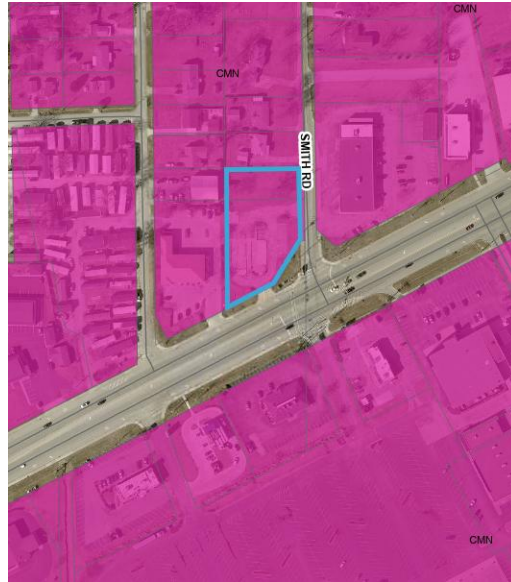
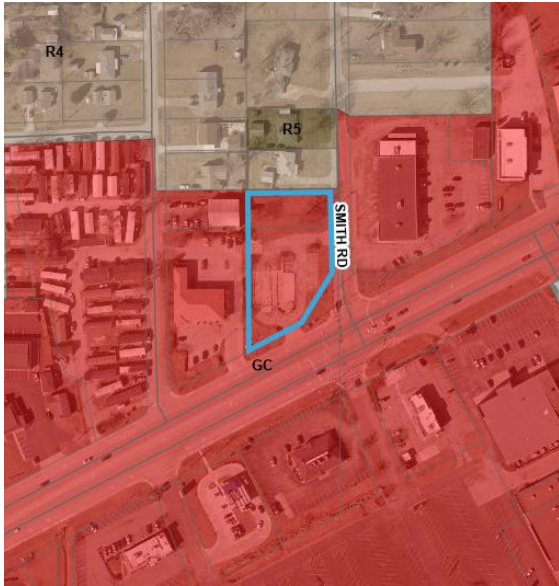


# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

**DATE:** 01-06-2026  
**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 +/-



<b>EXISTING ZONING AND LAND USE</b>		<b>THRIVE! COMPREHENSIVE PLAN</b>	
<b>Site:</b>	GC: General Commercial	<b>Site:</b>	Community Mixed Node
<b>North:</b>	R4: Medium Residential	<b>North:</b>	Community Mixed Node
<b>South:</b>	GC: General Commercial	<b>South:</b>	Community Mixed Node
<b>East:</b>	GC: General Commercial	<b>East:</b>	Community Mixed Node
<b>West:</b>	GC: General Commercial	<b>West:</b>	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		
<b>Building Design</b>					
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	Complies	Façade Points	Required	Shown
			North	600	609.7
			East	600	606.65
			South	600	653.9
West	600	645.32			
Mechanical Equipment:	5.5.C.4.d, 4.1G	Complies			
Building Lighting	4.9.C	Complies			
<b>Site Design</b>					
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		

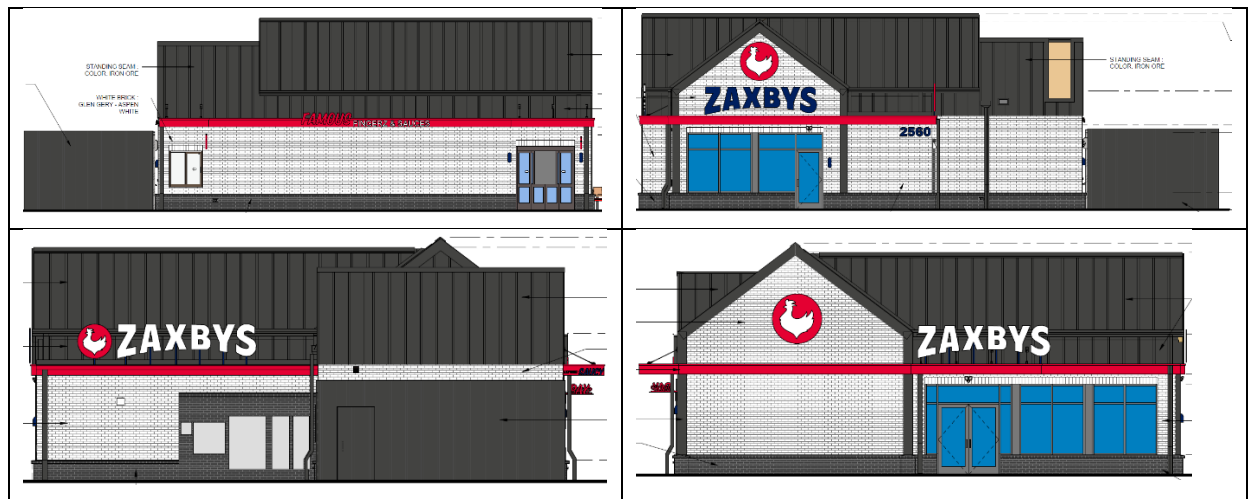
## TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

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	
<b>Landscaping</b>			
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. After feedback from the December Design Review Committee meeting, the applicant has updated the design of the Modern Farmhouse style. Those updates are shown below.



# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

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



Fishers, Indiana



Greenwood, Indiana



Proposed – Dunwoody, GA



Proposed – Dunwoody, GA

# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

## Signage

The applicant has made significant effort to bring their sign package into compliance with the Plainfield Zoning Ordinance. Originally, dozens of variances would have been necessary for the proposed sign package.

Currently, only a few minor concerns remain.

- 1) Three signs (West & East Zaxbys – Raceway Signs, Famous Fingerz & Sauces – Awning Sign) will need approval from the Plan Commission as they are not sign types typically permitted for new construction projects under the zoning ordinance. PC is empowered to approve alternative sign types only.
- 2) The applicant will have to apply for two (2) separate sign permits for the Zaxbys & Logo sign on the South elevation. This is due to the size of the sign measured as a single sign versus two separate.

A formally updated sign package is expected 12/30/25.

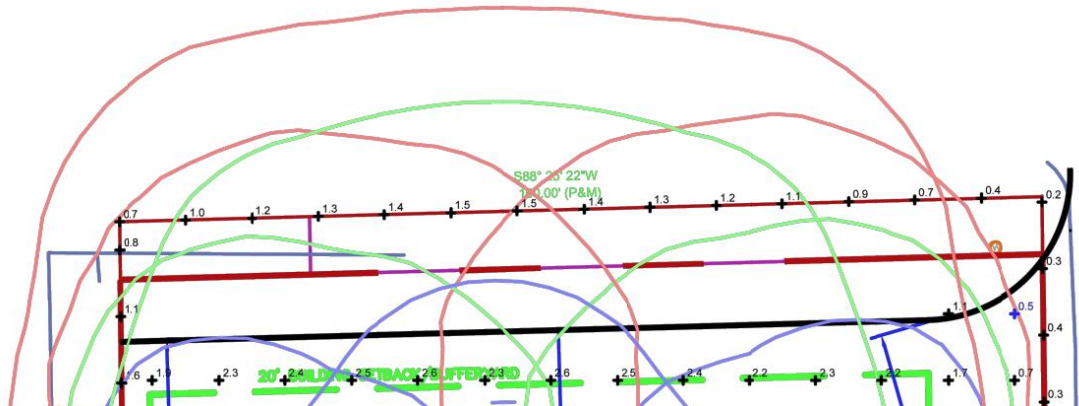
## Lighting

The section below, written for the 12/09/2025 DRC meeting. The applicant has affirmed via email that a new lighting plan will be uploaded soon and that it would be in compliance with the PZO. The original compliance concern is highlighted below.

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:**

**TOWN OF PLAINFIELD  
DESIGN REVIEW COMMITTEE**