

**PLAT COMMITTEE**

**December 10, 2025**

**Case Number:** 2025-PLT-079 / 2025-VAC-011

**Property Address:** 8501 and 8601 South Emerson Avenue and 5260 Noggle Way (*Approximate Addresses*)

**Location:** Franklin Township, Council District # 25

**Petitioner:** Claybrooke Luxury Living, LLC, by Joseph D. Calderon

**Request:** Approval of a Subdivision Plat to be known as Claybrooke Commons Mixed Use Subdivision, dividing 40.08 acres into one lot and three blocks.  
  
Vacation of drainage and utility easement, being 20 feet in width, from the north line of Claybrook Commons Drive (private street), north 701.16 feet to the south line of proposed Block "A" of Claybrooke Commons Mixed Use Subdivision (2025-PLT-079), with a waiver of the Assessment of Benefits.

**Waiver Requested:** Waiver of Assessment of Benefits

**Current Land Use:** Undeveloped

**Staff Reviewer:** Michael Weigel, Senior Planner

**PETITION HISTORY**

Due to an error involving the publication of legal notice within required newspapers, this petition will be unable to be heard at the December 10<sup>th</sup> hearing. Staff will request that the petition be continued to the January 14<sup>th</sup> hearing date of the Plat Committee.