

PLAT COMMITTEE

April 8, 2026

Case Number: 2026-PLT-015
Address: 5260 Claybrooke Commons Drive (Approximate Address)
Location: Franklin Township, Council District #25
Zoning: D-10 / C-4
Petitioner: Claybrooke Commons East LLC, by Jason Fuchs
Request: Approval of a Subdivision Plat to be known as Claybrooke Commons Mixed-Use Subdivision, dividing 10.161 acres into one lot and one block.

Waiver Requested: None
Current Land Use: Undeveloped
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated February 27, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.



9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
11. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-4. The site is undeveloped. The proposed plat would subdivide the property into one lot and one block: Lot Four would be 3.414 acres and is undeveloped. Block C would be 6.748 acres and is undeveloped. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Lot Four would front on a proposed extension of Claybrooke Commons Drive to the west. Block C would front on a proposed extension of Aviator Drive to the south.

SIDEWALKS

Sidewalks are required along all street frontages on Claybrooke Commons Drive and Aviator Drive.

GENERAL INFORMATION

Existing Zoning	D-10 / C-4	
Existing Land Use	Undeveloped	
Comprehensive Plan	Interchange Area Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	HD-1 Nursing Home
	South:	C-5 Automotive Sales Dealership
	East:	C-S Interstate 65 / Undeveloped
	West:	C-S Undeveloped
Thoroughfare Plan		
Claybrooke Commons Drive	Private Street	50-foot existing right-of-way
Petition Submittal Date	February 27, 2026	

PHOTOS



Proposed Lot 4, looking east.



Proposed Block C, looking east.