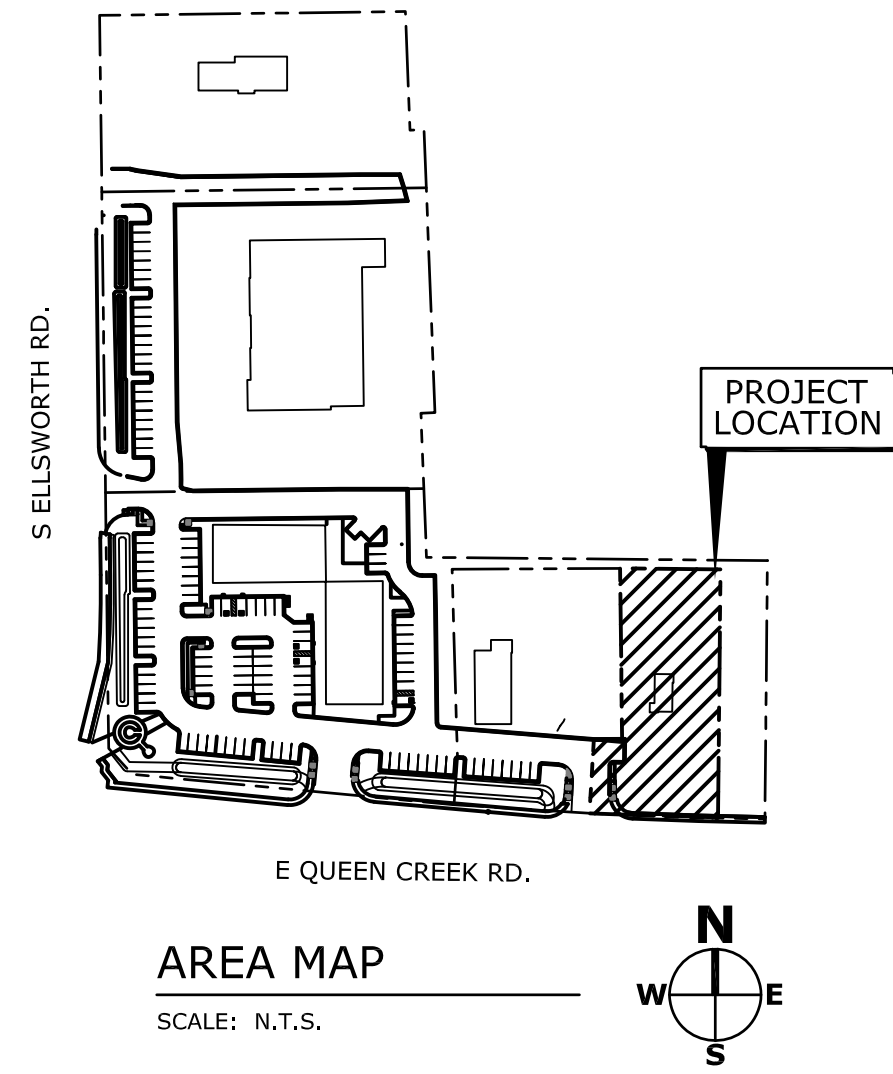
PROJECT/CLIENT: Dutch Bros - Queen Creek
S. Ellsworth Road & E. Queen Creek Rd, Queen Creek, AZ 85142
Dutch Bros Coffee LLC
300 N Valley Drive, Grants Pass, Oregon 97526

#: 18060

DATE: 10/19/18
SUBMITTAL CUP/ SITE PLAN
2/26/19 SUBMITTAL
80% REVIEW

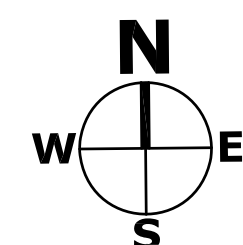
SHEET TITLE: EXHIBIT 3

SHEET: EX-3



**EXHIBIT 4
ACTUAL QUEUING SPACE PROVIDED**

SCALE: 1" = 20'-0"



QUEUING SUMMARY

REQUIRED QUEUING PER TOWN CODE = 160.00' = (8 CARS)
 REQUIRED QUEUING PER TRAFFIC STUDY = 14 CARS = (277.50')
 ACTUAL QUEUING SPACE PROVIDED = 25 CARS = (351.50')

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DRAWN: C.B.H.
 DESIGNED: C.B.H.
 CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

80% REVIEW

STAMP:

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DESIGNER:

PROJECT/CLIENT:
Dutch Bros - Queen Creek
 S. Ellsworth Road & E. Queen Creek Rd, Queen Creek, AZ 85142
Dutch Bros Coffee LLC
 300 N Valley Drive, Grants Pass, Oregon 97526

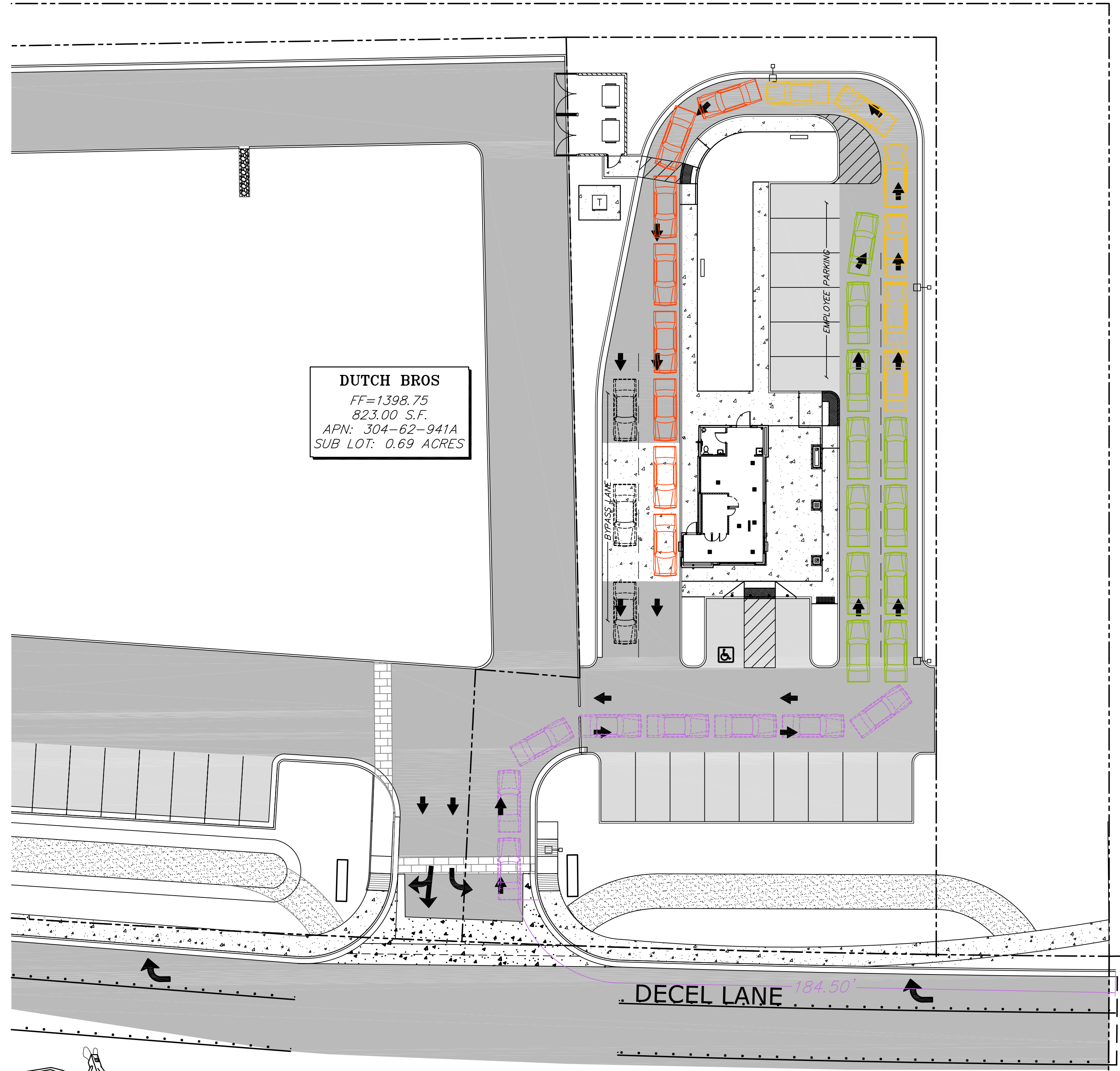
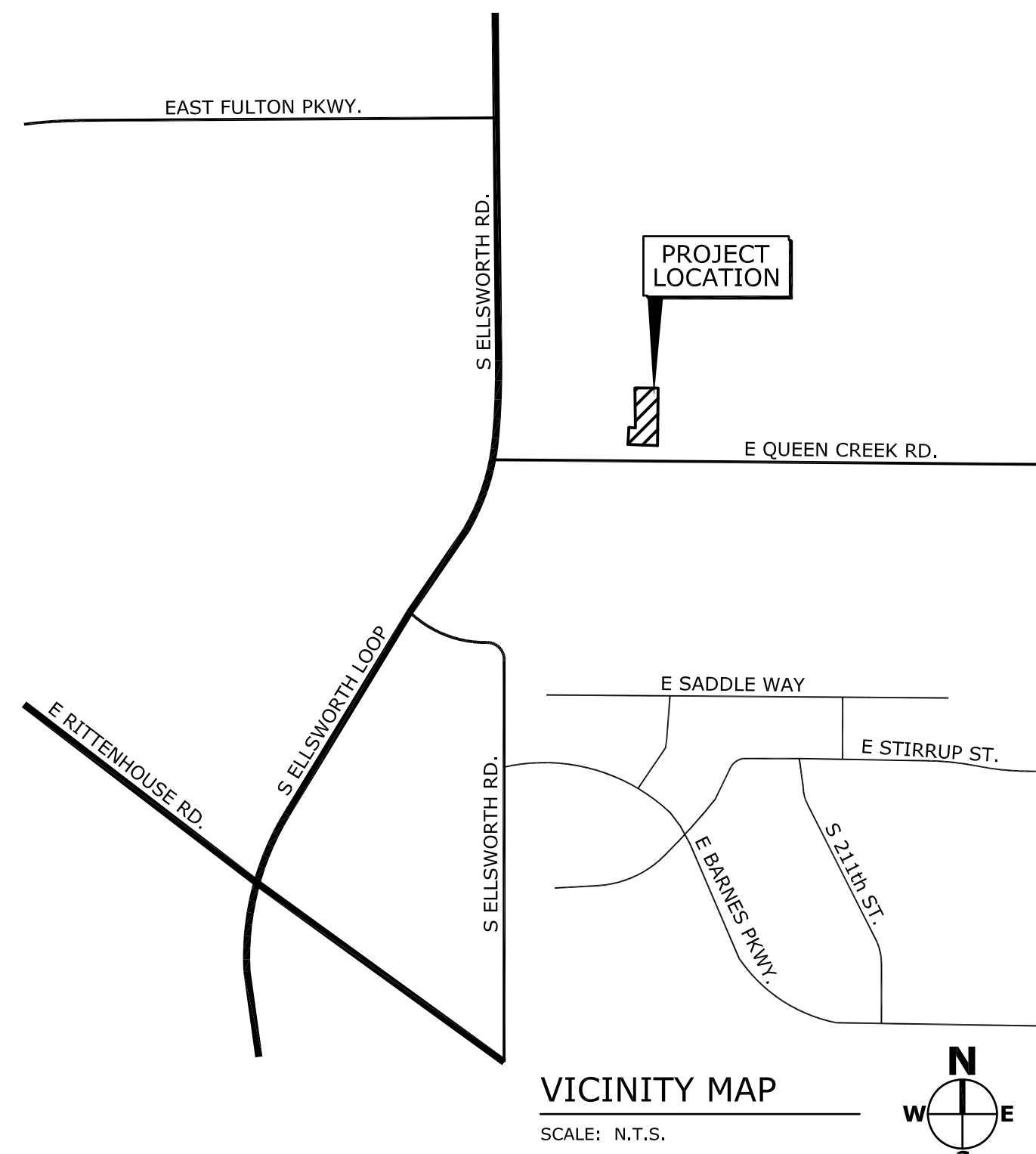
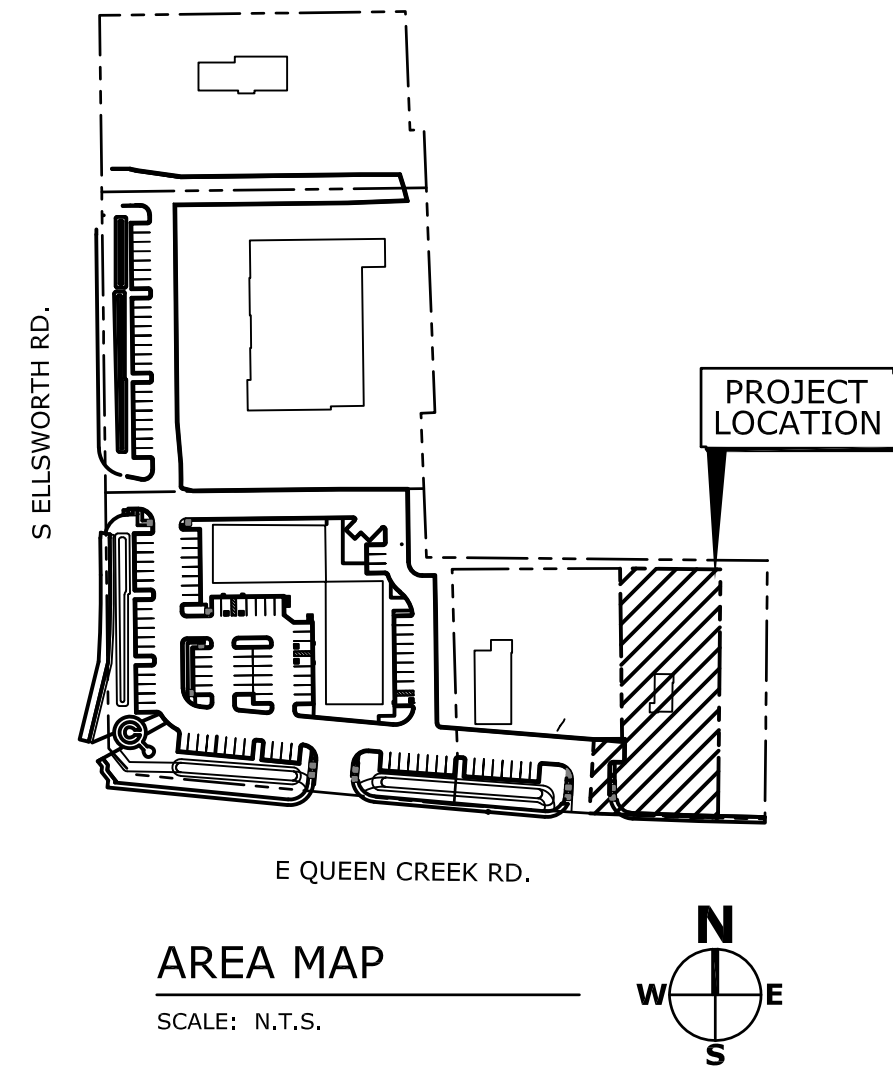
DATE: 10/19/18
 SUBMITTAL CUP/ SITE PLAN
 DATE: 2/26/19
 SUBMITTAL
 80% REVIEW

