

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

DATE: 08-05-2025
CASE NO.: DP-25-020 [Sleep Inn \(Not Docketed\)](#)
PETITIONER: ZA Development
REQUESTED ACTIONS: Architectural and Site Design Review for a proposed 4-story, 31,772 square foot hotel on a 1.31-acre (+/-) parcel requesting zone map amendment from GC: General Commercial to HB: Highway Business
LOCATION: 6023 Gateway Drive
PARCEL SIZE: 1.31 acres+/- (proposed)



EXISTING ZONING AND LAND USE			THRIVE! COMPREHENSIVE PLAN		
Site:	GC	General Commercial Vacant	Site:	H	Hospitality
North:	GC	General Commercial Hotel (Approved but not constructed. Development plan expired 05-02-2025)	North:	H	Hospitality
South:	GC	General Commercial Quaker Boulevard / Interstate 70 Rights-of-Way	South:	H	Hospitality
East:	GC	General Commercial Quaker Boulevard / Interstate 70 Rights-of-Way	East:	OS	Open Space
West:	PUD	Tri-L PUD Distribution building	West:	H	Hospitality

PROJECT DESCRIPTION

- Requested Action:**
- Architectural and Site Design Review for a proposed 4-story hotel on a X.X acre (+/-) parcel requesting zone map amendment from GC: General Commercial to HB: Highway Business
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- Concurrent Actions:**
- Zone Map Amendment from GC: General Commercial to HB: Highway Business
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- Future Action(s):**
- Secondary Plat (*Administrative*)
 - Improvement Location Permit and other required permits (*Administrative*).

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PROJECT REVIEW

The project has been reviewed for compliance with applicable Town ordinances and regulations. Items which do not comply or that need additional information to determine compliance have been identified below. Comments from reviewing agencies are also provided following the compliance summary.

PROJECT COMPLIANCE SUMMARY

Compliance unknown / needs attention
 Does not comply

Review Area	Code Reference	Status	Questions / Comments
Building Design			
Minimum Yards and Building Setbacks	14.2.E.2	More information needed	Building and most structures appear to comply, but monument sign is not scaled and appears to be within the 10-foot front yard sign setback.
Maximum Building Height	14.2.E.2	Complies	
Building Materials	5.5.C.3.2	Need clarification	There is an older version of the material percentages on the color elevations that does not comply. A more recent version does comply.
Mechanical Equipment:	5.5.C.4.d, 4.1G	Complies	Shown on right/front elevation
Building Lighting	4.9.C	Complies	No building mounted lights are shown. If such lighting is desired, downward facing lights are required based upon proximity to the Indianapolis International Airport.
Site Design			
Drive-Through Facilities	4.1.D	Not applicable	
Loading Space Orientation	5.5.C.4.b	Not applicable	
Outside Storage	5.5.C.4.c	Not requested	
Outdoor Seating/Dining	4.16.E	Not applicable	
Parking Area Location	4.10.C	Complies	The parking regulations refer to parking for locations along this part of Quaker Boulevard to be between the building and Quaker Boulevard. Complies.
Off-Street Parking Area Cross Access	4.10.D.7	Complies	Cross access is shown to the northern property.

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Connection			
Bicycle Parking	4.10.E	Complies	
Parking Spaces	4.10.F	Complies	Complies with Market Based Parking
Site Lighting	4.9.D 5.5.C.6	Complies	Photometric plan and fixtures comply.
Trash Enclosure / Trash Compactor	4.1.J	Complies	
Pedestrian Connectivity	4.1.H	Complies.	

Landscaping

Perimeter Yard Landscaping	4.7.C	More information required	No information about plant types or what requirements that they are intended to meet have been provided. This is the third time that this information has been requested and examples have been given to the applicant.
Foundation Landscaping	4.7.D	More information required	No information about plant types or what requirements that they are intended to meet have been provided. This is the third time that this information has been requested and examples have been given to the applicant.
Parking Lot Trees	4.7.F	More information required	No information about plant types or what requirements that they are intended to meet have been provided. This is the third time that this information has been requested and examples have been given to the applicant.
Parking Lot Screening	4.7.F	More information required	No information about plant types or what requirements that they are intended to meet have been provided. This is the third time that this information has been requested and examples have been given to the applicant.
Trash Enclosure Landscaping	4.1.J	More information required	No information about plant types or what requirements that they are intended to meet have been provided. This is the third time that this information has been requested and examples have been given to the applicant.

FAÇADE POINTS

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ELEVATION	REQUIRED FAÇADE POINTS	PROPOSED FAÇADE POINTS		STATUS
		Color Rendering	B&W Elevation	
North	600	272	784	Depends on which version is used
East	600	324	792	Depends on which version is used
South	600	244	792	Depends on which version is used
West	600	296	792	Depends on which version is used