



Hancock County MegaSite Planned Unit Development Preliminary Plan

March 28, 2025

SURGE|DEVELOPMENT

Planned Unit Development Preliminary Plan:

Hancock County MegaSite Planned Unit Development District

Date of Submittal: 3/28/2025

Project Contacts:

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Intent

The purpose of this PUD is to allow for the development of a Data Center/Industrial campus with a variety of uses with flexibility to grow as the market may dictate which would include electrical infrastructure and accessory uses to support a technologically advanced and significant investments in Hancock County.

For clarity, a “**Data Center**” is a centralized location for storing and managing large volumes of digital data, which includes, but is not limited to, a physical facility that houses critical computing and networking equipment, including servers, storage systems, and network infrastructure, and ancillary uses such as, but not limited to, office spaces, warehousing for data center accessory equipment and materials and storage in bulk for data center accessor equipment and materials. The flexibility offered by a PUD, as opposed to traditional zoning, will allow and promote the growth of this significant opportunity for Hancock County. While the immediate use is focused on the Data Center and accessory uses, the PUD would allow for adjustable growth to include other potential industrial and manufacturing uses to better serve the local area.

The Hancock County Comprehensive Plan currently suggests manufacturing or a manufacturing related use with industrial nearby. This will consist of a major industrial campus that would align with surrounding properties in the area. Currently, the Indianapolis Regional Airport exists to the West. Buck Creek also runs to the West, in between the proposed PUD property and the airport.

The PUD would allow for the proposed uses to increase the county’s employment, property tax base, and other revenues and provide electrical infrastructure that might support other potential uses going forward. Further, with the adjoining areas being highlighted as potential areas of growth for industrial, this PUD usage would fall in line with the intent of the area as established by the comprehensive plan.

Index

This document represents the Preliminary Plan for the Hancock County MegaSite Planned Unit Development (PUD). The submittal includes details regarding the site, existing and proposed conditions, infrastructure, and planning compliance required by Hancock County regulations. The sections outlined below represent the contents of this application:

1. Site Description
2. Common Holdings Map
3. Sewerage Verification
4. Existing Site Conditions
5. Proposed Development
6. Supplemental Information
7. PUD Ordinance Document

1.0 Site Description

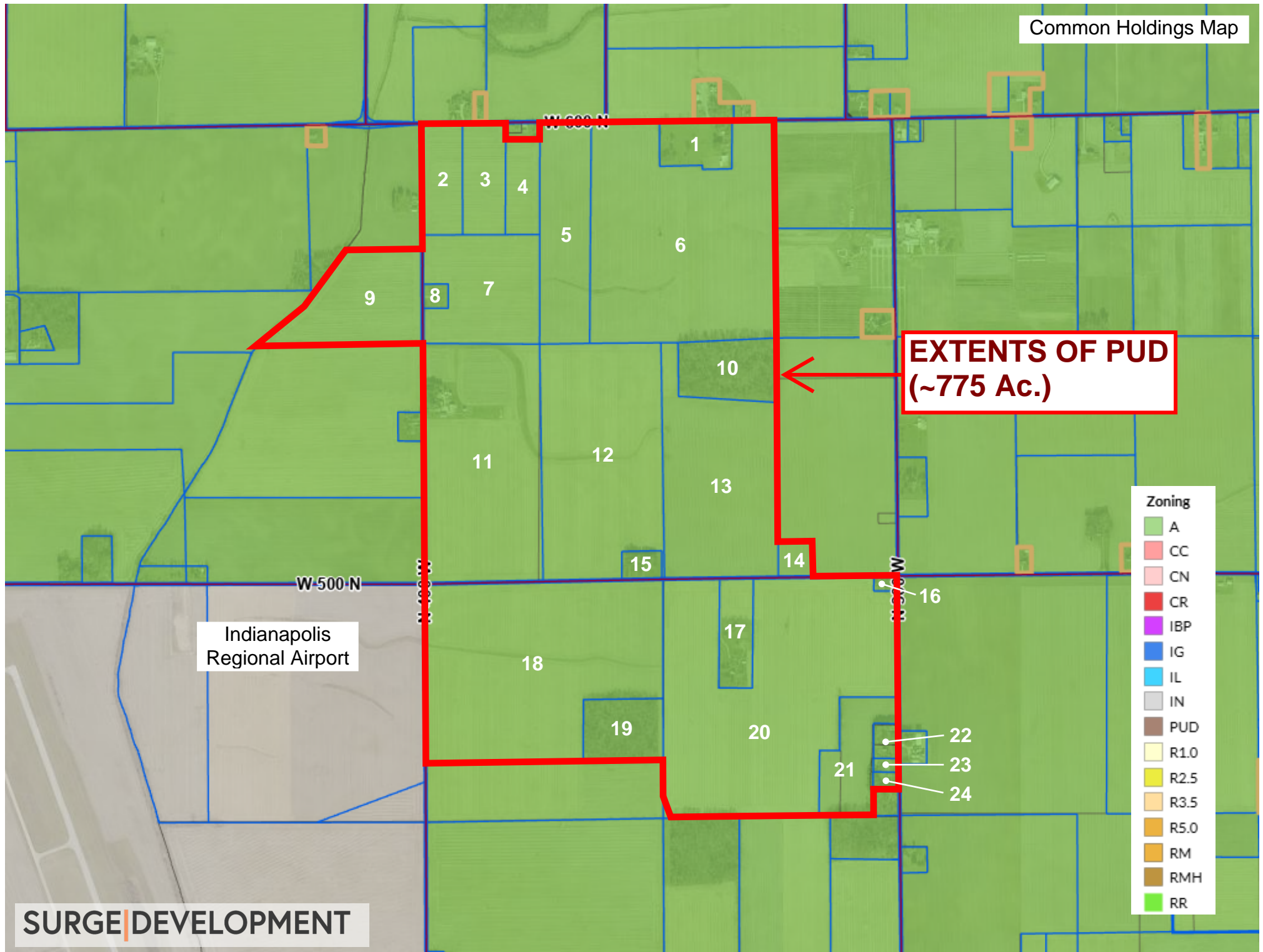
The Hancock County MegaSite is located in Buck Creek Township, immediately east of the Indianapolis Regional Airport. The site lies generally east of County Road 400 West, south of County Road 600 North, and spans both sides of County Road 500 North. The property is currently zoned for agricultural use and consists of approximately 775 acres. It includes a mix of agricultural land and scattered residential homesteads. Surge Development LLC is the applicant for this PUD application, and has secured authorization from all current property owners within the PUD area.

