



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

---

### **PUBLIC HEARING INFORMATION**

Case #: BZA-20-006

Title: Yorkshire Landscaping's request for a Special Exception to allow a commercial contractor business in the I-1 Zoning District.

Meeting Date: this zoning petition is currently scheduled to be heard at the August 5th Board of Zoning Appeals 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](http://www.mccordsville.org) and click on "Agendas & Minutes".

LETTER OF INTENT

7/14/20

Dear BZA

My name is Refugio (Cuco) Palacios, I am the owner of Yorkshire Landscaping with my brother Rodolfo. My family and I have lived in McCordsville for over 15 years.

I am looking to purchase 8.2 acres near the corner of 500N and 600W for an investment. The land is 6.2 acres of 5129 N 600 W and 2 acres know as 5926 W 500 N. The 8.2 acres will serve as the new home for Yorkshire Landscaping. When future development comes, we can sell our investment and move to a more suitable location.

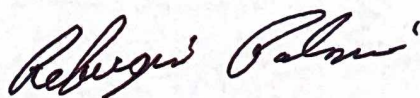
We will fix up the house inside and out. Improve landscaping around house and keep yard in good shape throughout the year. We will rent the house out. We currently have several rental properties that we manage. We will install 6' high wood fence and gate along most of the 6.2 acres parcels western property line. (map is attached).

The small barn will be painted gray to match the main barn. The whole area around the barns will be graded and then gravel added. The grading will account for a drainage plan on the property. Trucks and trailers will be stored inside the barn or parked directly behind the barns.

We look forward to being part of the McCordsville business family, and to addressing any questions or concerns the BZA might have.

Thanks for your consideration,

Cuco Palacios

A handwritten signature in cursive script, appearing to read 'Refugio Palacios', written in dark ink.





**MCCORDSVILLE BOARD OF ZONING APPEALS  
SPECIAL EXCEPTION APPLICATION**

Zoning Ordinance Section 10.04

**Applicant Information**

Name: Refugio Palacios  
Current Address: 6084 W. 800 N. McCordsville IN 46055  
(Number) (Street) (City) (State) (Zip)  
McCordsville IN 46055  
Phone No.: 317-748-0686 E-mail Address: yorkshirelandscaping@gmail.com

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

Name: M + Comfort Rd Associates  
Current Address: 8500 Georgetown Rd  
(Number) (Street) (City) (State) (Zip)  
Indianapolis Indiana 46268  
Phone No.: 317-339-1431 E-mail Address: Kwmcmillan@icloud.com

**Property Information**

Current Address: 5129 N 600 W McCordsville In.  
(Number) (Street)

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

\_\_\_\_\_  
\_\_\_\_\_

**Administrative Officer Use Only:**

Existing Zoning: \_\_\_\_\_

Future Land Use: \_\_\_\_\_

Date Application Filed: \_\_\_\_\_

Docket No.: \_\_\_\_\_

**Special Exception Requested**

I am requesting a special exception as listed by Section \_\_\_\_\_ of the Zoning Ordinance to allow the following:

Landscaping Business with Storage inside Barn or behind the Barn.

**Special Exception Criteria**

The McCordsville Zoning Ordinance establishes specific criteria that must be met in order for a special exception to be approved. Please answer each question below and if the response is "NO", describe why the special exception use requested does not meet the required criteria.

Will the special exception be served with adequate utilities, access roads, drainage, and other necessary facilities?

☒ YES ☐ NO, Please Explain (attach additional pages as necessary): \_\_\_\_\_

Will the special exception provide safe conditions that do not involve any element or cause any condition that may be dangerous, injurious, or noxious to any other property or persons, and comply with the development standards of the McCordsville Zoning Ordinance?

☒ YES ☐ NO, Please Explain (attach additional pages as necessary): \_\_\_\_\_

Will the special exception be sorted, oriented, and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties?

☒ YES ☐ NO, Please Explain (attach additional pages as necessary): \_\_\_\_\_

Will the special exception produce a total visual impression and environment which is consistent with the environment of the neighborhood?

☒ YES ☐ NO, Please Explain (attach additional pages as necessary): \_\_\_\_\_

Will the special exception organize vehicular access and parking to minimize traffic congestion in the area?

☐ YES

☐ NO, Please Explain (attach additional pages as necessary): \_\_\_\_\_

**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)

\_\_\_\_\_  
(Date)

**Owner's Signature** (the "owner" does not include tenants or contract buyers)

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) *Eric D. Fisher*  
*Owner's Agent*

6-27-2020  
(Date)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)





**Town of McCordsville**  
**Property Owner's Consent For Review Form**

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

Name: M: Comfort Rd Associates

Current Address: 8500 Georgetown Rd

(Number) (Street)

Indianapolis

(City)

Indiana

(State)

46268

(Zip)

Phone No.: 317-339-1431 E-mail Address: Kumemillan@icloud.com

**The Property to be reviewed by:** (Check all that apply)

☐ Town Council

☐ Plan Commission

☐ Board of Zoning Appeals

**Property Information**

Current Address: 5129 N 600 W McCordsville, IN

(Number)

(Street)

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

**Property Owners Consent:** I/WE, Kyle McMillan, here-by acknowledge and give consent that my/our property can be submitted for review and consideration by the aforementioned Board(s).

Property Owner's Signature: [Signature] Date: 6.22.2020

Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



