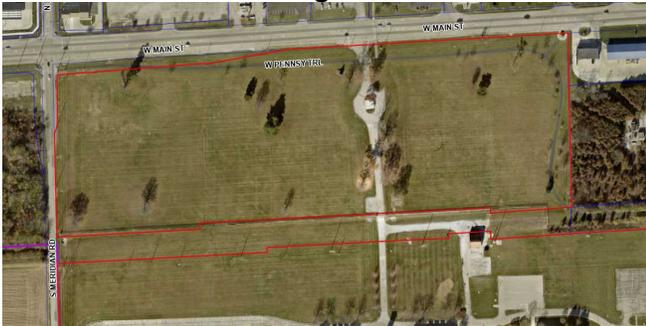


**SUB26-01 & SUB26-02 Southeast Corner of W. Main St & Meridian Rd, Primary Plat & Secondary Plat, Greenfield Redevelopment Commission**, requests approval of a Primary Plat and Secondary Plat to be known as LABCORP FRONTAGE SUBDIVISION, dividing approximately 26.188 acres +/- into 1 Lot and 1 Block, zoned Business Park District (“BP”).

**Exhibits:**

1. **Proposed Primary Plat for LABCORP FRONTAGE SUBDIVISION, file dated 02/05/2026**
2. **Proposed Secondary Plat for LABCORP FRONTAGE SUBDIVISION, file dated 02/05/2026**

**Location and Surrounding Uses:**



**Aerial Map**



**Zoning Map, Business Park**

**North** NR National Road, Commercial and Light Industrial  
**South** BP Business Park, Light Industrial  
**East** NR National Road, Commercial  
**West** NR National Road, Vacant Lot

**History:**

The area along US40 (Main St) in front of the Labcorp property (previously owned and operated by Covance) has historically been an open and vacant tract of land. This property includes the entryway and guard house for the larger light industrial complex to the south which has historically been used for medical testing. Recently the Plan Commission reviewed information forwarded from the Redevelopment Commission regarding a TIF District on this site.

**Current Proposal**

The Petitioner wishes to subdivide the larger existing property, detaching the portion which fronts US40 from the rear or southern portion of the property. The existing property currently has a total of approximately 99.554 acres +/- . The northern portion being platted under this petition is approximately 26.188 acres +/- , leaving approximately 73.366 acres +/- to the southern portion, as proposed. The petitioner is proposing one lot of approximately 6.5 acres +/- at the southeast corner of US40 and Meridian Rd along with a block (“Block A”) of approximately 19.688 acres +/- to the east. Lot 1 will be developed as a new Police Station.

**Access**

Direct access from US40 onto Block A will be maintained via the existing traffic light and additional access points will be reviewed as lots develop. All access points onto US40 will require INDOT review and approval based on the particular uses proposed at the time of those future petitions.

**Primary Plat**

The petitioner has filed a Primary Plat petition to divide approximately 26.188 acres +/- into 1 lot and 1 block to be known LABCORP FRONTAGE SUBDIVISION.

Lot 1 is proposed to be approximately 6.5 acres +/- at the intersection of US40 and S Meridian Rd. Block A contains the remainder at approximately 19.688 acres +/-.

**Secondary Plat**

The Secondary Plat with detailed boundaries and setbacks has been filed by the Petitioner to be reviewed and approved by this Plan Commission. Though typically approved administratively, Secondary Plats can be approved directly by the Plan Commission, also.

Staff has reviewed the "LABCORP FRONTAGE SUBDIVISION SECONDARY PLAT" as filed by the Petitioner and found it to be appropriate and in compliance with applicable codes and regulations required for it to be approved either by this Plan Commission, or Administratively by the Plan Commission's Designated Staff Representative.

**Technical Review**

The petitioner submitted plans for Tech Review on February 2, 2026.

There were very few comments from the various departments as this is a previously served property, and no developments have yet been proposed on this site. Each of those comments has been or is being addressed with the various departments currently. None of the unresolved comments correlate to or have an impact on the appropriateness or feasibility of the Primary or Secondary Plats as proposed by the Petitioner and which are under review by this body.

**Staff Recommendation:** Approve the Primary Plat, file dated 02/05/2026, and the Secondary Plat, filed 02/05/2026 based on the findings in the staff report and the following conditions:

1. Applicant shall submit one electronic copy (tiff or pdf) of the recorded plat to the City Engineering Department, and electronic CAD and GIS shape files for incorporation into the city's records and Geographic Information System.
2. Water, Sewer, and Electric availability fees shall be paid prior to plat recording, where applicable.
3. Water, Sewer, and Power connection fees, park impact fees, road impact fees, and building permit fees shall be paid at time of permitting, where applicable.