



December 30, 2025

Town of Plainfield
Planning & Zoning Department
206 W. Main Street
Plainfield, IN 46168
(317) 839-2561

RE: Culver's – Plainfield, Indiana
5074 Gateway Dr
Plainfield, IN 46168

Project Summary Narrative:

The proposed Culver's project is located in a +/-3.46-acre property at 5074 Gateway Drive. The project includes the clearing of a vacant lot for a proposed Culver's Restaurant with associated drive-through, paving, landscaping and utilities. The development proposes a total of 53 parking spaces that includes 3 ADA parking spots, as well as 12 order waiting stalls. Culver's is a highly popular fast-food chain restaurant that offers a variety of menu items for customers to enjoy dining in. Historically, similar Culver's locations have operated successfully with a minimum of 50 parking spaces for this project's proposed restaurant prototype. Culver's franchise systems (CFS) has conducted an internal review of the project's site plan and concluded the site shall provide a minimum of 50 parking spaces to meet projected parking demands.

The anticipated hours of operation of the restaurant is anticipated to be from 10:00 AM-10:00 PM with approximately 10-12 employees per shift. The project proposes two new access points along Gateway Drive. Customers looking to utilize the drive-through lane to order will be able to easily circulate the site without interfering with parking operations. Drive-through lane users also have the ability to leave the line through a center by-pass lane. The drive-through lane provides 14 stacking spaces to allow for adequate stacking at peak times. Please note Culver's refuse (trash) operations will be contracted privately and pickup timings will occur outside of the restaurant's hours of operation. Thus, parking has been provided adjacent to the proposed trash enclosure. The project does not propose any disturbance within the existing drainage easement and/or stormwater basin along the southern portion of the property.

Project Summary Data:

- Parcel numbers: 32-15-01-381-002.000-012
- Parcel area: 3.46-acres
- Development area: 1.40-acres
- Zoning: GC (General Commercial)
- Project Limits of Disturbance: +/-59,787 SF
- Proposed Building Area: +/-4,550 SF
- Proposed Impervious Area: +/-52,535 SF
- Proposed Pervious Area: +/-23,305 SF
- Required Parking Spaces = TBD (Based on Town Review)
- Provided Parking Spaces = 53 Spaces
 - Standard Parking Spaces = 50 Spaces
 - Accessible Parking Spaces = 3 Spaces
- Provided Stacking Spaces = 14 Spaces
- Provided Order Waiting Stalls = 14 Spaces