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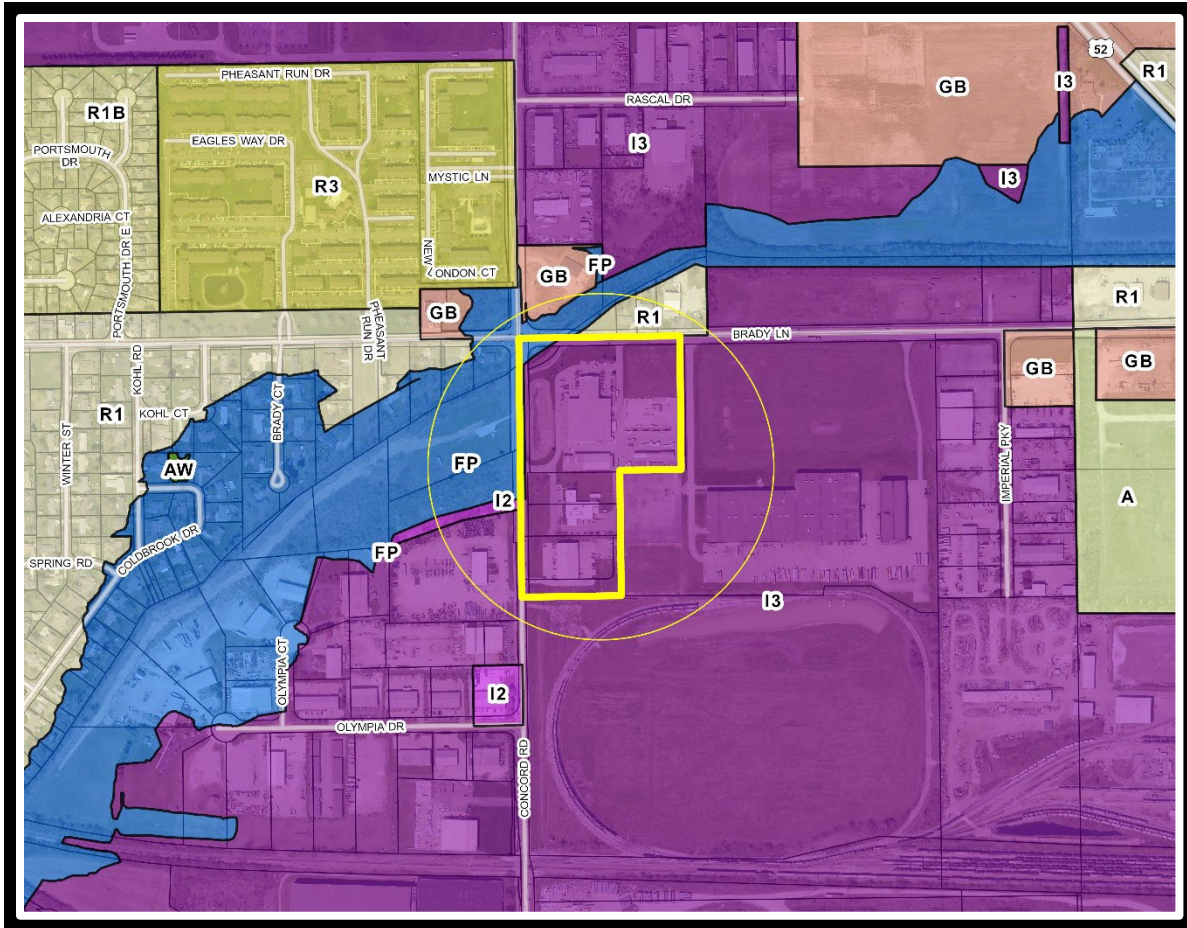
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**S-2351**  
**ELLIOTT INDUSTRIAL PARK SUBDIVISION**  
**(12<sup>th</sup> primary approval extension request)**

**STAFF REPORT**  
**January 12, 2023**

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# ELLIOTT INDUSTRIAL PARK

**CONDITIONALLY APPROVED**  
 TIPPECANOE COUNTY AREA  
 PLAN COMMISSION

Signed *James W. Jarr*  
 Date *1.17.96*  
 by *James W. Jarr*  
*County Director*

## ELLIOTT INDUSTRIAL PARK

OWNER: HW ASSOCIATES, INC.  
 1711 REDWOOD LANE  
 LAFAYETTE, IN 47905

DEVELOPER: J R PROPERTIES  
 111 SOUTH RIVER ROAD  
 WEST LAFAYETTE, IN 47906

ENGINEER: HAWKINS ENVIRONMENTAL  
 10 NORTH THIRD ST.  
 LAFAYETTE, IN 47901

ZONING: INDUSTRIAL  
 ACREAGE: 17.446  
 NUMBER OF LOTS: 8  
 DENSITY: .46 LOTS PER ACRE

OWNER: J R PROPERTIES  
 111 SOUTH RIVER ROAD  
 WEST LAFAYETTE, IN 47906

## LEGAL DESCRIPTION

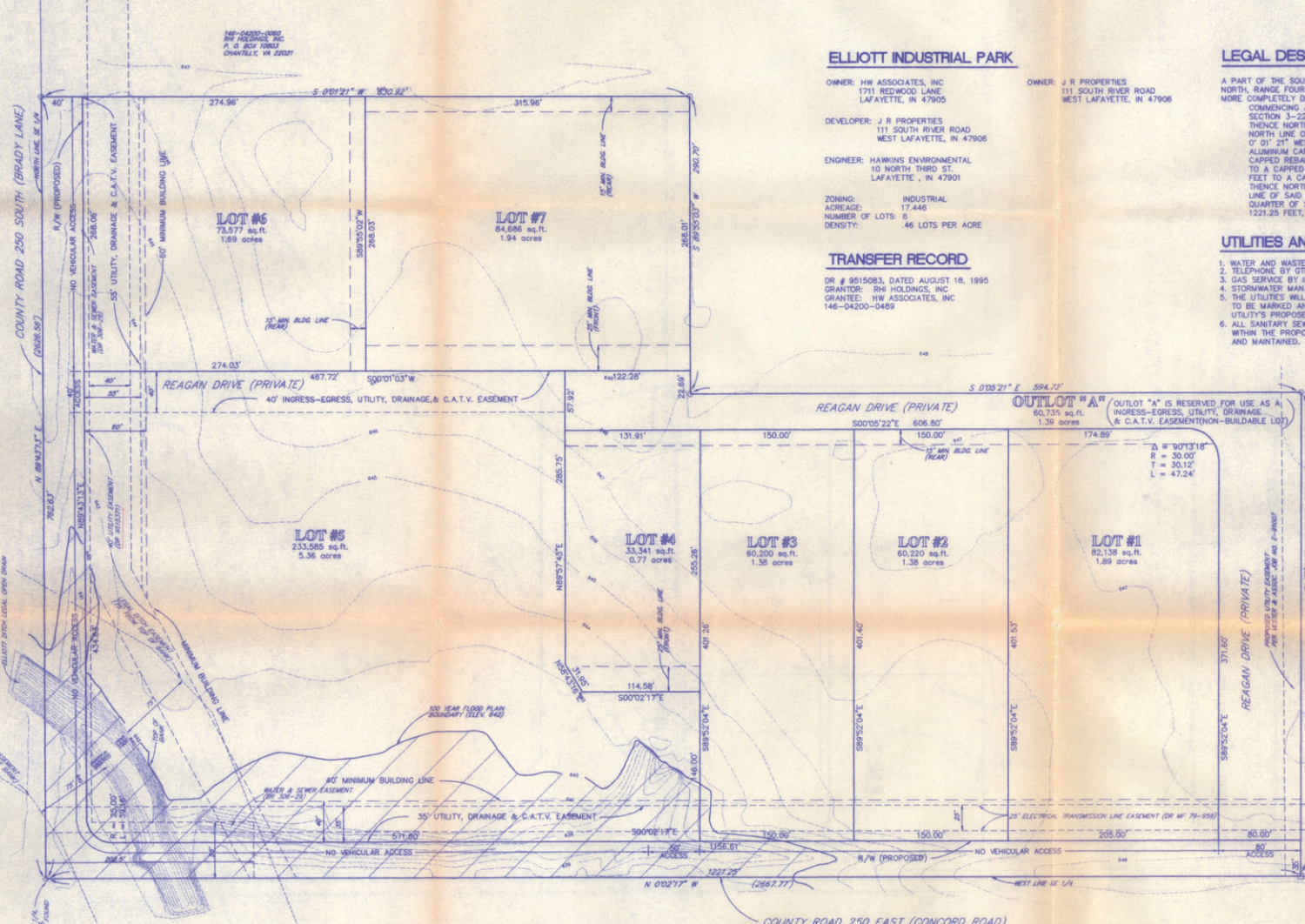
A PART OF THE SOUTHEAST QUARTER OF SECTION THREE (3), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FOUR (4) WEST, WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA, MORE COMPLETELY DESCRIBED AS FOLLOWS, TO WIT:  
 COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3-22-4, SAID POINT BEING MARKED BY AN ANIB ALUMINUM MONUMENT; THENCE NORTH 89° 43' 13" EAST A DISTANCE OF 762.63 FEET, ALONG THE NORTH LINE OF SAID QUARTER SECTION TO A RAILROAD SPIKE; THENCE SOUTH 0° 01' 21" WEST A DISTANCE OF 630.92 FEET TO A 3/4" REBAR WITH AN ALUMINUM CAP STAMPED "WESTER & ASSOC.", HEREINAFTER REFERRED TO AS A CAPPED REBAR; THENCE SOUTH 89° 55' 03" WEST A DISTANCE OF 280.70 FEET TO A CAPPED REBAR; THENCE SOUTH 0° 03' 21" EAST A DISTANCE OF 504.72 FEET TO A CAPPED REBAR ON THE NORTH LINE OF A 54.228 ACRE TRACT (A. E. STALEY); THENCE NORTH 89° 52' 04" WEST A DISTANCE OF 471.78 FEET ALONG THE NORTH LINE OF SAID A. E. STALEY, TO A RAILROAD SPIKE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 0° 02' 17" WEST A DISTANCE OF 1221.25 FEET, ALONG SAID LINE, TO THE POINT OF BEGINNING, CONTAINING 17.446 ACRES.

## UTILITIES AND STREETS

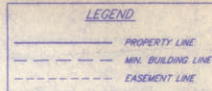
1. WATER AND WASTEWATER BY THE CITY OF LAFAYETTE
2. TELEPHONE BY DTE, NORTHWEST
3. GAS SERVICE BY INDIANA GAS CO. INC.
4. STORMWATER MANAGEMENT PER THE TIPPECANOE COUNTY DRAINAGE BOARD
5. THE UTILITIES WILL BE FURNISHED WITH A COPY OF THE PRELIMINARY PLAT TO BE MARKED AND SUBMITTED TO THE DESIGN ENGINEER SHOWING THE UTILITY'S PROPOSED SERVICE FOR THE SUBJECT SUBDIVISION.
6. ALL SANITARY SEWERS, STORM DRAINS, WATERLINES & STREETS, WITHIN THE PROPOSED SUBDIVISION, ARE TO BE PRIVATELY OWNED AND MAINTAINED.

## TRANSFER RECORD

DR # 9515083, DATED AUGUST 18, 1995  
 GRANTOR: RH HOLDINGS, INC.  
 GRANTEE: HW ASSOCIATES, INC.  
 146-04200-0489



NORTH



*James W. Jarr*  
 SOUTH 1/4 CORNER  
 SECTION 3-22-4  
 TOWNSHIP 22 N  
 RANGE 4 W  
 TIPPECANOE COUNTY SURVEYOR

- 146-04201-0013  
146-12861-0024  
146-12861-0024  
KEVIN P. & KELLY R. HEDGECOCK  
3303 BRADY LANE  
LAFAYETTE, IN 47905
- 146-04200-0003  
146-04200-0003  
FLOID B. LEE & ALICE BECKER  
P. O. BOX 948  
LAFAYETTE, IN 47905
- 146-04200-0179  
146-12861-0024  
LOU TRANDT CO.  
P. O. BOX 978  
GREENSBURG, IN 46303-9009
- 146-04200-0387  
146-12861-0024  
DAVID J. BATHLE  
P. O. BOX 1008  
DECATUR, IN 46733

REVISIONS		ELLIOTT INDUSTRIAL PARK - PRELIMINARY PLAT J R PROPERTIES	DATE: DEC. 1995	SCALE: HOR. 1" = 50'	1 9 2 SHEET FROM - 000
			ACAD. DRG. PLOT	VER. N/A	

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**S-2351**  
**ELLIOTT INDUSTRIAL PARK SUBDIVISION**  
**12th Primary Approval Extension Request**

**Staff Report**  
**January 12, 2023**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

The owner/developer, JIRO LLC (Jay Andrew, represented by Tim Balensiefer with TBIRD Design Services), is requesting the 12th two-year extension to the original conditional primary approval granted on January 17, 1996. The original preliminary plat covers an 8-lot industrial subdivision on 17.446 acres, located at the southeast corner of Brady Lane and Concord Road, in Lafayette, Wea 3(SE)22-4.

**STAFF COMMENTS**

By 2000, construction plans were approved for the entire site and two lots were recorded in two final plats. Soon after a belated extension (6<sup>th</sup>) was granted in March 2012, a third lot was recorded at the south end of the subdivision. Much has happened on and near this site in the past 24 years – Henry Poor Lumber relocated on the north 10 acres of the site, Mid-Land Meals was built on Lots 2 and 3, a major drainage project was installed including new bridges over the Elliott Ditch, and both streets fronting the subdivision have been rebuilt. According to our files the on-site “private” storm, sanitary and water mains were all installed and approved by 1998. Staff consulted with the Lafayette City Engineer’s office in the spring of 2012 to verify that there are no infrastructure concerns. On December 17, 2020, the Area Plan Commission granted the current (11<sup>th</sup>) two-year extension that will expire on January 17, 2023.

**STAFF RECOMMENDATION:**

Approval of a 2-year extension contingent on any applicable conditions of the original primary approval. If approved, this would extend the primary approval to January 17, 2025.

*(The following are the original conditions for primary approval for S-2351.)*

A. Conditions

1. "No Vehicular Access" statements shall be platted along the Brady Lane and Concord Road right-of-way lines, as shown on the preliminary plat. These restrictions shall be included in the subdivision covenants as enforceable by the Area Plan Commission and irrevocable by the lot owners.

2. At the time of secondary approval, if there is a mortgage on this property, a release from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
3. The sanitary sewer and water plans shall be approved by the City of Lafayette, as part of the construction plans.
4. The fire hydrants shall be approved by the "Wea" Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the City in cooperation with the Fire Department, as part of the construction plans.
5. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to both the Tippecanoe County Soil and Water Conservation District and the County Drainage Board. The Drainage Board must approve the storm water management plan, including the Erosion and Sediment Control Plan, in writing. The approval and plan must be incorporated in, and made a part of, the construction plans.
6. The purpose, ownership and maintenance of Outlot "A" shall be included in the subdivision covenants.
7. All existing easements, covenants or restrictions shall be shown on the final plat(s) and referenced with the corresponding recording information (Document Number and date recorded).
8. An overall utility coordinating sheet shall be included in the construction plans. This utility sheet shall be approved and signed-off by the non-government utility companies.
9. All required setbacks shall be shown on the final plat(s).
10. The Lafayette City corporation line must be shown on the final plat.
11. The Regulatory Flood Elevation and Boundary for the Elliott Ditch Flood Plain shall be described and shown on the final plat. The final plat must also include a certification of the areas of the plat that are at or above the Regulatory Flood Elevation (100 year flood elevation), as specified in the Unified Zoning Ordinance, Section 2.4.
12. The street addresses and County Auditor's Key Number shall be shown on the final plat.