

# TOWN OF PLAINFIELD PLAN COMMISSION

**DATE:** 05-04-2026

**Project Page:** [Dutch Bros](#)

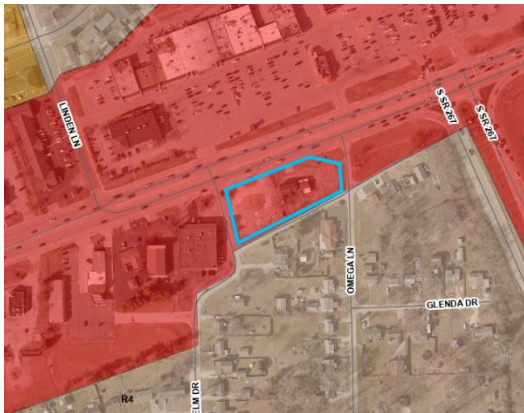
**CASE NO.:** DP-26-012  
PP-26-012

**PETITIONER:** Josh Koone, Kimley-Horn

**REQUESTED ACTIONS:** DP-26-012: Architectural and Site Design Review for a proposed 1,025 square foot drive-thru coffee establishment.  
PP-26-012: Amendment to existing Primary Plat

**LOCATION:** Main Street near Quaker Boulevard, between Elm Drive and Omega Lane

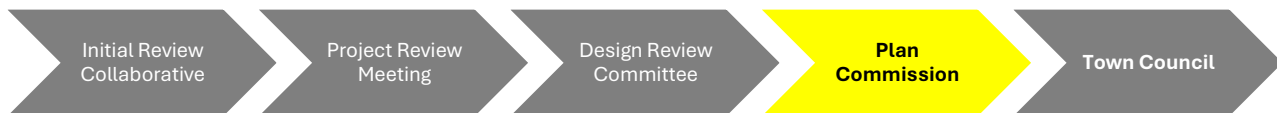
**PARCEL SIZE:** 0.84 acres (+/-)



<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 square foot Dutch Bros with associated drive through facilities.
  - Amendment to existing Primary Plat
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- Concurrent Actions:**
- None
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- Future Action(s):**
- Improvement Location Permit and other necessary permits (Administrative)



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## PROJECT REVIEW

### PROJECT COMPLIANCE SUMMARY

Compliance unknown / needs attention

Does not comply

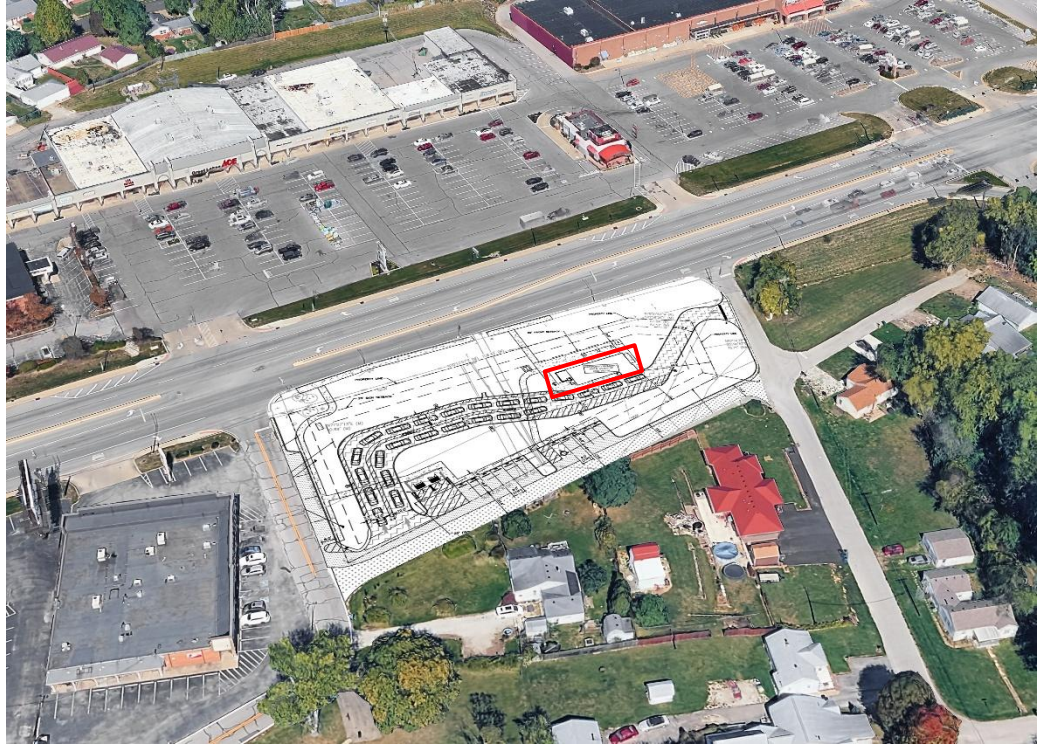
Review Area	Code Section	Status	Questions / Comments		
<b>Building Design</b>					
Minimum Yards and Building Setbacks	14.2.D.2	Compliant			
Maximum Building Height	14.2.E.2	Compliant			
Building Materials	4.21	Compliant	<b>FAÇADE POINTS</b>		
			<b>Front (Primary)</b>	600	800
			<b>Rear (Primary)</b>	600	800
			<b>Left (Primary)</b>	600	800
Mechanical Equipment:	4.1G	Compliant			
Building Lighting	4.9.C	Compliant			
<b>Site Design</b>					
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			
Off-Street Parking Area Cross Access Connection	4.10.D.7	N/A			
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	Compliant	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.		
<b>Landscaping</b>					
Perimeter Yard Landscaping	4.7.C	Compliant			
Foundation Landscaping	4.7.E	Compliant			
Parking Lot Trees	4.7.F	Compliant			
Parking Lot Screening	4.7.F	Compliant			
Trash Enclosure Landscaping	4.1.J	Compliant			

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## STAFF COMMENTS

### PLANNING:

The proposed development has been refined through the review process and reflects a coordinated effort between the applicant and Staff to address site constraints and design considerations. The layout, building placement, and overall site organization respond well to the unique challenges of this property, including multiple frontages and changes in grade. The proposed site plan is shown below, with the building highlighted in red.



The Design Review Committee previously discussed the importance of how the site presents to Main Street. The current plan reflects that feedback, with the building positioned closer to the street and parking shifted to the rear and sides of the property through incorporated street parking along Elm and Locust. This approach allows the building and pedestrian connectivity of the site to serve as the more prominent feature of the lot.

The proposed drive-through meets all Town ordinances and effectively positions itself behind and to the side of the building, avoiding the “wrap around” drive-through typically seen at a business like this.

Pedestrian connectivity has been provided through direct access to Main Street and a connection to the planned sidewalk extension along Elm Street. **A waiver has been requested for the sidewalk along Omega Street due to the grade change between Main Street and Locust Street.** Staff has reviewed this condition and concurs that the grade presents challenges for construction and accessibility.

This proposal is compliant with all applicable provisions of the Plainfield Zoning Ordinance.

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**TRANSPORTATION:** Coffee drive-thru businesses are high traffic generators, and admittedly, Dutch Bros. will create a lot of new activity at this site. However, this location has been previously approved for similar uses, including a Tim Horton's and a Scooter's, albeit on a single parcel.

The proposed site plan maximizes the available stacking on the site by combining the two existing parcels. Additionally, the Petitioner agreed to locate their primary entrance drive to Locust Drive in order to reduce the likelihood that stacking from NB left turners using Elm Drive will block customers from accessing the site. Note that traffic patterns that rely on Elm for some morning/afternoon trips to access the elementary schools south of here is expected to shift somewhat with the new roadway to connect Elm Drive to Stout Heritage Parkway near Clark's Creek.

Still, at the request of Staff, the Petitioner did provide a local Traffic Management Plan in anticipation of there being potentially specific times of day where the available queuing could get excessive.

Lastly, the Petitioner has worked with Staff and the Plainfield Town Council to enter into a Letter of Intent (LOI) that helps set the stage for the proposed site plan. In order maximize the site for onsite queuing, the site relies on parking to get built for employees off Locust Drive. The LOI addresses some other key considerations such as resurfacing of affected streets, adjusting the street classification of Locust to convert it to an alley. But it is important to point out the LOI only sets the stage for a future Development Agreement, should the Plan Commission provide the necessary approvals to the Petitioner.

**UTILITIES:** Existing utilities are near the site. Stormwater drainage has been preliminary reviewed and may raise some questions/concerns, but Staff is confident they can be properly resolved as part of the Site & Infrastructure Review process.

## POTENTIAL MOTIONS.

The following motions are provided to the Plan Commission for the possible decisions that can be made on each of the petitions: **approve**, **deny**, or **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: Primary Plat

**I move that the Plan Commission approve / deny / continue** PP-26-012: A request for Primary Plat approval to create one lot on 0.84 acres (+/-) zoned GC: General Commercial, finding that:

1. Adequate provisions **have** / **have not** been made for regulation of minimum lot width, minimum lot depth and minimum lot area;
2. Adequate provisions **have** / **have not** been made for the widths, grades, curves and coordination of subdivisions public ways with current and planned public ways; and
3. Adequate provisions **have** / **have not** been made for the extension of water, sewer, and other municipal services.

And that such approval shall be subject to the following conditions:

1. Compliance with the Plainfield Town Code and Plainfield Town Standards;
2. Substantial compliance with the primary plat submitted for approval.
3. As per the Plainfield Subdivision Control Ordinance, no permits shall be issued for these sites until the recording of the secondary plat.
4. The rights-of-way that require vacation are vacated prior to the recording of the secondary plat.

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## MOTION 2: Development Plan – Dutch Bros

I move that the Plan Commission **approve / deny / continue** petition DP-26-012: Architecture and Site Design review for a 1,025 (+/-) square foot building on a 0.84 acre (+/-) parcel to be created in a concurrent primary plat within an area zoned GC: General Commercial, 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 May 4, 2026.
2. The secondary plat shall be recorded prior to the issuance of any Improvement Location Permits.