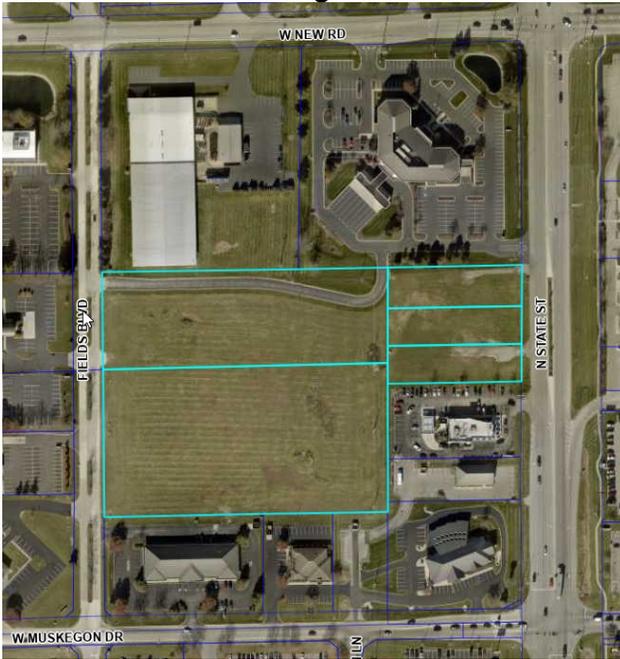


**SUB26-03** Located between Fields Blvd & N State St, north of Muskegon Dr, Primary Plat, Hancock Regional Hospital, requests approval of a Primary Plat to be known as HANCOCK VILLAGE, dividing approximately 9.883 acres +/- into 4 lots and 2 Common Areas, zoned "Commercial North Gateway" (CN).

**Exhibits:**

1. Proposed Primary Plat for HANCOCK VILLAGE, file dated 02/12/2026

**Location and Surrounding Uses:**



**Aerial Map**



**Zoning Map, Commercial North Gateway**

<b>North</b>	CN Commercial North Gateway & BP Business Park, Commercial and Light Industrial
<b>South</b>	CN Commercial North Gateway, Commercial
<b>East</b>	CN Commercial North Gateway, Commercial
<b>West</b>	CN Commercial North Gateway, Commercial

**History:**

The block surrounded by New Rd, Fields Blvd, Muskegon Dr, and N State St has had a series of commercial developments through the 1990's and early 2000's. The properties along North State St were single family homes but were removed in the late 1990's and have sat vacant ever since. The other properties involved in this petition have never been developed, having sat vacant just as they are found today.

**Current Proposal**

The Petitioner wishes to reconfigure and subdivide the 5 existing parcels, some of which were previously platted, into 4 lots and 2 common areas. The Common Areas are designated as Drainage Easements with the intent to dedicate them for use as drainage for future developments within the site. The proposal also includes private roads connecting to Fields Blvd and Muskegon Dr to provide access internally to all lots within the subdivision.

### **Access**

Cross Access/Shared Ingress-Egress easements are shown throughout the plat where private roads will be built. These private drives enhance the connectivity of the area by extending a private road south to Muskegon Drive. This gives site users multiple exit options to get back to surrounding traffic lights. Staff has included a recommended condition for the applicant to work with Power and Light and applicable City Departments to add street lights at intersections of the private and public roads, if needed.

### **Primary Plat**

The petitioner has filed a Primary Plat petition to divide approximately 9.883 acres +/- into 4 lots and 2 common areas to be known HANCOCK VILLAGE.

### **Technical Review**

The petitioner submitted plans for Tech Review on February 2, 2026. There were multiple comments from the various departments which focused primarily on the location of utilities in relation to easements and potential private streets. The Specific location of these utilities is an ongoing conversation which will be finalized during the Secondary Plat and Development Plan processes. None of the unresolved comments impact the appropriateness or feasibility of the Primary Plat as proposed by the Petitioner and which are under review by this body.

**Staff Recommendation:** Approve the Primary Plat, file dated 02/12/2026 based on the findings in the staff report and the following conditions:

1. Petitioner shall coordinate with Greenfield Power and Light and the Engineering Department on installation of streetlights at the intersections of any private streets and public rights of way, if determined to be needed.
2. All public improvements shall conform to the Public Improvements Design Manual. The design and installation of all public infrastructures shall be subject to the approval of the appropriate governmental agency.
3. Subdivider shall complete all public improvements as required by a Subdivision Improvement Agreement between the Subdivider and the Board of Public Works and Safety, prior to recording the plat, or the applicant shall submit surety on an approved form, in an amount equal to 110% of the cost of the uncompleted improvements at the time of plat recording.
4. Applicant shall provide a fully executed Infrastructure Inspection and Fees Agreement utilizing the format set forth in section 155.079 of the UDO, as applicable.
5. 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.
6. Water, Sewer, and Electric availability fees shall be paid prior to plat recording, where applicable.
7. Water, Sewer, and Power connection fees, park impact fees, road impact fees, and building permit fees shall be paid at time of permitting.