The proposed development will be known as the Hancock County MegaSite Planned Unit Development District.

In lieu listing of legal descriptions for each parcel in the printed application, Hancock County Parcel Identifications Numbers have been provided. Legal Descriptions, deeds, and executed consent forms, will be provided to the Plan Commission Staff.

2.0 Common Holdings Map

A Common Holdings Map and list can be found on the following pages.



Num.	Parcel ID	Owner Name	Owner Address	Owner City, State, ZIP	Acreage
1	30-06-04-100-007.000-006	Wiley, Jan D & Cynthia A	3255 W 600 N	Greenfield, IN 46140	9.339
2	30-06-04-200-001.000-006	Apple, Sherron J	5375 N 400 W	Mc Cordsville, IN 46055	13.25
3	30-06-04-200-002.000-006	Apple, Sherron J	5375 N 400 W	Mc Cordsville, IN 46055	13
4	30-06-04-200-009.000-006	Apple, Sherron J	5375 N 400 W	Mc Cordsville, IN 46055	9.53
5	30-06-04-200-005.000-006	Lain Farms Inc	5514 W 600 N	McCordsville, IN 46055	32
6	30-06-04-500-006.000-006	Lain Farms Inc	5514 W 600 N	McCordsville, IN 46055	107.201
7	30-06-04-200-010.000-006	Apple, Sherron J	5375 N 400 W	Mc Cordsville, IN 46055	35
8	30-06-04-200-012.000-006	Baker, Robert S & Diane C	5595 N 400 W	McCordsville, IN 46055	1.75
9	30-06-05-100-004.000-006	Lands LLC (The)	4671 N 300 W	Mc Cordsville, IN 46055	32.496
10	30-06-04-400-015.000-006	Lands LLC (The)	4671 N 300 W	Mc Cordsville, IN 46055	15.62
11	30-06-04-300-013.001-006	Apple, Sherron J	5375 N 400 W	Mc Cordsville, IN 46055	80
12	30-06-04-300-013.000-006	Lands LLC (The)	4671 N 300 W	Mc Cordsville, IN 46055	76.78
13	30-06-04-400-014.000-006	Lands LLC (The)	4671 N 300 W	Mc Cordsville, IN 46055	64.38
14	30-06-04-400-016.002-006	Phares, Denise & The Lands, LLC	4671 N 300 W	Mc Cordsville, IN 46055	3.285
15	30-06-04-300-013.002-006	Miller, Thomas P & Marciann	3548 W 500 N	Mc Cordsville, IN 46055	3.225
16	30-06-09-100-003.000-006	Wallsmith, Dennis Ray	4996 N 300 W	Mc Cordsville, IN 46055	1
17	30-06-09-100-002.001-006	Lillyblade, Paul W & Carol S	3355 W 500 N	McCordsville, IN 46055	10
18	30-06-09-200-001.000-006	Lands LLC (The)	4671 N 300 W	Mc Cordsville, IN 46055	106.94
19	30-06-09-200-004.000-006	Lands LLC (The)	4671 N 300 W	Mc Cordsville, IN 46055	14.06
		Thayer, Prudence C & Redford , Shawn B & Thomas			
20	30-06-09-100-002.000-006	C Co-Trustees	118 W 600 N	Fortville, IN 46040	124.53
21	30-06-09-100-005.001-006	Lands LLC (The)	4671 N 300 W	Mc Cordsville, IN 46055	17.471
22	30-06-09-100-006.000-006	Phares, Denise A	4671 N 300 W	Mc Cordsville, IN 46055	2.351
23	30-06-09-100-009.000-006	Brandon, James E & Angela D Kiner-Brandon	4580 N 300 W	McCordsville, IN 46055	1.061
24	30-06-09-100-010.000-006	Brandon, James E & Angela D Kiner-Brandon	4580 N 300 W	McCordsville, IN 46055	1.285
Total Acreage					775.554

3.0 Sewerage Verification

The proposed PUD will be served by Aqua Indiana. A letter verifying the availability sewer service for the site can be found on the following page. No future use of the development site will utilize septic systems.



DATE: March 21, 2025

TO: Surge Development LLC
132 West Washington Street
Shelbyville, Indiana 46176
cking@surge-development.com

RE: Intent to Provide Wastewater Utility Service

PROJECT: Mega Site
Located east of 400W and north of 500N, Hancock County, IN

APPLICANT: Chris King

The Plans for the above referenced project have been reviewed and a determination has been made that Aqua Indiana Inc. (utility) has the capacity and facilities to provide adequate wastewater service to this proposed development, subject to our standard policies and procedures.

This letter shall not be construed as approval of plans for said Project, but rather a statement that the capacity and facilities to provide service are available (or can be made readily available).

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Shields". The signature is stylized with a large, looped "J" and "S".

Jim Shields, PE
Aqua State Engineer

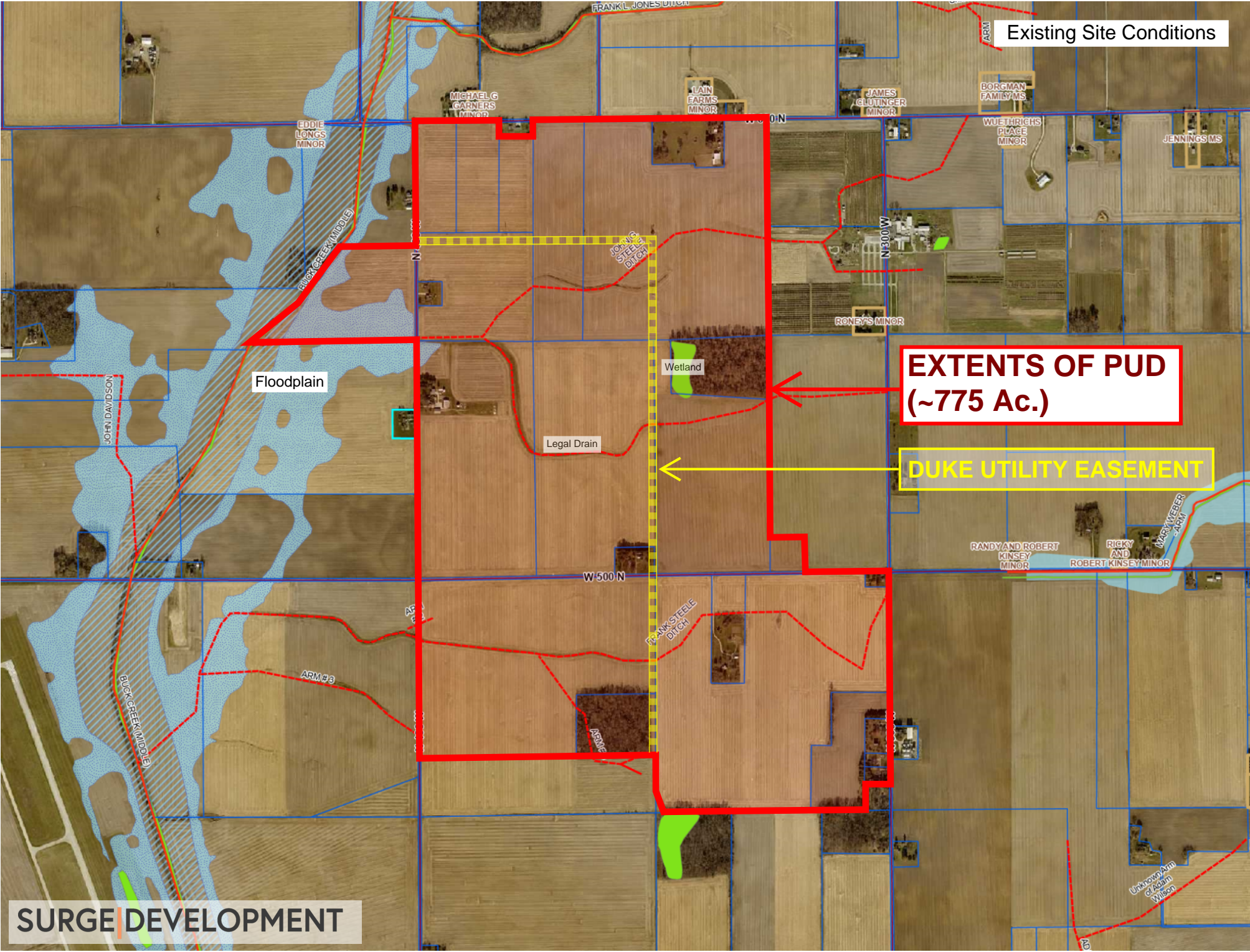
cc Kieran Tansy, Aqua IN Area Manager
Bob Ervin, Aqua IN State President

4.0 Existing Site Conditions

The MegaSite property is predominantly flat, consisting of agricultural land interspersed with a few residential structures and outbuildings. The topography allows for effective surface drainage via legal drains and open ditches to Buck Creek. Buck Creek flows along the western edge of the site, providing a natural drainage corridor.

The site includes an existing Duke Energy electrical transmission easement which will remain in place and will be integral to the final development plan. The property does not contain any cemeteries, historic structures, or features as recognized by the Indiana Historic Sites and Structures Inventory or the National Register of Historic Places.

Site features are identified in the accompanying Site Conditions Map and Topographic Map. Easements, legal drains, topographic contours, and other relevant existing conditions have been documented to inform the site's future layout.



Existing Site Conditions

**EXTENTS OF PUD
(~775 Ac.)**

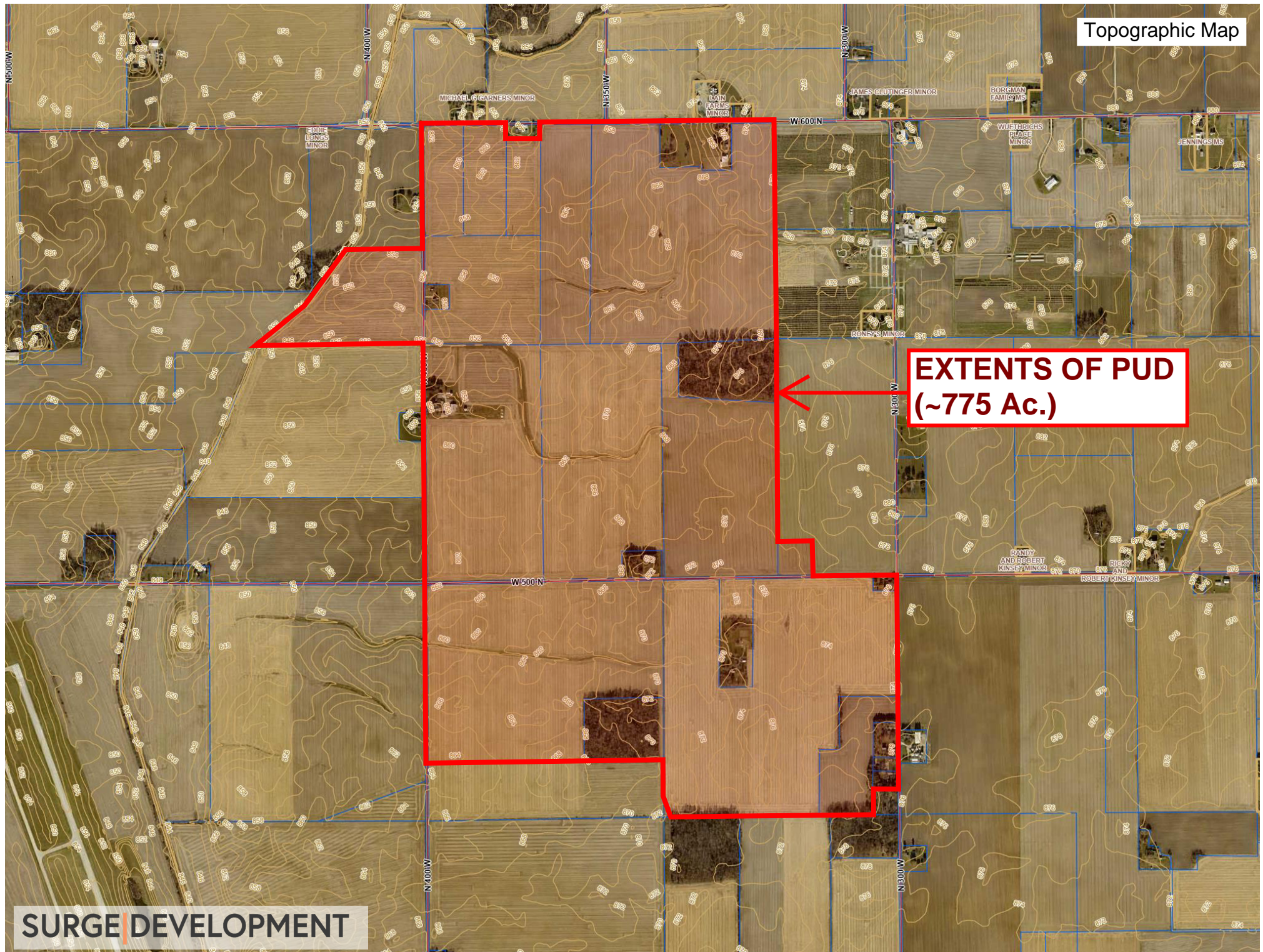
DUKE UTILITY EASEMENT

Floodplain

Wetland

Legal Drain

SURGE DEVELOPMENT



**EXTENTS OF PUD
(~775 Ac.)**

5.0 Proposed Development

The proposed Hancock County MegaSite will primarily consist of a large-scale data center/industrial campus. A general concept for a potential user has been provided for the purpose of review. The development will feature a series of data center buildings supported by cooling, power infrastructure, utility corridors, and campus access drives. The number, layout, and size of structures may vary depending on design considerations, user needs, and evolving technologies.

The internal street system will be designed to accommodate employees, service vehicles, and emergency access. Secured access points are anticipated to be constructed along County Roads 400 West and 500 North to support the internal site network.

The permitted land uses within the PUD will include data centers, accessory uses, electrical power infrastructure, and industrial uses consistent with the Business Park (IBP), Light Industrial (IL), and General Industrial (IG) zoning categories. Agricultural uses will also be allowed.

Landscaping and detention throughout the site will comply with County and Federal Aviation Administration (FAA) guidelines due to proximity to the Indianapolis Regional Airport. Landscape mounding will be placed along public roads, integrating plantings while maintaining security and visibility.

The architectural design of the buildings will prioritize operational functionality and security. Structures will be composed of industrial-grade materials such as precast concrete, insulated metal panels, metal panel systems, and masonry. Design features may include coordinated rooflines, signage and entry markers, and consistent color palettes to establish campus identity without compromising operational efficiency.

The development requirements for the PUD are summarized in a development standards matrix, which outlines minimum lot sizes, setbacks, height limitations, and maximum lot coverage. The maximum building height is set at 75 feet for both primary and accessory buildings.

Drainage will be addressed through a comprehensive stormwater management plan that utilizes existing ditches, natural waterways, and engineered solutions in accordance with County and County Surveyor standards. Project phasing will begin with the core data center infrastructure, followed by incremental expansion based on tenant demand and utility capacities.

REZONE EXTENTS

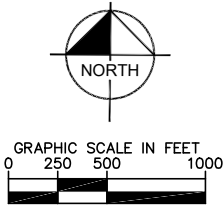
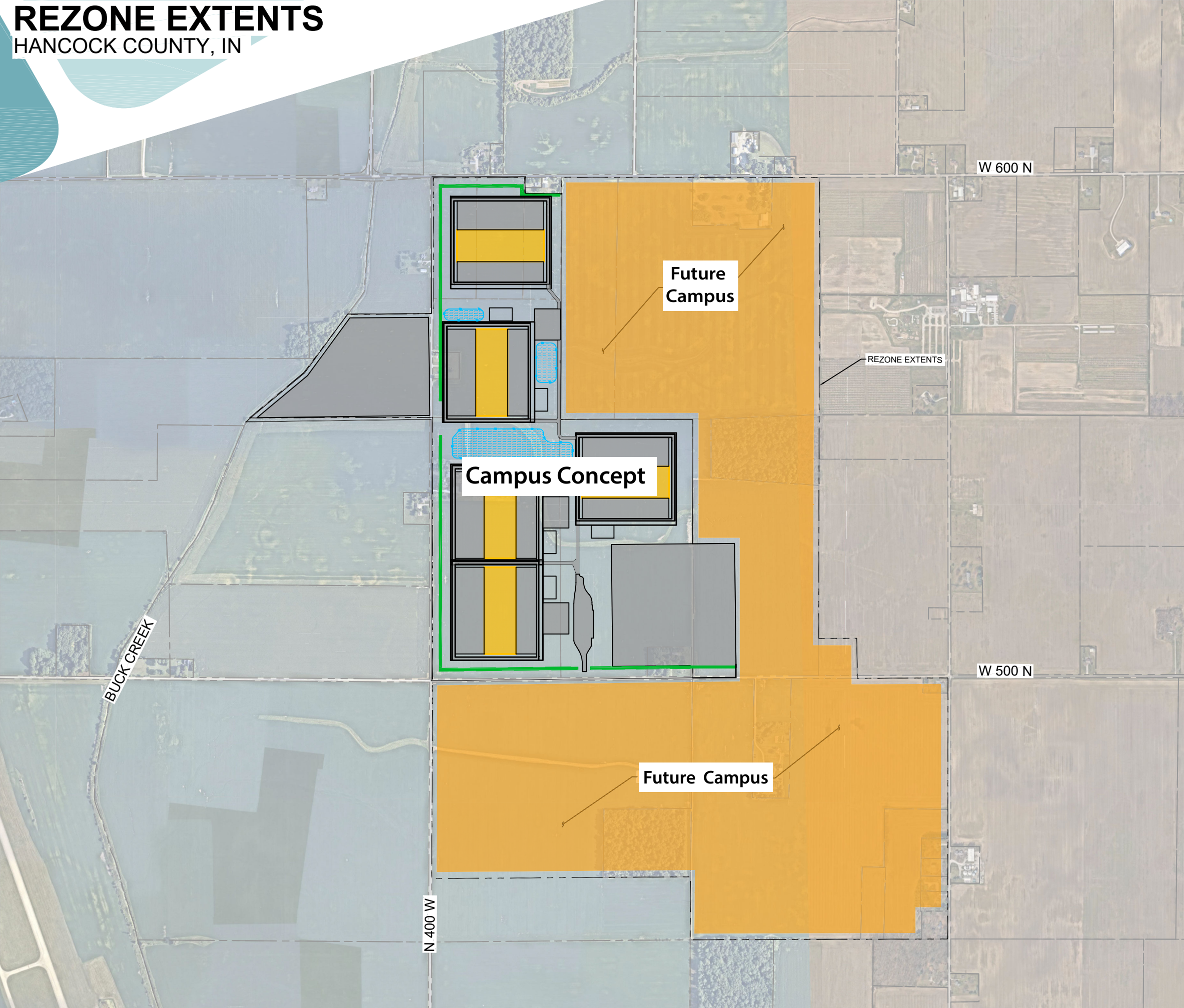
HANCOCK COUNTY, IN

SITE LEGEND



REZONE EXTENTS

EXISTING PARCEL LINES

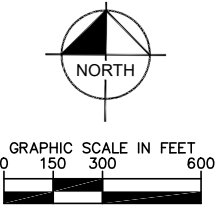
Note: For Illustrative Development Purposes



CAMPUS CONCEPT PLAN
HANCOCK COUNTY, IN

SITE LEGEND	
PROPERTY SETBACKS	— — —
EXISTING PARCEL LINES	— — —
EXISTING OVERHEAD POWER LINES	— OHE —
EXISTING EASEMENT	— — —
PROPOSED STORMWATER POND	
PROPOSED BERM	

Note: For Illustrative Development Purposes



5.1 Development Standards Matrix

The following is the Development Standards Matrix for the proposed Development.

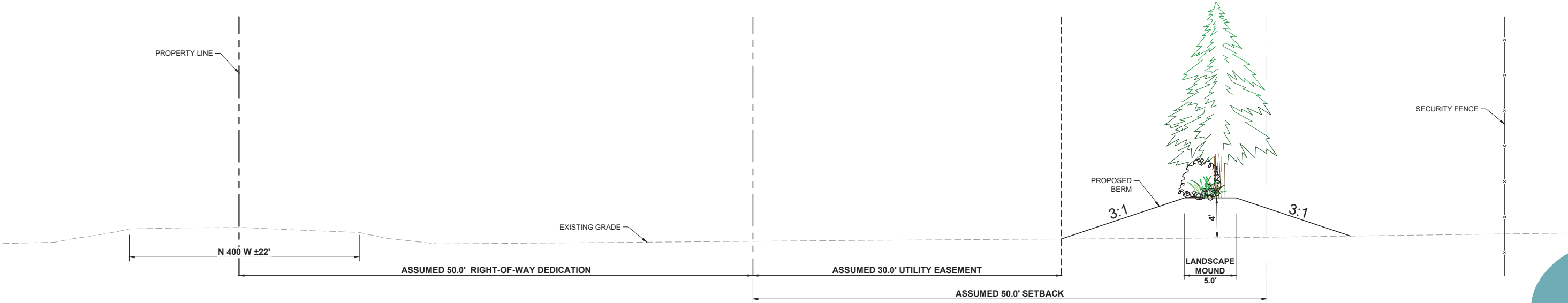
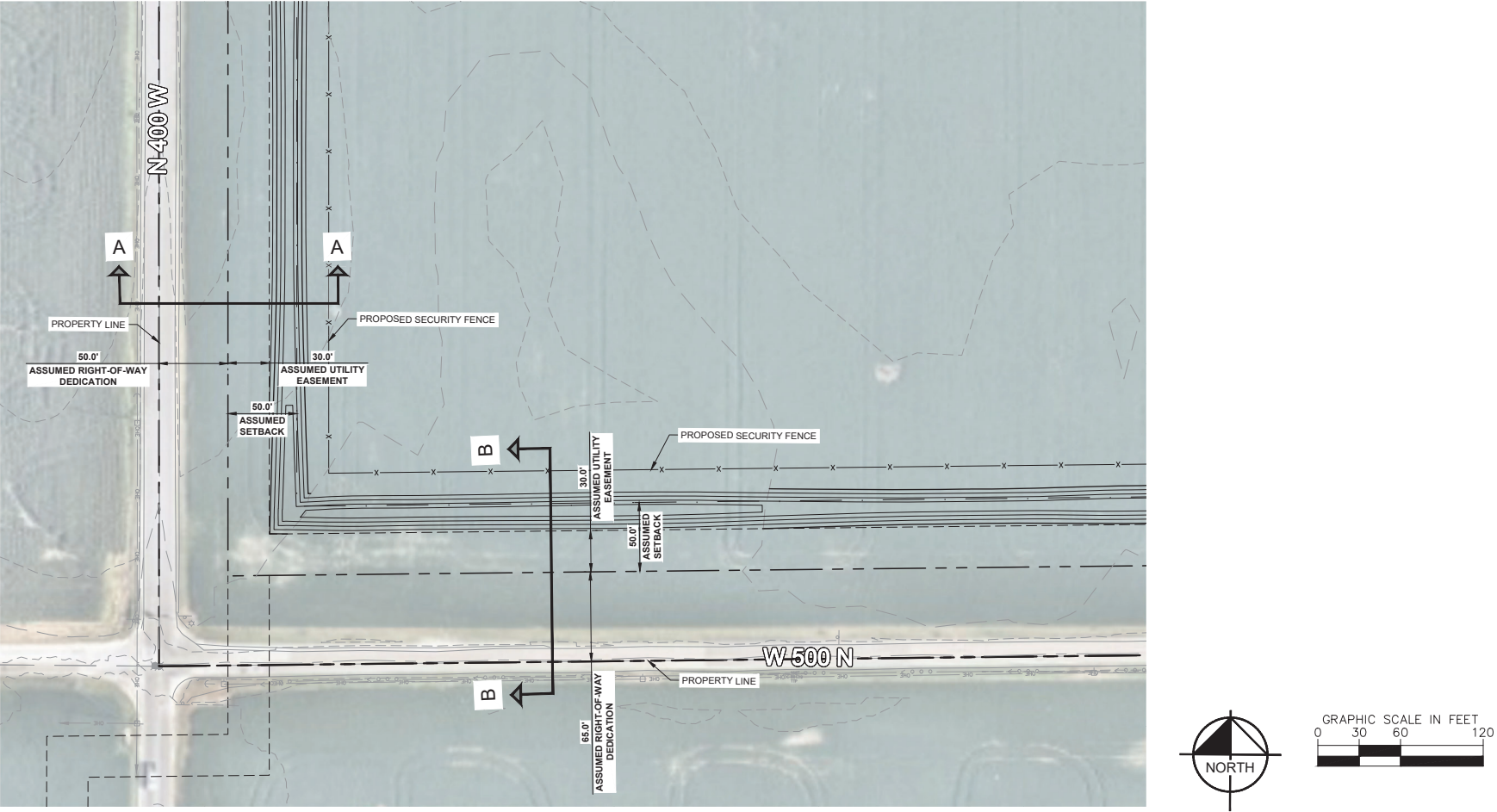
Development Standards Matrix			
Bulk Standard	Hancock County MegaSite PUD District	Hancock IBP	Hancock IL
Min Lot Area	1 Ac	1 Ac	2 Ac
Max Lot Area	N/A	N/A	N/A
Min Lot Width	250'	250'	125'
Max Lot Coverage	85%	75%	75%
Min Front Yard Setback	50'	50'	50;
Min Side Yard Setback	25'	25'	25'
Min Rear Yard Setback	50'	50'	50'
Max Height	75' Primary 75' Accessory	50'	50'

Additional details of the PUD are established in the PUD Ordinance Document included in this submittal.

5.2 Site Landscaping Buffering

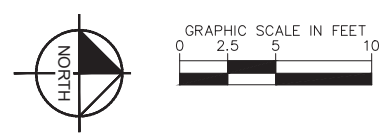
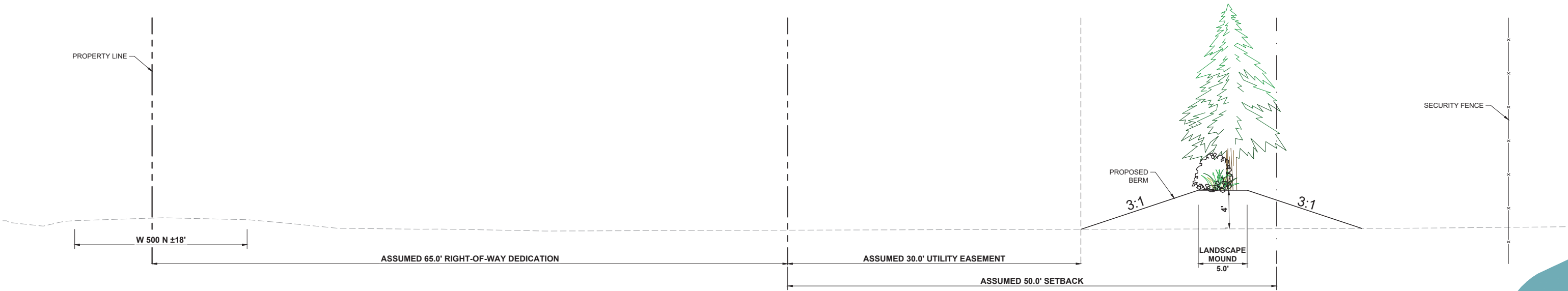
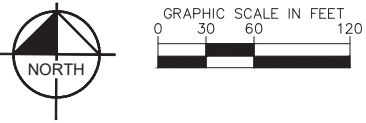
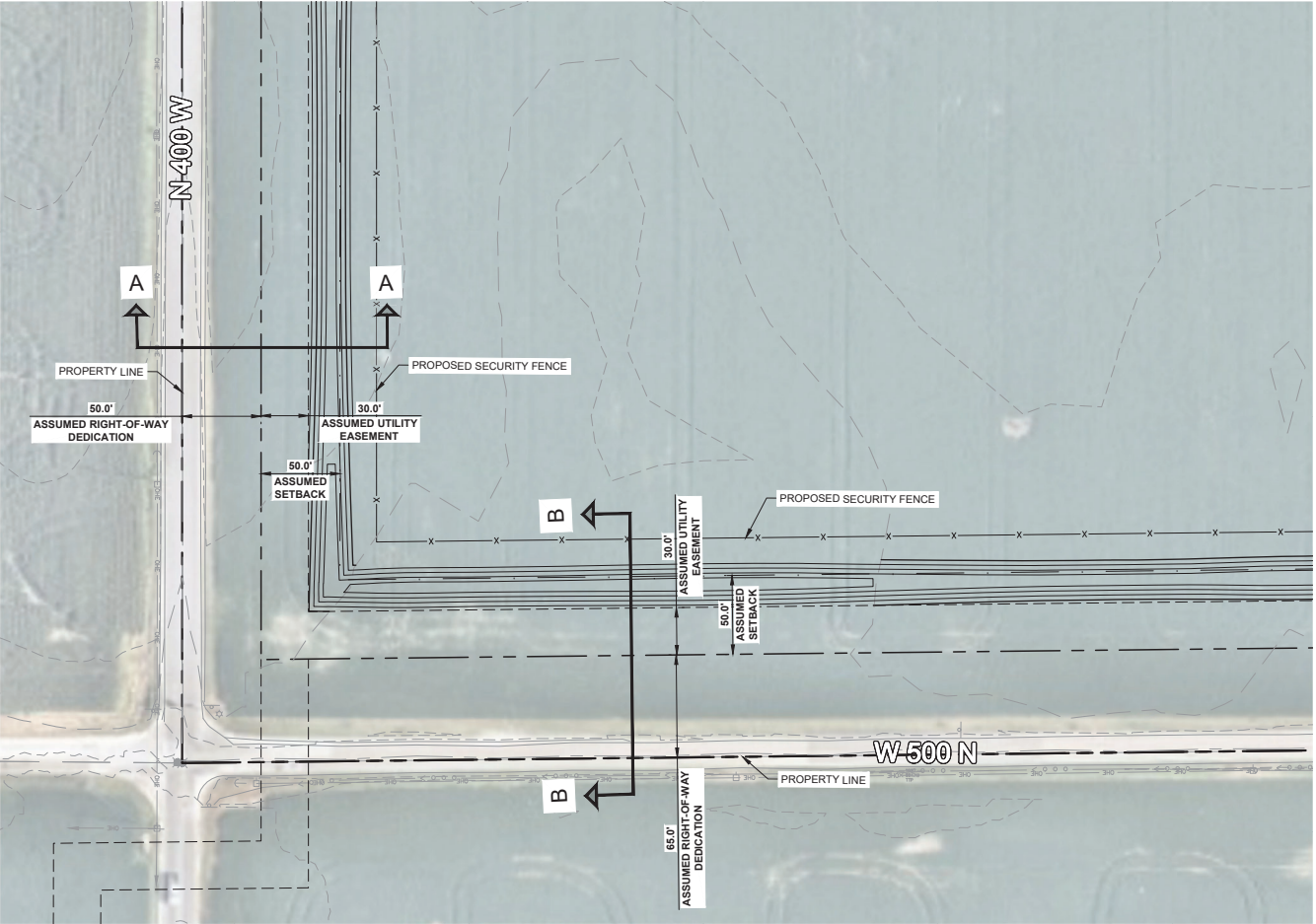
The following pages identify site buffering along public rights of way.

PROPERTY BOUNDARY SECTIONS
HANCOCK COUNTY, IN



SECTION A-A
WEST PROPERTY BOUNDARY

PROPERTY BOUNDARY SECTIONS
HANCOCK COUNTY, IN



SECTION B-B
SOUTH PROPERTY BOUNDARY

5.3 Representative Project Imagery

The following section includes representative imagery intended to provide a conceptual overview of development envisioned for the Hancock County MegaSite. These images are for illustrative purposes only and are not meant to depict final design or layout. Actual development may vary due to site-specific constraints, infrastructure and utility configurations, the technologies employed by future users, operational and accessory facility needs, and architectural or functional design considerations. These visual references are intended as general concepts only to assist in conveying the functionality of an anticipated use within the PUD.



REPRESENTATIVE IMAGE



REPRESENTATIVE IMAGE



REPRESENTATIVE IMAGE

6.0 Supplemental Information

Additional documentation may be provided at the request of the Planning Director or Plan Commission and will be added to this section upon request.

7.0 PUD Ordinance Document

The PUD Ordinance Document can be found on the following pages.

ORDINANCE NO. 2025-_____

**AN ORDINANCE AMENDING THE HANCOCK COUNTY, INDIANA ZONING
ORDINANCE**

**AN ORDINANCE TO AMEND TITLE XV CHAPTER 156, OF THE HANCOCK
COUNTY CODE**

**BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF HANCOCK COUNTY,
INDIANA, THAT:**

This is a Planned Unit Development District Ordinance (to be known as the “HANCOCK COUNTY MEGASITE PLANNED UNIT DEVELOPMENT DISTRICT”) to amend the Hancock County Zoning Ordinance (the “HCZO”), enacted by Hancock County pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

NOW, THEREFORE, BE IT ORDAINED by the Hancock County Board of Commissioners, Hancock County, Indiana, meeting in regular session, that Section 156.020 Zoning Map of Title XV, Chapter 156 of the Hancock County Code, is amended as follows:

1. PUD Purpose. The purpose of the Hancock County MegaSite Planned Unit Development District is to allow for the development of a Data campus with a variety of uses with flexibility to grow as the market may dictate.
2. PUD Intent. The intent of the Hancock County MegaSite Planned Unit Development District is to allow greater flexibility than otherwise provided in the HCZO to promote the growth of a significant data campus project in Hancock County.
3. Zoning. The real estate, more particularly described in Exhibit A attached hereto (the “Real Estate”), is hereby rezoned to the Planned Unit Development (“PUD”) District. Unless otherwise stated herein, the standards set forth in this Ordinance shall govern the use and development of the Real Estate, and these standards shall replace all other standards set forth in the HCZO, Hancock County Code, and elsewhere.
4. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the HCZO.
 - a. Data Center shall mean a centralized location for storing and managing large volumes of digital data, which includes, but is not limited to, a physical facility that houses critical computing and networking equipment, including servers, storage systems, and network infrastructure, and ancillary uses such as, but not limited to, office spaces, warehousing for data center accessory equipment and materials and storage in bulk for data center accessory equipment and materials.
 - b. Owner shall mean landowners within the Planned Unit Development or their assigns.

- c. Electrical Power Infrastructure shall mean the operation and maintenance of any electric power infrastructure including but not limited to switching station, substations, transformation, transmission, distribution, storage, generation, control, and equipment required for the delivery of power.
5. Permitted Uses. Except as stated herein, the Permitted Uses for the Real Estate shall be:
 - a. Data Center
 - b. Accessory uses to the Data Center
 - c. Electrical Power Infrastructure
 - d. Industrial: Business Park (IBP)
 - e. Industrial: Light (IL)
 - f. Industrial: General (IG)
 - g. Agricultural (A)
6. Special Exceptions. Special Exceptions allowed for the Real Estate will be the Special Exceptions listed in (i) Industrial: Business Park (IBP), (ii) Industrial Light (IL), (iii) Industrial: General (IG) Zoning Districts, and (iv) Agricultural.
7. Developmental Standards. The following development standards shall apply to the Hancock County MegaSite Planned Unit Development District:

Development Standards Matrix			
Bulk Standard	Hancock County MegaSite PUD District	Hancock IBP	Hancock IL
Min Lot Area	1 Ac	1 Ac	2 Ac
Max Lot Area	N/A	N/A	N/A
Min Lot Width	250'	250'	125'
Max Lot Coverage	85%	75%	75%
Min Front Yard Setback	50'	50'	50;
Min Side Yard Setback	25'	25'	25'
Min Rear Yard Setback	50'	50'	50'
Max Height	75' Primary 75' Accessory	50'	50'

8. Architectural Standards. Due to the highly specialized, mission-critical nature of data center, industrial, and manufacturing operations, all buildings within the site shall be generally industrial and functional in design. The architectural character shall prioritize functionality, operational efficiency, durability, and long-term maintainability. While visual interest and site cohesion are encouraged, the overall buildings within the site shall reflect a clean, secure, and high-performance aesthetic appropriate for critical infrastructure and industrial or manufacturing operations. The maximum height of any building shall not exceed seventy-five (75) feet.
- a. Buildings shall be constructed of durable, industrial-grade materials that are appropriate for high-security, high-performance environments. Acceptable materials include, but are not limited to:
 - Tilt-up concrete panels
 - Precast concrete systems with architectural detailing or reveals
 - Insulated Metal Panels and Metal Panels Systems with smooth, textured, or ribbed profiles
 - Architectural Panel Systems for structural and design elements
 - Masonry in select applications where appropriate
 - b. Material selection shall prioritize thermal performance, structural resilience, fire resistance, and ease of maintenance. Finish treatments may include color variation, texturing, or panel joint articulation to provide visual interest without compromising security or operational function.
 - c. A consistent architectural language shall be applied to unify the visual identity of the development uses and individual users within the site. The following design elements shall be coordinated across user's buildings:
 - Color palette: Neutral, earth-toned, or industrial hues that minimize visual clutter and reflect a cohesive brand identity or campus aesthetic
 - Roofline treatment: Uniform rooflines and/or parapet heights or coordinated height variation to create visual continuity while accommodating rooftop mechanical systems
 - Entry definition: Although primary building access may be restricted, clearly delineated personnel or service entries shall be subtly emphasized through canopies, recessed bays, material changes or signage to aid in wayfinding and site navigation
 - d. Any Architectural treatments utilized should be strategically applied to align with the proposed uses, security protocols and the operational layout of the facilities, ensuring that any visual enhancements do not compromise safety, function, or efficiency.
9. Landscaping Standards. All landscape design and plantings shall comply with applicable Federal Aviation Administration (FAA) guidelines to ensure the safety and

operational integrity of the adjacent airport facilities. As such, landscape materials shall be restricted in type, species, and spacing to avoid attracting wildlife, particularly birds, that may pose hazards to aircraft operations.

- a. Trees and shrubs shall be selected from an approved plant list developed in coordination with the airport authority and shall be installed with appropriate spacing to discourage roosting or nesting. