

# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

**DATE:** 10-06-2025

**CASE NO.:** [RZ-25-020](#); [DP-25-020](#) [Sleep Inn](#)

**PETITIONER:** ZA Development

**REQUESTED ACTIONS:** [RZ-25-020](#): Zone Map Amendment of 1.31-acre (+/-) from GC: General Commercial to HB: Highway Business  
[DP-25-020](#): 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		THRIVE COMPREHENSIVE PLAN	
GC	General Commercial <i>Vacant</i>	<b>Site:</b>	H Hospitality
GC	General Commercial <i>Hotel (Approved but not constructed. Development plan expired 05-02-2025)</i>	<b>North:</b>	H Hospitality
GC	General Commercial Quaker Boulevard / Interstate 70 Rights-of-Way	<b>South:</b>	H Hospitality
GC	General Commercial Quaker Boulevard / Interstate 70 Rights-of-Way	<b>East:</b>	OS Open Space
PUD	Tri-L PUD Distribution building	<b>West:</b>	H Hospitality

## PROJECT DESCRIPTION

**Requested Action:**

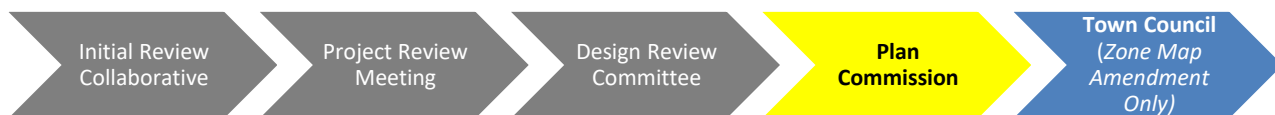
- Zone Map Amendment from GC: General Commercial to HB: Highway Business
- Architectural and Site Design Review for a proposed 4-story hotel on a 1.31 acre (+/-) parcel requesting zone map amendment from GC: General Commercial to HB: Highway Business

**Concurrent Actions:**

- None

**Future Action(s):**

- Improvement Location Permit and other required permits (*Administrative*).



# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

## ZONE MAP AMENDMENT

State Statute indicates that an amendment of the official Zone Map may be initiated by the Town or by the landowner. In this case, the petition was initiated by the owner of the land and the intended developer of the land.

The Thrive comprehensive plan calls for Hospitality in this area.

Primary Uses	Secondary Uses
Lodging	Office
Restaurants	Non-convenience commercial
Convenience commercial	Vertical mixed use
Conference and event space	

As shown above, lodging is one of four generalized uses that the comprehensive plan envisions. Given the access limitations, lodging does appear to be the most apt at this time. With the proposed changes to the Interstate 70 interchange that could create an underpass connecting Gateway Drive and Cambridge Way, the other primary and secondary uses could become more feasible in the future.

In 2022, in response to issues in improper conversion of hotels to multi-family residential, the Town Council adopted specific standards differentiating transient (*short term*) stay from extended stay lodging. Early in 2024, the Town Council, informed of the increase of interest in new lodging options in areas that were in areas away from major roadways or traditional locations, selected HB: Highway Business as the sole zoning classification within the Euclidean zoning districts where Commercial Indoor Lodging could be constructed by right. No changes were made to Planned Unit Developments.

### Considerations of Zone Map Amendment (IC 36-7-4-603)

The plan commission and the legislative body shall pay reasonable regard to:

1. the comprehensive plan;
2. current conditions and the character of current structures and uses in each district;
3. the most desirable use for which the land in each district is adapted;
4. the conservation of property values throughout the jurisdiction; and
5. responsible development and growth.

## DEVELOPMENT PLAN 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.

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

## TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

		West	600	792	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.
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 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.
Site Lighting	4.9.D 5.5.C.6	Complies			
Trash Enclosure / Trash Compactor	4.1.J	Complies			
Pedestrian Connectivity	4.1.H	Complies.			
Landscaping					
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	Complies.			
Trash Enclosure Landscaping	4.1.J	Complies.			

### DESIGN REVIEW COMMITTEE (DRC)

The Design Review Committee reviewed this project at the August 5, 2025 meeting and found areas in need of revision, some ordinance based, and others aesthetically based. The applicant submitted revisions based upon the comments and ordinance requirements and was heard at the DRC's September 9, 2025 meeting. The Design Review Committee forwarded the project to the Plan Commission with a positive recommendation.

### STAFF COMMENTS

# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

**PLANNING:**

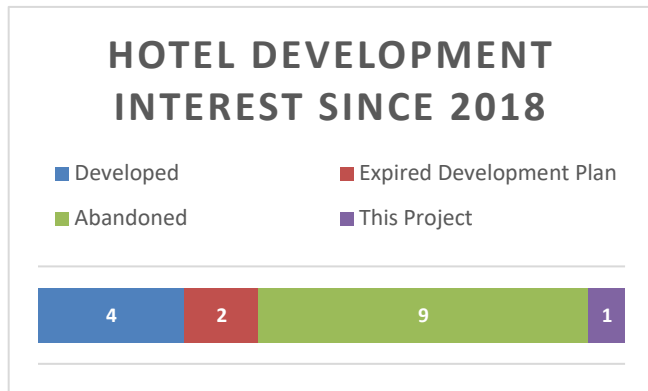
**Front Desk Kiosk**

At the Design Review Committee meeting, staff understood the applicant to state that the front desk would not be staffed by a person, but an interactive kiosk. Kiosks or self-service check-outs/check-ins have been available in all sorts of places, ranging from grocery stores, airports, libraries, fast food restaurants, and larger hotels. Typically these are higher traffic areas with either nearby attendants and/or security that ensures that these units work correctly and that they are not bypassed.

It was not clear whether there will be employees onsite during any part of the day or whether contracted maintenance/housekeeping staff will just be on call or have a set routine time to be on site. It is also not clear whether the Town’s Public Safety Group has been appraised by the applicant of this proposed setup or whether an operating plan has been submitted.

**Developer Interest in hotels**

Hotels have been a topic of developer interest since 2018. Considering the slowdown in lodging during the height of the COVID epidemic and the rise in virtual business meetings reducing business demand, this increased interest has been thought-provoking.



Shown below is the interest that the Town has received in the development of hotels since 2018.

*Developed*

- My Place Hotel—Hadley at Quaker Boulevard
- Courtyard by Marriott—Shops at Perry Crossing
- Fairfield Inn—Gateway Drive
- Residence Inn—Shops at Perry Crossing

*Expired Development Plan*

- Avid Hotel—Hartford Drive
- E-Studios—Gateway Drive (burned down during construction and was not restarted)

*Abandoned by Developer prior to Design Review Committee*

- Red Roof Inn—west of GetGo
- Woodspring Suites—Shady Lane
- Unnamed Extended Stay—East Main Street
- Tru—Plainfield Commons
- Unnamed Hotel—Cambridge Drive
- Unnamed Hotel—Perry Road at Stout Heritage Drive
- Unnamed Hotel—East of Klondike Pond
- Unnamed—Swift at Columbia
- Unbranded/Independent Hotel—Ronald Reagan Parkway/CR 1050 at Main Street

*This Project*

- Sleep Inn—Gateway Drive

**PUBLIC UTILITIES:**

Sanitary sewer and water service are available at the site.

# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

**FLOODPLAIN:** No known flood hazard

**TRANSPORTATION:** The Sleep Inn is designed to have a primary access to Gateway Drive at an existing drive that was used by the previous Budget Inn. Detailed considerations for this drive to ensure it meets proper grades for access and ADA crossing will be part of the final Civil Site Plan review.

The development plan also reflects a request by Staff to consolidate what was two adjacent drives at the north end of the property, creating a shared access with the previously approved E-Studio project.

## POTENTIAL MOTIONS.

The following motions are provided to the Plan Commission for the possible decisions that can be made on each of the petitions.

- Zone Map Amendment: **favorable recommendation**, **unfavorable recommendation**, and **no recommendation**.
- Development Plan: **approve**, **deny**, and **continue**.

Conditions and/or commitments can be added as the Commission deems appropriate, even if no conditions or commitments have been provided/proposed by the applicant or Town Staff.

### MOTION 1: Zone Map Amendment

I move that the Plan Commission certify **RZ-25-020**: Zone Map Amendment of a 1.31-acre (+/-) parcel from GC: General Commercial to HB: Highway Business zoning classification with a(n) **favorable recommendation / unfavorable recommendation / no recommendation** subject to the following condition(s):

1. General compliance with the documents on file as of October 6, 2025.

### MOTION 2: Development Plan

I move that the Plan Commission **approve / deny / continue** petition **DP-25-020** requesting 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 within a Gateway Corridor, finding that:

1. The Development Plan **complies / does not comply** with all applicable Development Standards of the District in which the site is located;
2. The Development Plan **complies / does not comply** with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;
3. The Development Plan **complies / does not comply** with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted;
4. The proposed development **is / is not** appropriate to the site and its surroundings; and,
5. The proposed development **is / is not** consistent with the intent and purpose of this Ordinance.

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with the development plan file as of October 6, 2025.
2. The applicant actively engage the Town of Plainfield's Public Safety Group in an understanding of how the kiosk system will operate to ensure that the public safety of the hotel and Town is maintained.