SUBMITTAL RECORD:

SHEET TITLE: EXHIBIT 4

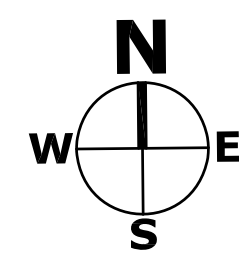
EX-4

AS SHOWN DUTCH BROS 18060_C21



QUEUING SUMMARY	
REQUIRED QUEUING PER TOWN CODE	= 160.00' = (8 CARS)
REQUIRED QUEUING PER TRAFFIC STUDY	= 14 CARS = (277.50')
ACTUAL QUEUING SPACE PROVIDED	= 25 CARS = (351.50')
ACTUAL QUEUING SPACE PROVIDED WITH OVERFLOW	= 33 CARS = (516.50')

EXHIBIT 5
ACTUAL QUEUING SPACE PROVIDED WITH OVERFLOW
SCALE: 1" = 20'-0"



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DESIGNER: C.B.H.
DRAWN: C.B.H.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

80% REVIEW

DESIGNER: **TECTONICS DESIGN GROUP**
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PROJECT/CLIENT: Dutch Bros - Queen Creek
S. Ellsworth Road & E. Queen Creek Rd, Queen Creek, AZ 85142
Dutch Bros Coffee LLC
300 N Valley Drive, Grants Pass, Oregon 97526

#: 18060

DATE:	SUBMITTAL
10/19/18	CUP/ SITE PLAN
2/26/19	SUBMITTAL
	80% REVIEW

SHEET TITLE: EXHIBIT 5

SHEET: EX-5

AS SHOWN DUTCH BROS 18060_C21

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DESIGNED: K.H.
 CHECKED/STAMPED: B.H.
 BARBARA HATCH RLA ASLA

PRELIMINARY DESIGN

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 www.tectonicsdesigngroup.com

Dutch Bros. - Queen Creek
 S. Ellsworth Road & E. Queen Creek Rd, Queen Creek, AZ 85142
Dutch Bros. Coffee LLC
 300 N Valley Drive, Grants Pass, Oregon 97526

DATE	SUBMITTAL
06/01/18	PREL. SUBMITTAL
7/17/18	REV. COMMENTS
9/03/18	REV. COMMENTS
10-15-18	REV. COMMENTS
11-15-18	REV. COMMENTS
12-12-18	REV. COMMENTS
1-2-18	REV. COMMENTS

PROJECT/CLIENT: # 18090
 SUBMITTAL RECORD: 1, 2, 3, 4, 5
 SHEET TITLE: LANDSCAPE PLAN
 SHEET: L1.1

NOTE:
 THE DUTCH BROS LANDSCAPE PLAN WILL COMPLY WITH THE APPROVED SHOPS AT TERRAVELLA LANDSCAPE PLANS.

LANDSCAPE CALCULATION
 GROSS SITE AREA: 30,125 S.F.
 REQUIRED SITE AREA LANDSCAPE 15%: 4,518 S.F.
 PROVIDED SITE AREA LANDSCAPE 25%: 7,636 S.F.
 TOTAL BUILDING 823 S.F.
 TREES REQUIRED 1/500 S.F. OF REQUIRED LANDSCAPE AREA: 9 (13 PROVIDED)
 SHRUBS REQUIRED 10 PER EACH REQUIRED PER TREE: 90 (168 PROVIDED)
 MINIMUM TREE SIZE 15 GAL.
 MINIMUM SHRUB SIZE 5 GAL.
 MINIMUM PERENNIAL/GROUND COVER 1 GAL.
 MINIMUM MULCH COVERAGE 2" DEPTH.



PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	H X W	REMARKS
----------------	-------------	------	-----------	-------	---------

TREES					
11	ULMUS PARVIFLORA	EVERGREEN ELM	24" BOX	L	40' X 50' (1.5" CAL. MIN)
2	PISTACIA C. 'RED PUSH'	CHINESE PISTACHE	24" BOX	L	40' X 40' (1.5" CAL. MIN)
0	EBENOPSIS EBANO	TEXAS EBONY	24" BOX	L	30' X 30' (2" CAL. MIN)
0	CHILOPSIS L. 'LUCRETIA HAMELTON'	DESERT WILLOW	24" BOX	L	18' x 18' (1.25" CAL. MIN) STD. TRUNK
SHRUBS					
5	CAESALPINA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	L	10' X 10'
5	AGAVE VILLMORINIANA	OCTOPUS AGAVE	5 GAL.	L	3' X 5'
8	SENNA ARTEMISOIDES	GREEN FEATHERY SENNA	5 GAL.	L	6' X 6'
5	YUCCA PALLADA	PALE LEAF YUCCA	5 GAL.	L	3' X 3'
2	HESPERALOE FUNIFERA	GIANT YUCCA	5 GAL.	L	6' X 5'
25	LEUCOPHYLLUM 'GREEN CLOUD'	TEXAS RANGER	5 GAL.	L	5' X 5'
13	LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GAL.	L	2' X 4'
23	CONVOLVULUS MAURITANICUS	MORNING GLORY	5 GAL.	L	1' X 3'
GRASSES					
6	MUHLENBERGIA CASPILLARIS	REGAL MIST	1 GAL.	L	3' X 5'
PERENNIALS					
13	TETRANEURIS ACAULIS	ANGELITA DAISY	1 GAL.	L	1' X 2'

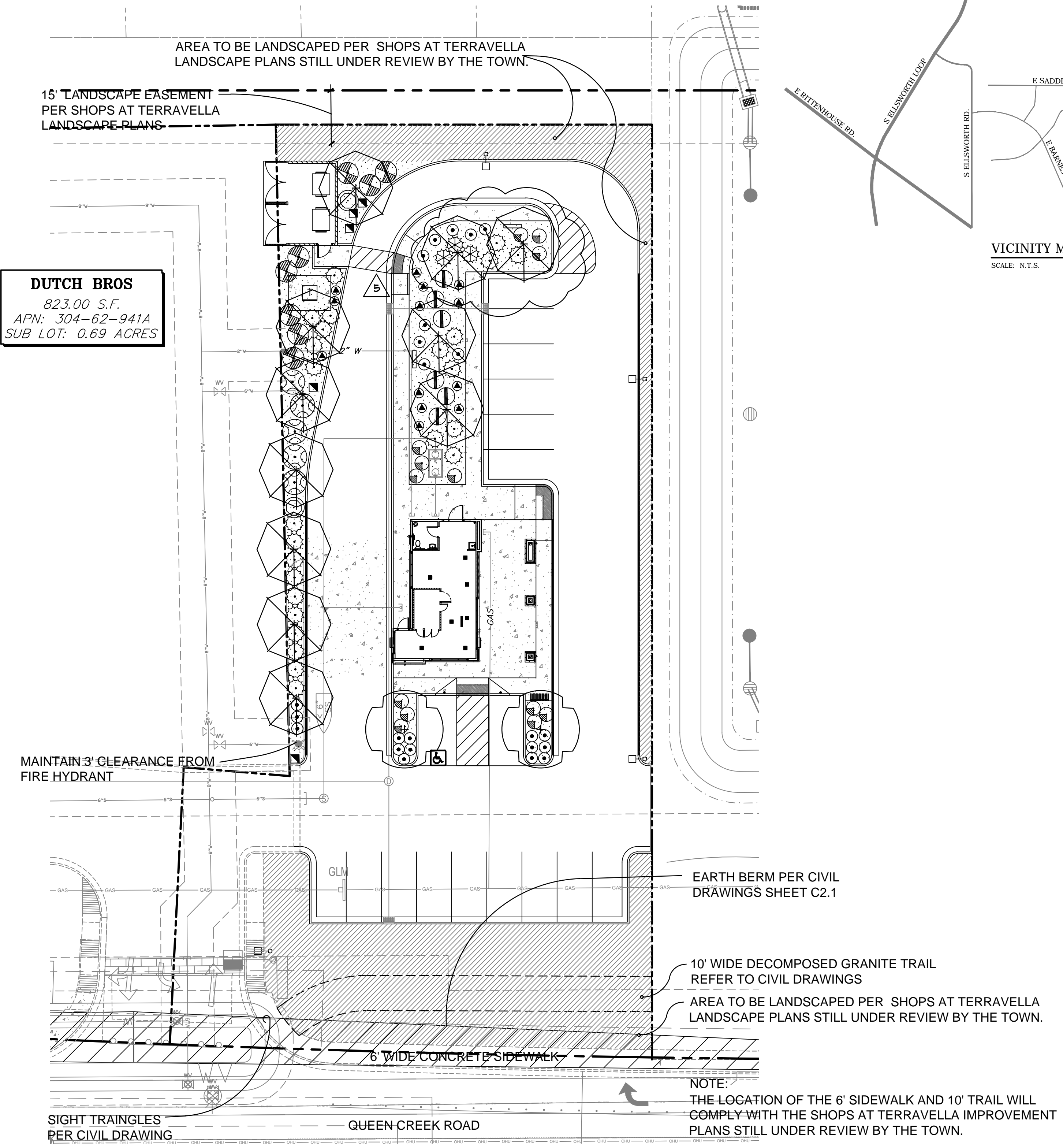
NOTE ADDITIONAL TREES AND SHRUBS TO BE PLACED WHERE CALLED OUT PER SHOPS AT TERRAVELLA DRAWINGS

LANDSCAPE LEGEND

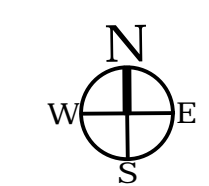
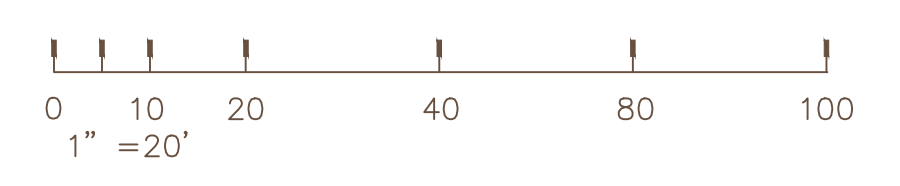
- [Hatched Area] AREA TO BE LANDSCAPED PER SHOPS AT TERRAVELLA LANDSCAPE PLANS STILL UNDER REVIEW BY THE TOWN.
- [Dotted Area] DECOMPOSED GRANITE: 3/4" SCREENED "PAINTED DESERT" 2" DEPTH ALL PLANTING AREAS (6,248 S.F.)

WATER EFFICIENT/CONSERVATION LANDSCAPE REQUIREMENTS

- AUTOMATIC CONTROLLER W/ ET DATA AND REPEAT CYCLING
- IRRIGATION ZONES PER PLANT WATER REQUIREMENTS
- RAIN MOISTURE SENSORS INCORPORATED INTO IRRIGATION SYSTEM
- SOIL AMENDMENTS INCORPORATED IN ACCORDANCE WITH SOIL TEST RESULTS
- MULCH PLANTER SOIL SURFACE AREAS TO RETAIN MOISTURE
- LOW WATER DROUGHT TOLERANT/RESISTENT PLANTS AND NATIVE PLANTS TO THE EXTENT PRACTICABLE ARE SPECIFIED FOR WATER CONSERVATION.

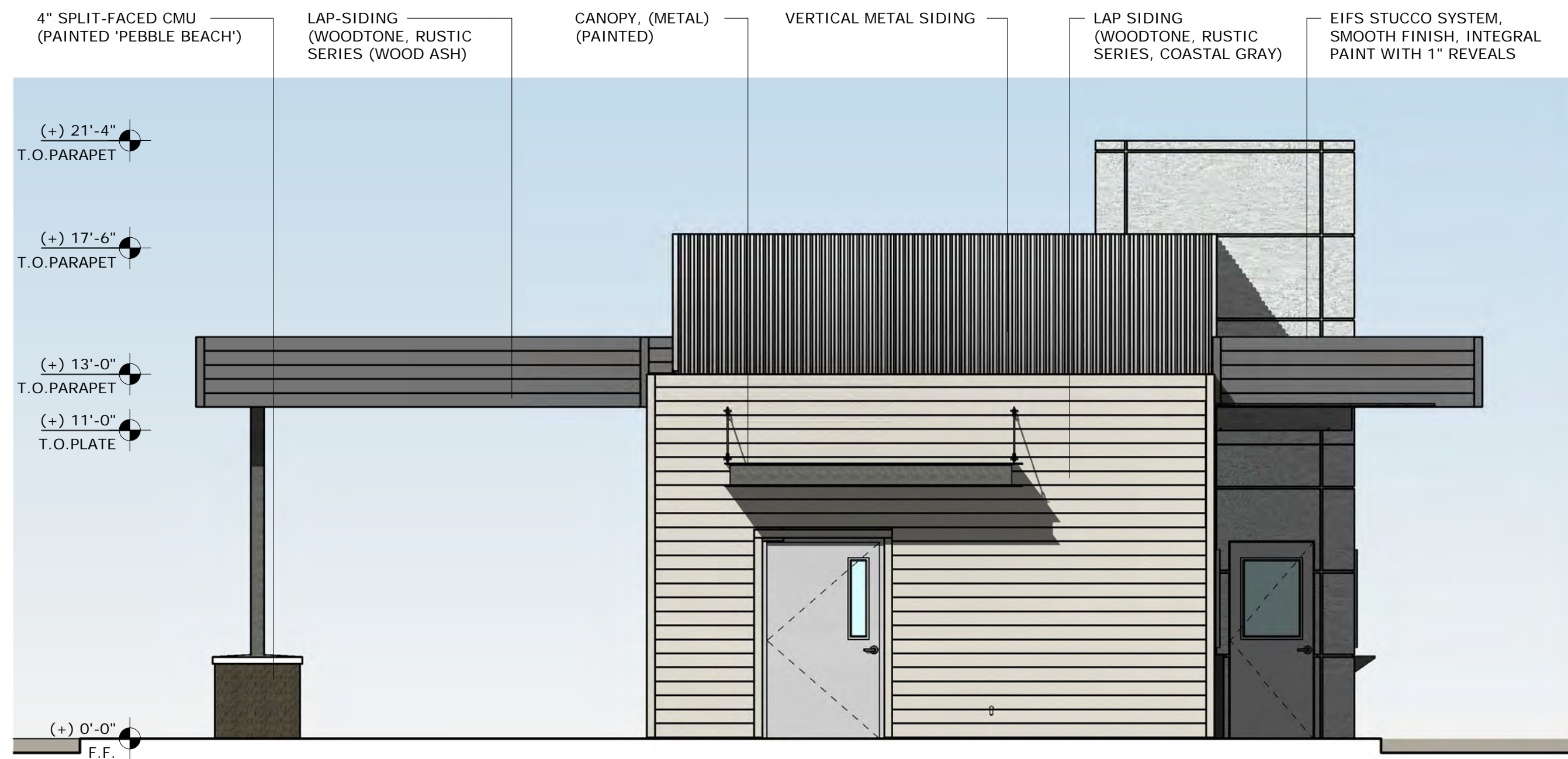


LANDSCAPE PLAN
 SCALE: 1" = 20'-0"

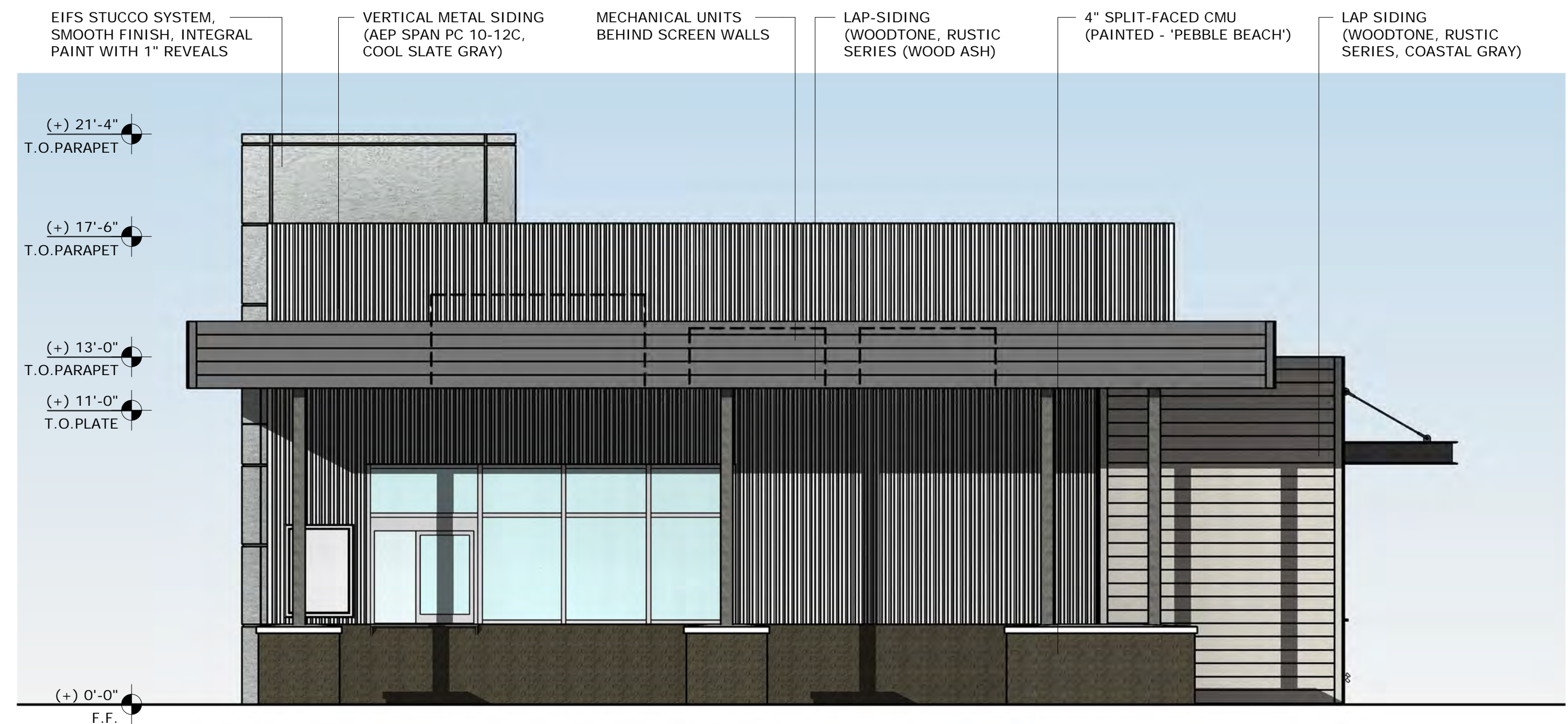


GreenDesign Landscape Architects, Inc.

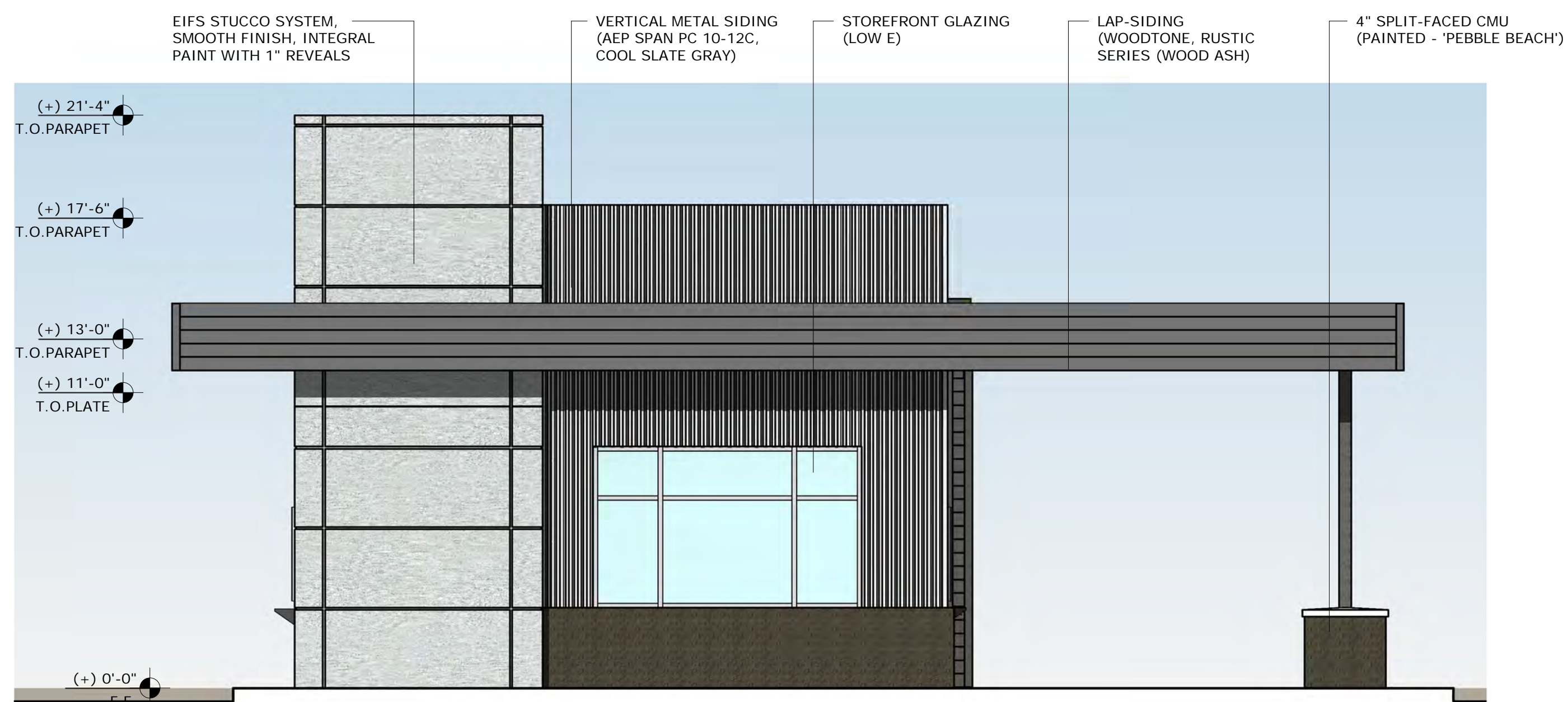
Arizona License No. 54482
 Barbara M. Hatch ASLA
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 bhatch00@charter.net



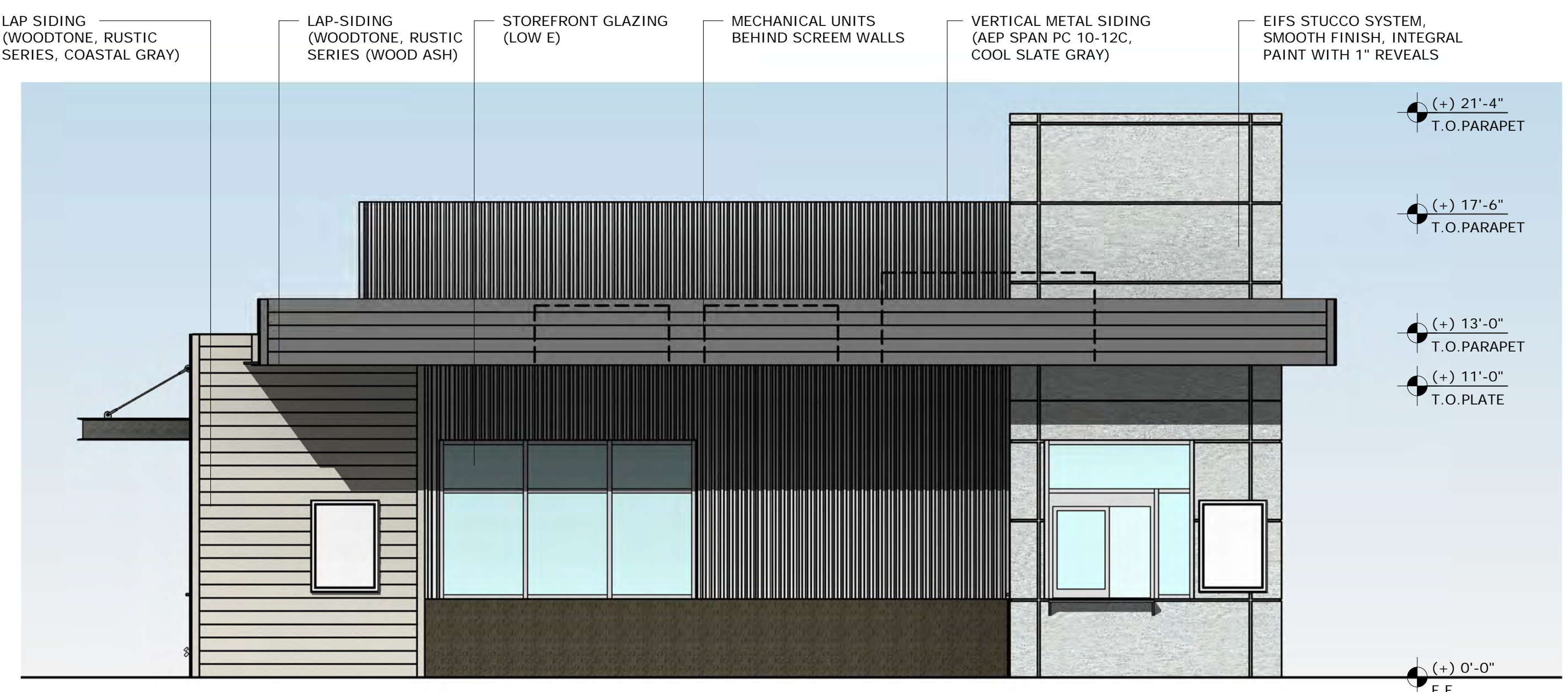
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION