

TOWN OF PLAINFIELD PLAN COMMISSION

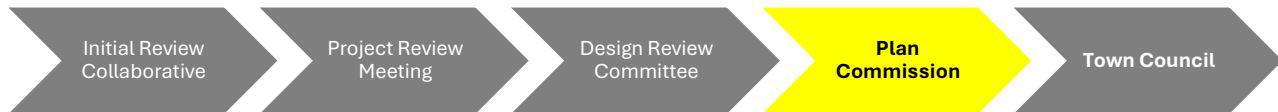
DATE: 02-02-2026
Project Page: [Culver's – Gateway Drive](#)
CASE NO.: DP-25-099
PETITIONER: Brett Hickey, Kimley-Horn
REQUESTED ACTIONS: Architectural and Site Design Review for a proposed 4,550 (+/-) square foot Culver's restaurant with drive through on a 3.46-acre parcel zoned GC: General Commercial
LOCATION: Northwest corner of Hadley Road and Gateway Drive
PARCEL SIZE: 3.67 acres (+/-)



EXISTING ZONING AND LAND USE		THRIVE! COMPREHENSIVE PLAN	
Site:	GC: General Commercial	Site:	H: Hospitality
North:	GC: General Commercial	North:	H: Hospitality
South:	GC: General Commercial	South:	H: Hospitality
East:	GC: General Commercial	East:	H: Hospitality
West:	P: Park	West:	C: Civic and Utilities

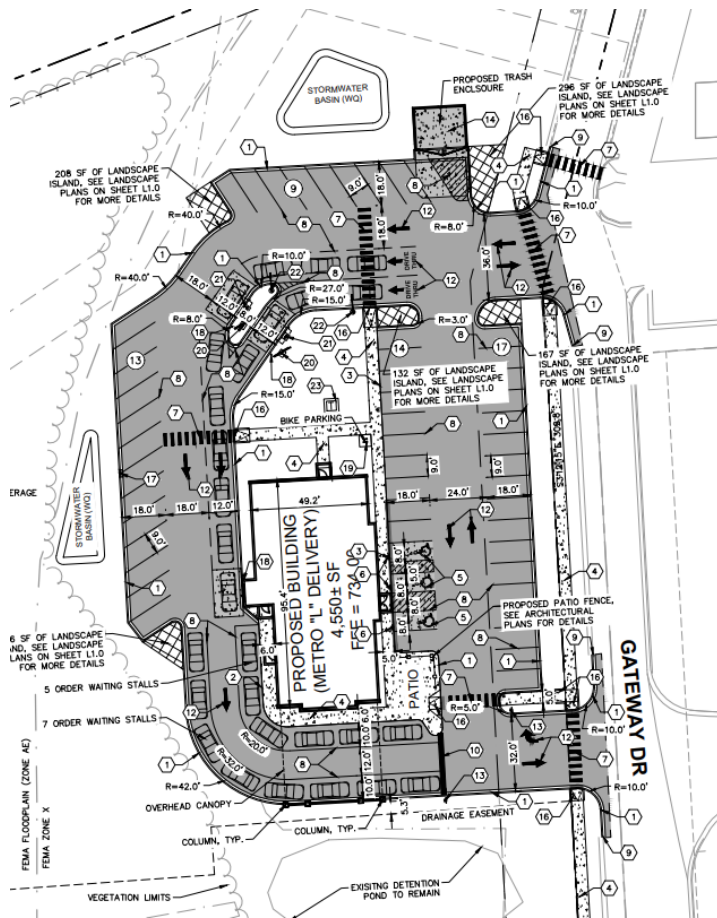
PROJECT DESCRIPTION

- Requested Action:**
- Architectural and Site Design review for a proposed 4,550 (+/-) square foot Culver's restaurant with drive through.
-
- Concurrent Actions:**
- None
-
- Future Action(s):**
- Improvement Location Permit and other necessary permits (administrative)



TOWN OF PLAINFIELD PLAN COMMISSION

PROJECT REVIEW



Culver's is requesting to construct a 4,550 (+/-) square foot restaurant with associated drive through at the northwest corner of Hadley Road and Gateway Drive. The proposed site is currently a vacant lot zoned GC: General Commercial.

