

# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

**DATE:** 09-09-2025  
**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)



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

## **PROJECT DESCRIPTION**

- |                     |   |
|---------------------|---|
| Requested Action:   | <ul style="list-style-type: none"> <li>Architectural and Site Design Review for a proposed 4-story hotel on a 1.31 acre (+/-) parcel requesting zone map amendment from GC: General Commercial to HB: Highway Business</li> </ul> |
| Concurrent Actions: | <ul style="list-style-type: none"> <li>Zone Map Amendment from GC: General Commercial to HB: Highway Business</li> </ul>  |
| Future Action(s):   | <ul style="list-style-type: none"> <li>Improvement Location Permit and other required permits (<i>Administrative</i>).</li> </ul>   |

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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
<b>Building Design</b>			
Minimum Yards and Building Setbacks	14.2.E.2	Complies.	
Maximum Building Height	14.2.E.2	Complies	
Building Materials	5.5.C.3.2	Complies	
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.
<b>Site Design</b>			
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 Connection	4.10.D.7	Complies	Cross access is shown to the northern property.
Bicycle Parking	4.10.E	Complies	
Parking Spaces	4.10.F	Complies	Complies with Market Based Parking, subject to Plan Commission approval.

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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.	
<b>Landscaping</b>			
Perimeter Yard Landscaping	4.7.C	Complies.	Complies. Parking lot perimeter landscape on north side was not required, so it was counted as north perimeter landscaping.
Foundation Landscaping	4.7.D	Complies	
Parking Lot Trees	4.7.F	Complies	
Parking Lot Screening	4.7.F	Largely complies.	Some of the listed plants are 18-24 inches at time of planting—will need to be 24 inches at time of planting. Many of the plantings are deciduous.
Trash Enclosure Landscaping	4.1.J	Complies.	

**FAÇADE POINTS**

ELEVATION	REQUIRED FAÇADE POINTS	PROPOSED FAÇADE POINTS	STATUS
North	600	784	<b>Complies</b>
East	600	792	<b>Complies</b>
South	600	792	<b>Complies</b>
West	600	792	<b>Complies</b>