TOWN OF PLAINFIELD
DESIGN REVIEW COMMITTEE REPORT

DATE:	11-10-2026
CASE NO.:	**Home2Suites**
PETITIONER:	Plainfield Hospitality LLC
REQUESTED ACTIONS:	Development Plan for a 107-guest room hotel
LOCATION:	East side of Perry Road, immediately north of the extant Echo Hollow multifamily development, south of Perry Crossing Way
PARCEL SIZE:	5.52 acres (+/-) overall, to be subdivided into a 2.27-acre (+/-) parcel for this use





EXISTING ZONING AND *LAND USE*			THRIVE! COMPREHENSIVE PLAN	
GC	General Commercial, vacant	**Site:**	CMN	Community Mixed Node
GC	General Commercial, vacant	**North:**	CMN	Community Mixed Node
R-6	High Density Residential, Echo Park	**South:**	CMN	Community Mixed Node
R-6	High Density Residential, retention pond for Apex at Perry Crossing	**East:**	CMN	Community Mixed Node
PUD	Plainfield Marketplace PUD, Shops at Perry Crossing	**West:**	CMN	Community Mixed Node

PROJECT DESCRIPTION

Requested Action:	• Development Plan for a 107-guest room hotel
Concurrent Actions:	• Zone Map Amendment from GC: General Commercial to HB: Highway Business
Future Action(s) if approved:	• Improvement Location Permit and other required permits (*Administrative*). • Secondary Plat

Initial Review Collaborative → Project Review Meeting → **Design Review Committee** → Plan Commission → Town Council (*Zone Map Amendment Only*)

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.

PROJECT COMPLIANCE SUMMARY

Compliance unknown / needs attention Does not comply

Review Area	Code Reference	Status	Questions / Comments
Building Design			
Minimum Yards and Building Setbacks	14.2.D.2	Complies	
Maximum Building Height	14.2.E.2	Complies	
Building Materials	4.21	Complies	**FAÇADE POINTS** / **Required** / **Shown** **South** (*Primary*) 600 637.5 **North** (*Primary*) 600 638.7 **West** (*Primary*) 600 747.3 **East** (*Primary*) 600 699.8
Mechanical Equipment:	4.1G	Complies	PTAC units have typically not required screening as they are embedded into the facade
Building Lighting	4.9.C	Complies	
Site Design			
Drive-Through Facilities	4.1.D	Not applicable	
Loading Space Orientation	4.11.C.1.d	Not applicable	
Outside Storage	4.16.B.9	Not applicable	
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	Complies	
Bicycle Parking	4.10.E	Complies	
Parking Spaces	4.10.F	*Comment to the right is repeated from the 9/24 Project Review Meeting*	Market Based Parking requires information in the narrative about how the number of spaces meets the needs of the development. The Town does not have a required parking ratio as shown in the site plan
Site Lighting	4.9.D 5.5.C.6	Does not comply. *Comment to the right is repeated from the 9/24 Project Review Meeting*	The lights along the southern boundary need to be reduced in mounting height to 15 feet due to the residential to the south. The photometric values comply
Trash Enclosure / Trash Compactor	4.1.J	Inconsistent	Some details call for a CMU exterior and others call for a brick exterior. Needs to be brick.
Pedestrian Connectivity	4.1.H	*Does not comply.*	• Recommended extending the sidewalk

		Comments to the right are repeated from the 9/24 Project Review Meeting	from the southwest end of the building to connect with the public sidewalk along Perry Rd. • Please demonstrate / verify compliance with non-motorized (pedestrian) access standards within Article 4.1.H (p.24) of the Plainfield Zoning Ordinance.
Landscaping			
Perimeter Yard Landscaping	4.7.C	Complies	West landscaping could be considered an alternate landscape plan due to easement
Foundation Landscaping	4.7.E	Complies	
Parking Lot Trees	4.7.F	Complies	
Parking Lot Screening	4.7.F	Does not comply. *Comment to the right is repeated from the 9/24 Project Review Meeting*	There will need to be parking lot screening on the south side as there will be a private road there.
Trash Enclosure Landscaping	4.1.J	Does not comply. *Comment to the right is repeated from the 9/24 Project Review Meeting*	The west side of the trash enclosure will require landscaping