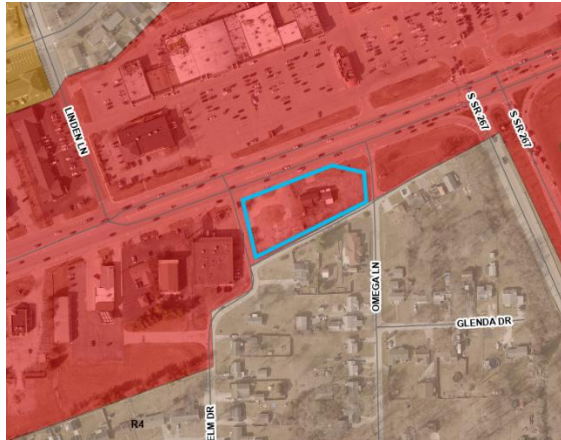


# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

**DATE:** 03-10-2026  
**CASE NO.:** DP-26-012  
**Project Page:** [Dutch Bros](#)  
**PETITIONER:** Josh Koone, Kimley-Horn  
**REQUESTED ACTIONS:** Architectural and Site Design review for a proposed drive-through coffee establishment  
**LOCATION:** 1815 East Main Street  
**PARCEL SIZE:** 0.84 acres +/-



<b>EXISTING ZONING AND LAND USE</b>		<b>THRIVE! COMPREHENSIVE PLAN</b>	
<b>Site:</b>	GC: General Commercial	<b>Site:</b>	CMN: Community Mixed Node
<b>North:</b>	GC: General Commercial	<b>North:</b>	CMN: Community Mixed Node
<b>South:</b>	R4: Medium Density Residential	<b>South:</b>	SR: Suburban Residential
<b>East:</b>	GC: General Commercial	<b>East:</b>	SR: Suburban Residential
<b>West:</b>	GC: General Commercial	<b>West:</b>	CMN: Community Mixed Node

## PROJECT DESCRIPTION

- Requested Action:**
- Architectural and Site Design review for a proposed 1,025 sqft +/- drive-through coffee establishment
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- Concurrent Actions:**
- Primary Plat to create a one lot non-residential subdivision
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- Future Action(s):**
- Improvement Location Permit, Secondary Plat and other required permits (*Administrative*)



# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

## PROJECT REVIEW

PROJECT COMPLIANCE SUMMARY					
		Compliance unknown / needs attention			
			Does not comply		
Review Area	Code Section	Status	Questions / Comments		
Building Design					
Minimum Yards and Building Setbacks	14.2.D.2	Compliant			
Maximum Building Height	14.2.E.2	Compliant			
Building Materials	4.21	Complies.  Material samples should be brought to DRC.	<b>FAÇADE POINTS</b>		
				<b>Required</b>	<b>Shown</b>
			<b>Front (Primary)</b>	600	800
			<b>Rear (Primary)</b>	600	800
			<b>Left (Primary)</b>	600	800
<b>Right (Primary)</b>	600	800			
Mechanical Equipment:	4.1G	Compliant			
Building Lighting	4.9.C	Compliant			
Site Design					
Drive-Through Facilities	4.1.D	Compliant	The applicant is providing evergreen trees along the drive through that will help screen while also allowing the use to be sufficiently visible to customers.		
Loading Space Orientation	4.11.C.1.d	Compliant			
Outside Storage	4.16.B.9	Compliant			
Outdoor Seating/Dining	4.16.E	Compliant			
Parking Area Location	4.10.C	Compliant	<p>The applicant and Staff have identified opportunities for on-street parking on Locust and Elm. This will require Council approval. With Locust being a low-traffic street, these spaces allow the building to be moved forward to be a prominent part of the site instead of parking. The Elm Street spaces could be used by employees and/or food delivery service drivers.</p> <p>Given the site's size, location, and four frontages, Staff believes that the proposed parking location allows a difficult site to redevelop in a manner that improves the corridor.</p>		
Off-Street Parking Area Cross Access Connection	4.10.D.7	N/A			
Bicycle Parking	4.10.E	Compliant			
Parking Spaces	4.10.F	Complies	The applicant has provided a parking narrative as required with Market Based Parking.		
Site Lighting	4.9.D 5.5.C.6	Partially Compliant	The photometric plan complies; however the mounting height exceeds the 15-foot maximum height for sites adjacent to		

## TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

			<p>residential.</p> <p>The height differential between this site and the residential to the south, compliance with the ordinance will minimize the impact upon the neighbors.</p> <p>There is a question as to how the L7-Crown lighting will be placed in relation to the canopy. It is not clear whether the element will be visible or whether it is built into the canopy to provide down-lighting.</p>
Trash Enclosure / Trash Compactor	4.1.J	Complies	Complies. Though the DRC typically prefers cedar or composite wood, solid metal is permitted by code.
Pedestrian Connectivity	4.1.H	Complies	<p>Connection has been made to East Main Street, and a connection has been made to a proposed extension of the public walk along Elm Street.</p> <p>The applicant will require a waiver to the sidewalk requirement along Omega Street due to the grade change from East Main Street to Locust Street. Staff concurs that this grade change would make the construction and utilization of the sidewalk difficult under ADA considerations.</p>
<b>Landscaping</b>			
Perimeter Yard Landscaping	4.7.C	Complies	
Foundation Landscaping	4.7.E	Complies as an alternate landscape plan.	Landscaping from the drive through and walk-up customer areas have been moved to a location where it will not impact operations.
Parking Lot Trees	4.7.F	Compliant	
Parking Lot Screening	4.7.F	Compliant	
Trash Enclosure Landscaping	4.1.J	Compliant	

### **STAFF COMMENTS**

### **MOTION**

The options below are provided to the Design Review Committee for consideration:

1. I move to forward DP-26-012 to the Plan Commission with a **favorable** / **unfavorable** recommendation; (if applicable) subject to the following conditions:
  
2. I move to **continue** DP-26-012 to the next regularly scheduled Design Review Committee meeting with the following comments: