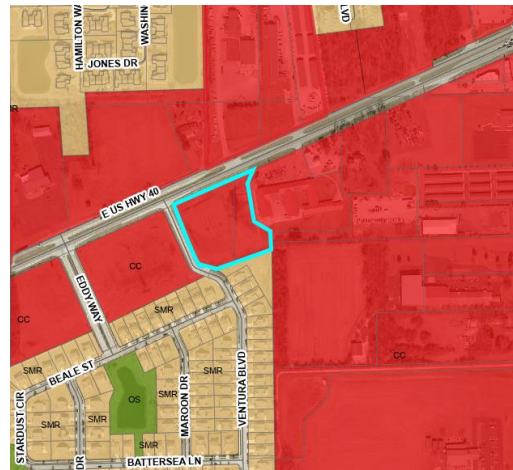
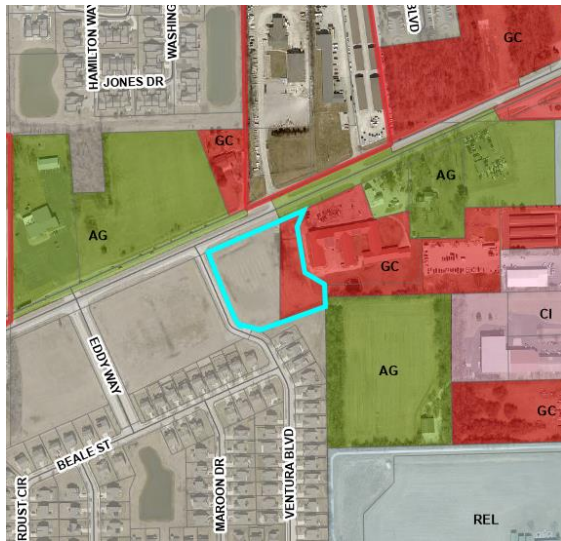


TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

DATE: 12-09-2025
Project Page: [Crew Car Wash - West](#)
CASE NO.: PUD-25-XXX
 PP-25-XXX
 FDP-25-XXX
PETITIONER: Katherine Rayner, Crew Carwash
REQUESTED ACTIONS: Amendment to Legacy Farms Planned Unit Development to add land; Architectural and Site Design Review for a proposed car wash; Amendment to existing Primary Plat
LOCATION: Ventura Boulevard at West Main Street
PARCEL SIZE: 3.74 acres +/-



EXISTING ZONING AND LAND USE		THRIVE! COMPREHENSIVE PLAN	
Site:	PUD: Legacy Farms PUD GC: General Commercial	Site:	Corridor Commercial
North:	GC: General Commercial AG: Agriculture LI: Light Industrial (1)	North:	Corridor Commercial
South:	PUD: Legacy Farms PUD	South:	Suburban Mixed Use
East:	GC: General Commercial	East:	Corridor Commercial
West:	PUD: Legacy Farms PUD	West:	Corridor Commercial

(1) Hendricks County Zoning

PROJECT DESCRIPTION

- Requested Action:
- Amendment to Legacy Farms PUD to add land and modify setback standards
 - Architectural and Site Design for a proposed car wash
 - Amendment to existing Primary Plat

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Concurrent Actions: • None

Future Action(s): • Improvement Location Permit and other required permits (*Administrative*)



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.D.2	Compliant	Setback Side	Required	Shown	
			North	20'	30'	
			South	20'	20'+	
			East	20'	20'	
			West	5'		
Maximum Building Height	14.2.E.2	Compliant				
Building Materials	4.21	Compliant	FAÇADE POINTS		Required	Shown
			North (Primary)		600	600+
			South (Primary)		600	600+
			East (Primary)		600	600+
			West (Primary)		600	600+
Mechanical Equipment:	4.1G	Compliance Unknown	Transformer shown & screened. Will the building not have A/C?			
Building Lighting	4.9.C	Compliant				
Site Design						
Drive-Through Facilities	4.1.D	Compliant				
Loading Space Orientation	4.11.C.1.d	Compliant				
Outside Storage	4.16.B.9	Compliant				
Outdoor Seating/Dining	4.16.E	Not Applicable				
Parking Area Location	4.10.C	Compliant				
Off-Street Parking Area Cross Access	4.10.D.7	Compliant				

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Connection			
Bicycle Parking	4.10.E	Compliant	
Parking Spaces	4.10.F	Compliant	
Site Lighting	4.9.D 5.5.C.6	Compliant	
Trash Enclosure / Trash Compactor	4.1.J	Compliant	
Pedestrian Connectivity	4.1.H	Not Compliant	Most recent site plan submittal does not show sidewalks on east or north side of project.
Landscaping			
Perimeter Yard Landscaping	4.7.C		
Foundation Landscaping	4.7.E		
Parking Lot Trees	4.7.F		
Parking Lot Screening	4.7.F		
Trash Enclosure Landscaping	4.1.J	Compliant	

STAFF COMMENTS

PLANNING: Site Layout

Since the initial submittal (July 2025), Staff has consistently advised the applicant that orienting their project parallel to U.S. 40 would represent a significantly improved site design. This orientation is more consistent with the Town’s established planning objectives, enhances corridor aesthetics, and reduces the potential negative impacts on adjacent residential areas. Despite this guidance, the current site plan continues to position the car wash mostly perpendicular to U.S. 40.

Crew Carwash – Parallel to Road Examples



Crew Carwash – Fishers, Indiana (Built 2020)

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	<p>Crew Carwash – Southport, Indiana (Built between 1992-1998)</p>
	<p>Crew Carwash – Avon, Indiana (Built 2016)</p>
	<p>Crew Carwash – Maple Grove, Minnesota (Built 2022)</p>

This orientation (demonstrated below) presents two primary concerns:



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- 1) The Town has been working for several years to improve the look and function of our major corridors, including U.S. 40. Part of that effort involves reducing the visibility of service areas (parking lots, drive throughs) and placing buildings in ways that strengthen the overall appearance of the corridor.
- 2) The proposed layout directs the car wash's high-power drying equipment directly towards the houses within Legacy Farms. Based on the submitted plan, the exit door housing the jet dryers is less than 300 feet from the nearest residence. This distance is estimated in the exhibit above, created by staff to demonstrate the proximity of this proposal to residential development.



Staff observed jet dryer noise from the Crew Carwash location on East Main Street while standing in Hobbs Station, over 900 feet away, through a considerable tree line. This distance is

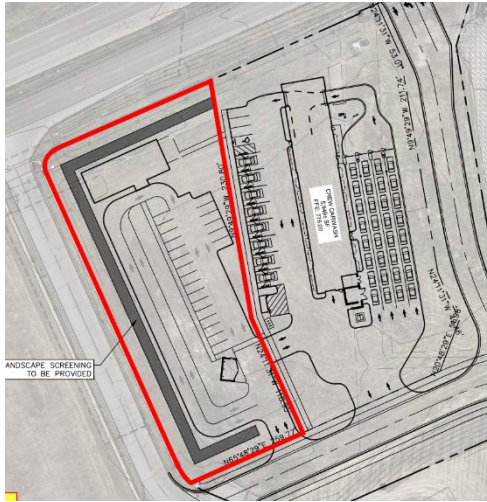
shown in the graphic to the left. While the applicant has proposed an enhanced landscape buffer, landscaping alone is not expected to mitigate the sound generated by the drying equipment to an acceptable level for nearby homes. Nationally, carwash air-drying systems are documented to generate significant decibel levels, and the Town's preference for a parallel orientation of the building was intended in part to reduce this impact.

For these reasons, Staff recommends revisiting the building orientation to better adhere to Town planning practices and to address potential adverse impacts on the adjacent residential community.

Outlot

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The applicant is proposing taking the 3.74 acres and splitting that into two separate, buildable lots. Crew Carwash proposes building a 5,949 SF structure on the east side of



the property (1.44 acres). The west side of the property is being proposed as an empty outlet, to be developed at a later date (1.1 acres, highlighted in red on the right). There are 1.2 acres being dedicated to right-of-way.

The applicant has provided staff with what looks to be a buildable concept plan for the proposed outlet being created. However, it should be noted that the suggested concept plan is for a small-format drive-thru facility. While the applicant has not provided Staff with the estimated square footage of the concept building, it is considerably smaller than is typically seen in a drive-thru style restaurant.

Signage

Staff has advised the applicant to propose an amendment to the Legacy Farms PUD suggesting language allowing the option for sign packages to need Plan Commission approval. At the time of writing this report, it is unclear if that is the path the applicant has chosen.

Without the suggested PUD amendment, the applicant must bring their sign package into compliance with the Plainfield Zoning Ordinance, as variance requests are not permitted within a PUD.

PUBLIC UTILITIES:

TRANSPORTATION: