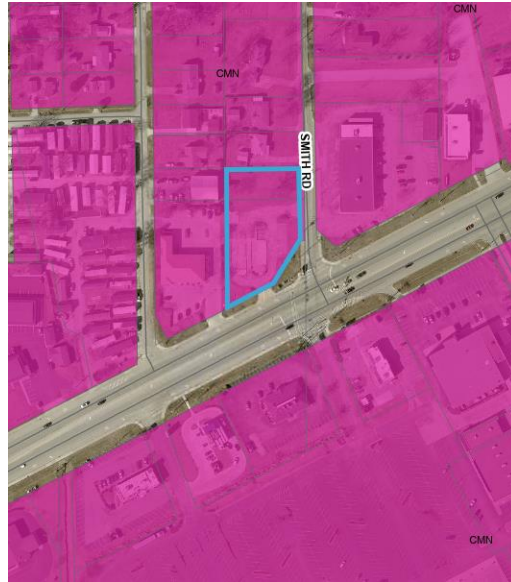
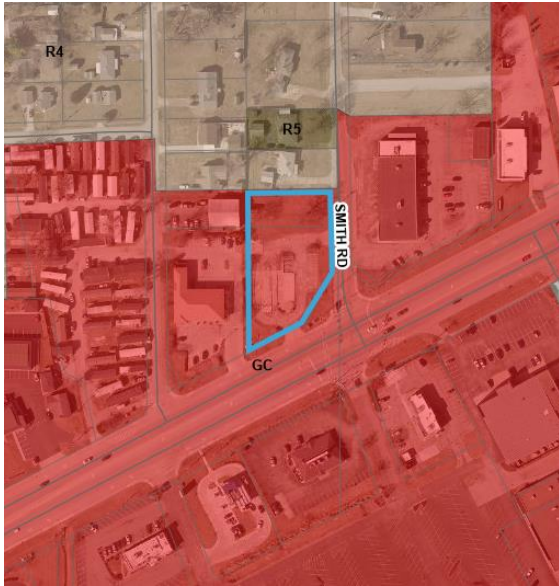


TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

DATE: 12-09-2025
CASE NO.: DP-25-097
Project Page: [Zaxby's Main at Smith](#)
PETITIONER: Jessica Hood, Carter Engineering on behalf of Zaxby's
REQUESTED ACTIONS: Architectural and Site Design Review for a proposed drive-thru restaurant of approximately 2,300 square feet in size.
LOCATION: 2560 East Main Street
PARCEL SIZE: .965 acres +/-



EXISTING ZONING AND LAND USE		THRIVE! COMPREHENSIVE PLAN	
Site:	GC: General Commercial	Site:	Community Mixed Node
North:	R4: Medium Residential	North:	Community Mixed Node
South:	GC: General Commercial	South:	Community Mixed Node
East:	GC: General Commercial	East:	Community Mixed Node
West:	GC: General Commercial	West:	Community Mixed Node

PROJECT DESCRIPTION

- Requested Action:**
- Architectural and Site Design Review for a proposed 2,300 square feet drive-thru restaurant on a .965-acre (+/-) parcel.
-
- Concurrent Actions:**
- None
-
- Future Action(s):**
- Improvement Location Permit and other required permits (*Administrative*)

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE



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	Complies	Setback Side	Required	Shown
			Front	20'	20'
			Side (L)	5'	5'
			Side (R)	20'	20'
			Rear	20' Buffer	20'
Maximum Building Height	14.2.E.2	Complies			
Building Materials	5.5.C.3.2	Partially Complies	Façade Points	Required	Shown
			North	600	603.62
			East	600	592.10
			South	600	644.74
West	600	630.68			
Mechanical Equipment:	5.5.C.4.d, 4.1G	Complies			
Building Lighting	4.9.C	Complies			
Site Design					
Drive-Through Facilities	4.1.D	Complies			
Loading Space Orientation	5.5.C.4.b	Complies			
Outside Storage	5.5.C.4.c	N/A			
Outdoor Seating/Dining	4.16.E	Complies			
Parking Area Location	4.10.C	Complies			
Off-Street Parking Area Cross Access Connection	4.10.D.7	Needs Attention	The 15' drive lane pictured below does not appear to be in compliance with the PZO		

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

Bicycle Parking	4.10.E	Complies	
Parking Spaces	4.10.F	Complies	
Site Lighting	4.9.D 5.5.C.6	Not Compliant	4.9.C.7 appears to be not met on the northern boundary of the property, which abuts residential
Trash Enclosure / Trash Compactor	4.1.J	Complies	
Pedestrian Connectivity	4.1.H	Complies	
Landscaping			
Perimeter Yard Landscaping	4.7.C	Complies	
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	

STAFF COMMENTS

PLANNING: Building Materials

The applicant is proposing their “Modern Farmhouse” style restaurant. This appears to be a relatively new style of restaurant design for the franchise, as it differs significantly from even the Zaxby locations in Metro Indianapolis. Examples of those alternate styles from nearby have been included below for reference.



Avon, Indiana



Camby, Indiana

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE



Fishers, Indiana



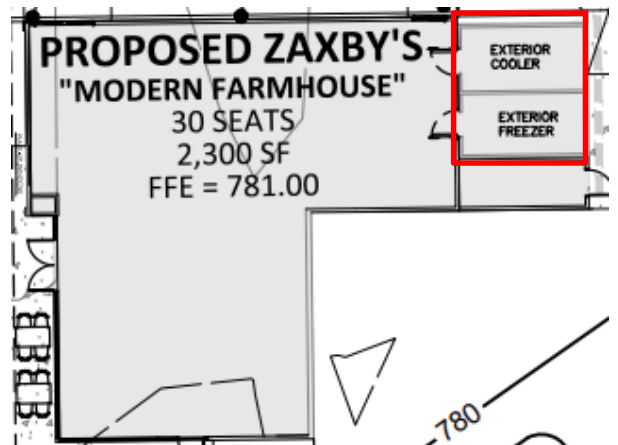
Greenwood, Indiana



Similar to Proposed Plainfield Location (Located in Columbus, IN)

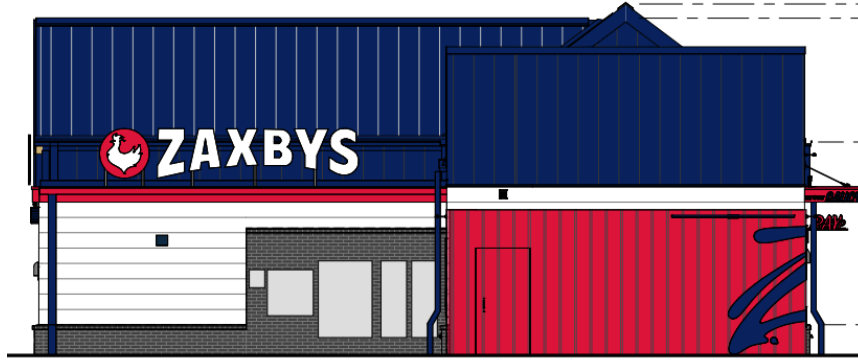
Zaxby's website claims that the company's new Modern Farmhouse restaurant format being proposed is "designed to maximize operational efficiency and profitability".

Additionally, the applicant is proposing locating both a cooler & a freezer on the exterior of the building. These exterior pieces of equipment will be screened by a decorative fence; however, it should be noted that due to the proposed layout of the site, the screened cooler & freezer will be located at the front of the building, visible from the corner of Smith Road & U.S. 40. This is a practice that does not seem to have been utilized at any other Central Indiana locations for this franchise. Extra consideration needs to be given considering the prominence of this location in a Gateway corridor.



TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

The applicant mistakenly gave themselves façade material points for “metal accents” which are not rewarded points under the Plainfield Zoning Ordinance. The East elevation, which is oriented most directly at U.S. 40 and Smith Road, does not meet Town standards for material usage based on Staff’s calculations. The elevation shown on the left is what is proposed to be fronting the corner of Smith Road & Main Street. The red part of the elevation is the cooler/freezer screening.



Signage

The applicant’s [sign package](#), at the time of writing this report, contains multiple ordinance violations and design concerns. The following Variances from the Board of Zoning Appeals will be necessary to move forward with the proposed sign package.

- Variance for Sign Type (Signs 2,3, 4, 5, 7, 8, 9, 10 – See below)
- Variance for Sign Location (Signs 2, 7, 8)
- Variance for Sign Square Footage (North, East, and South Elevations – Details in chart to the right)
- Variance for Sign Illumination (Sign 7)
- Utility Locating & Easement Encroachment Agreement (Sign 1)

	Elevation	Sq Ft Shown	Sq Ft Allowed	Over/Under
-	North	111.1 sq ft	72 sq ft	+39.1
	East	98.5 sq ft	61.2 sq ft	+37.3
-	South	150.31 sq ft	73.88 sq ft	+76.43
	West	46.22 sq ft	61.2 sq ft	-14.98

The Plainfield Zoning Ordinance includes language (shown below) allowing the Plan Commission to approve an alternative sign package for new construction.

3. Construction Type

- a. **New Construction / Major Building Additions – Building Signs for new construction projects and major Building addition projects shall be an individual letter signage unless an alternative sign package was approved by the Plan Commission.**

The underlined language allows the Plan Commission to approve signs that are not individual letter signage, as would be necessary for the current project’s proposed sign package (Variance for Sign Type). The Plainfield Zoning Ordinance prescribes a “sign hierarchy” to address preferred signage types in the Town of Plainfield. That hierarchy has been included to the right.

Design Requirements. To create a unified and consistent treatment, new *Building Signs* shall be erected in accordance with the following regulations:

1. Sign Hierarchy. The order of ranking of the various types of *Building Signs*, from the highest to the lowest, shall be (a), (b), (c), (d), and (e) as outlined below:
 - a. An Individual Letter *Sign* (including but not limited to: internally illuminated channel letters, logos or script; illuminated or non-illuminated pin-mounted letters, logos or script; or, a plaque with raised or routed letters, logos or script).
 - b. A *Channel Box* or *Cloud Sign*
 - c. A *Raceway Mounted Sign* (including but not limited to: channel letters, logos or script).
 - d. A *Box Sign*.
 - e. A *Painted Board Sign* or a *Sign* painted directly on a wall of a Building.

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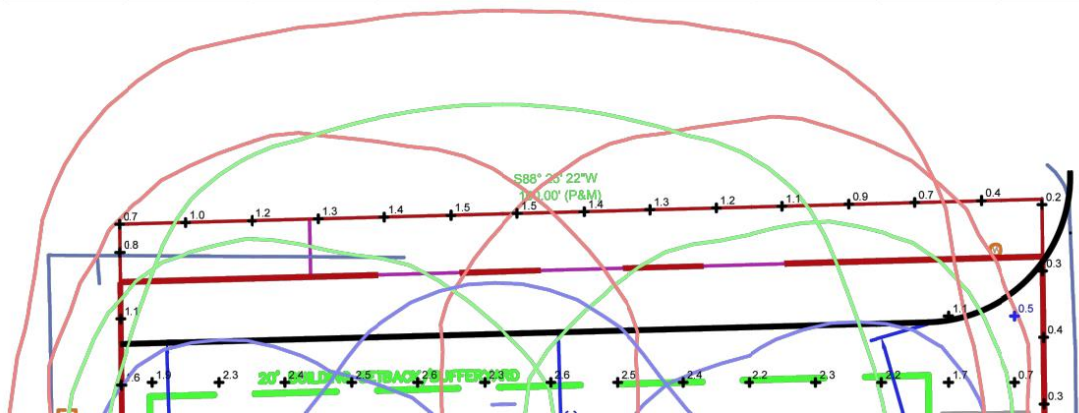
However, the Plan Commission is not empowered to overlook necessary variances for sign square footage per elevation. The applicant will need to petition the Board of Zoning Appeals for that reason as it currently stands.

Lighting

7. Lighting shall not cause illumination beyond any lot line, except for common lot lines in commercial or industrial areas which utilize the development incentive for the use of required yards in integrated centers or industrial parks;

The applicant's lighting plan indicates that illumination beyond lot lines is occurring. This is especially concerning on the north end of the property, which abuts residential zoning. The footcandle map as well as the provided lighting statistics have been included below.

Statistics			
Description	Symbol	Avg	Max
Property Line Light Levels	+	0.9 fc	3.2 fc
Parking Lot Light Levels	+	3.1 fc	4.2 fc



PUBLIC UTILITIES:
TRANSPORTATION: