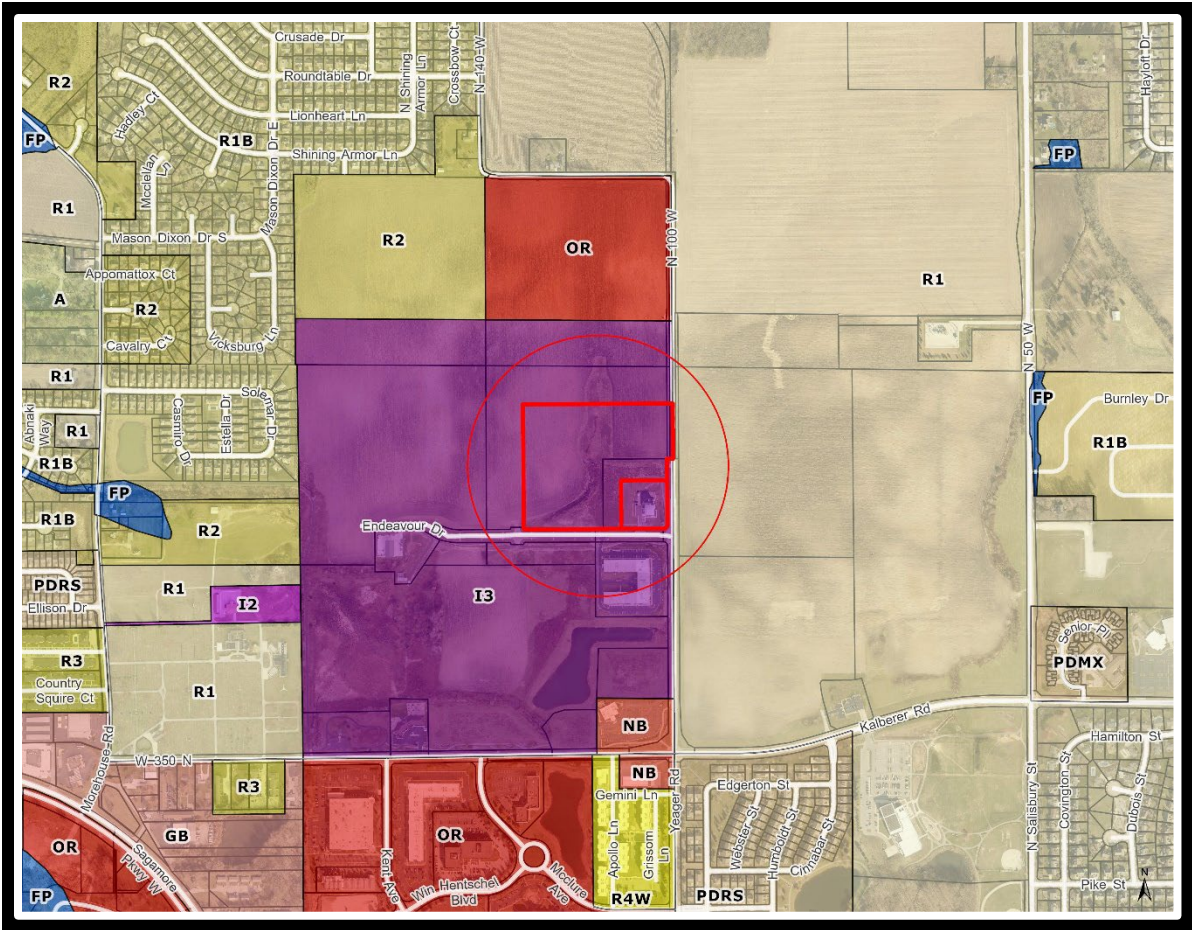

S-5113
ADRANOS MINOR SUBDIVISION, A REPLAT OF PURDUE
RESEARCH PARK PH 3, PT 2, LOT 8
(minor-sketch)

STAFF REPORT
February 9, 2023



S-5113
ADRANOS MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
February 9, 2023

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, Adranos, Inc. with consent from the landowner, Purdue Research Foundation and represented by surveyor Nathan Winslow of American Structurepoint is seeking primary approval for a one-lot industrial minor subdivision of 2.495 acres (reducing in size the existing 5-acre Purdue Research Park, Lot 8) located at the northwest corner of Endeavour Drive and Yeager Road, specifically 1102 Endeavour Drive (formerly Challenger Drive), West Lafayette, Wabash 01 (NE) 23-5.

AREA ZONING PATTERNS:

This property is currently zoned Industrial, I2. Property to the north, west, and south are also zoned I2 and associated with the Purdue Research Park, (PRF). Land east across Yeager Road is zoned residentially and also owned by PRF.

AREA LAND USE PATTERNS:

The current building was built in 2021 by Adranos, Inc., a rocket engine manufacturer. Prior to this use being established the land was in row crop production. The lot in this request and all surrounding land is owned by PRF and considered part of the northern research park; however surrounding property is currently used agriculturally.

TRAFFIC AND TRANSPORTATION:

This property is located on the northwest corner of Yeager Road (surprisingly, classified as a local road by the *Thoroughfare Plan*, but a major collector according to the federal functional class standard) and Endeavour Drive, (a local road). Yeager Road reconstruction will begin in the near future and will take place over the next few years, including the straightening of the road.

CONFORMANCE WITH UZO REQUIREMENTS:

The lot will continue to conform with development standards after the completion of this subdivision which will reduce the area of the lot from five to 2.49 acres.

STAFF COMMENTS:

This request is initiated by Adranos to reduce and return the unused land back to the control of PRF. PRF will continue to market the surrounding land for additional developers.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along Yeager Road and Endeavour Drive right-of-way lines.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.
5. An exemption E deed shall be recorded with the final plat that combines the remainder of the original lot with the surrounding acreage.
6. A metes and bounds legal description of the 2.495 acre lot shall be shown on the final plat.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

7. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.