



Planning & Building Department
6280 W 800N
McCordsville, IN 46055
Phone: 317.335.3604
Email: building@mccordsville.org

PUBLIC HEARING INFORMATION

Case #: PC-22-003

Title: Strategic Capital Partner's request for annexation of +/- 83 acres

Meeting Date: this petition is currently scheduled to be voted on at the April 12th Town Council meeting

*Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mccordsville.org and click on "Agendas & Minutes".

Statement of Intent

Petitioner: Strategic Capital Partners, LLC

Site: Near the northwest corner of CR 500 N and Mt. Comfort Road (the “Site”)

Petitioner proposes to rezone the approximately 162.5 acre Site to the I-2 district for warehousing and distribution uses (and offices related thereto) and improve the Site with industrial buildings, as approximately depicted on the preliminary site plan filed herewith. The western portion of the Site is not within the town boundaries of McCordsville. In order for the Site to have a uniform zoning classification per the McCordsville Zoning Ordinance, Petitioner also seeks to annex into the Town of McCordsville the approximately 80 acres on the west side of the Site.

**McCORDSVILLE PLAN COMMISSION
APPLICATION for VOLUNTARY ANNEXATION**

IC 36-4-3-5, AS AMENDED

Applicant Information

Name: Strategic Capital Partners, LLC

Current Address: 280 E. 96th Street, Suite 250
(Number) (Street)

Indianapolis	IN	46240
(City)	(State)	(Zip)

Phone No.: 317.819.1881 E-mail Address: jcumming@strategiccapitalpartners.com

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Universal Properties, LLC | J. Wayne & Velma J. Thomas

Current Address:	<u>14020 Brookstone Drive</u>	6320 W 500 N
	(Number) (Street)	

Carmel, IN 46032	McCordsville, IN 46055
(City) (State) (Zip)	

Phone No.: _____ E-mail Address: _____

Notification Information (list the person to whom all correspondence regarding this application should be directed)

Name: Brian J. Tuohy, Attorney for Applicant

Current Address: 50 South Meridian Street, Suite 700
(Number) (Street)

Indianapolis	IN	46204
{City}	{State}	{Zip}

Phone No.: 317.638.2400 E-mail Address: btuohy@tbmattorneys.com

Property Information Near the northwest corner of W 500 N and Mt. Comfort Road

Property Address: Parcel Nos. 30-05-01-400-011.000-006; 30-05-01-400-022.000-006; 30-05-01-400-020.000-006
(Number) (Street)

OR General Location (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

Approx. 80 acres near the northwest corner of W 500 N and Mt. Comfort Road, more particularly described on the attached Exhibit A.

Property Size: Approx. 80 acres +/- acres OR _____ square feet

Current Land Use: Agricultural Intended Future Land Use: Industrial

Current Zoning: County: R2.5 Intended Future Zoning: I-2

Annexation Reasons

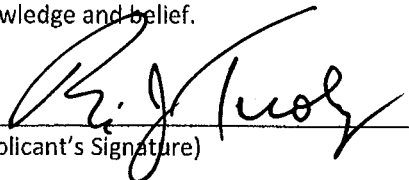
Explain the reason(s) why the applicant has proposed this annexation:

Applicant proposes to develop the approximately 80 +/- acres along with adjacent real estate to the east that is within the town boundaries of McCordsville. In order for the site to have a uniform I-2 zoning classification as defined by the McCordsville Zoning Ordinance, the western portion of the site owned by Universal Properties, LLC and J. Wayne & Velma J. Thomas has to be annexed into the Town of McCordsville.

☒ A legal description is attached (a legal description is required for the processing of all annexation requests – the legal description must include all adjacent rights-of-way that have not previously been annexed).

Applicant's Signature

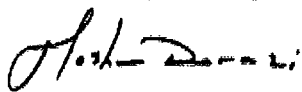
The information included in and with this application is completely true and correct to the best of my knowledge and belief.


(Applicant's Signature)

2/2/22
(Date)

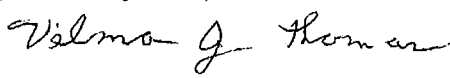
Owner's Signature (the "owner" does not include tenants or contract buyers, use additional sheets if necessary)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.


(Owner's Signature)

Universal Properties, LLC by
Hesham Derazi

10/22/2021
(Date)


(Owner's Signature) J. Wayne & Velma J. Thomas

1-19-22
(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

Exhibit A

ANNEXATION
LEGAL DESCRIPTION

Parcel Nos: 30-05-01-400-011.000-006
30-05-01-400-020.000-006
30-05-01-400-022.000-006

The West Half of the Southeast Quarter of Section 1, Township 16 North, Range 5 East,
Buck Creek Township, Hancock County, Indiana, containing 80 acres, more or less.