The site (shown on the left) includes a double-stacked drive through and multiple waiting areas for food, consistent with other Culver's designs and operations in the area. The site will be adequately served by pedestrian connections to Hadley Road as well as the MyPlace Hotel across Gateway Drive.



While the site includes parking between the building and the road (Gateway Drive), the double-frontage of the site and the applicant's inclusion of a drive-thru canopy (shown on the right) sufficiently mitigates the negative impact of parking being highly visible from the public right-of-way. Additionally, it is important to note that Gateway Drive north of Hadley Road is a private road. Considerations for the future roundabout at Hadley Road & Gateway Drive have been made.

DESIGN REVIEW

This request was reviewed by the Design Review Committee (DRC) at its January 6th, 2026, meeting. The committee recommended approval of the petition subject to the following comments:

1. A curb bump-out to be included at the exit of the drive through to direct drivers into the proper lane. **Completed**
2. Bring building façade materials score into compliance. **Completed**



TOWN OF PLAINFIELD PLAN COMMISSION

STAFF COMMENTS

PLANNING:

TRANSPORTATION:

As has been discussed many times in front of the Plan Commission, Hadley Road is a key traffic concern for the Town of Plainfield. When this site was developed as part of the Rogers Creek (My Place) subdivision, a [Traffic Impact Study](#) was completed and a coffee shop with drive-thru was assumed on the site of the proposed Culver's, in order to create a 'worst case' scenario for an intense user. The below table for LOS indicated, at that time, the new SB approach was constructed specifically for the Rogers Creek subdivision would operate at what is generally cited as an unacceptable LOS...that being a F delay of 108 seconds.

Table 3 – Side Street Level of Service (LOS) and Worst Movement Delay

Intersection and Approach	Hadley Road/Gateway SB Delay		Hadley Road/Gateway NB Delay	
	AM Peak	PM Peak	AM Peak	PM Peak
Existing	N/A	N/A	B - 29	B - 27
2019 No-Build	N/A	N/A	B - 29	B - 27
2019 Build	F – 78	F – 103	C - 45	C - 52
Mitigated 2019 Build	E – 80	F – 108	C - 45	C - 52
2028 Build	F – 121	F – 172	C - 56	C - 67
2038 Build	F – 202	F – 281	C - 75	D – 91
¾-Access 2038 Build	A – 10	B – 12	C - 14	C - 10

¹ The first letter is the Level of Service for the approach. The number is the highest movement delay in sec/veh.

Given the unacceptable impacts were directed to the new development being proposed, the Town did not take exception to the condition. The Petitioner has been made aware of the traffic concerns at this location and Staff believes it is reasonable to not take exception to their proposal given the impacts are primarily limited to the new development(s).

Additionally, it is worthwhile to recognize the Town has a planned project to construct a new roundabout at this location as part of the overall mitigation efforts for traffic in this area. That project is expected to go to construction by 2030, following the reconstruction of the I-70 interchange by INDOT.

To accommodate the future project, coordination with the final site design may indicate minor adjustments to the south drive, including the potential for right-of-way to get dedicated. The Petitioner has been advised that the south drive may also be restricted in the future to an 'Exit Only' if entry traffic is found to create complications at the future roundabout, though this is not generally expected to be a concern due to the limited trips to this area.

UTILITIES:

Utilities supporting the site were largely constructed as part of the My Place project and subdivision. No concerns exists for water and wastewater service. The site is constrained and is shown to include for stormwater detention. A detailed review of the Petitioner's analysis will be part of the Site & Infrastructure Review submittal.

TOWN OF PLAINFIELD PLAN COMMISSION

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: Development Plan—Culver’s Gateway Drive

I move that the Plan Commission approve / deny / continue petition [DP-25-099](#): Architecture and Site Design review for a 4,550 (+/-) square foot building on a 3.67 acre (+/-) parcel, 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 February 2, 2026.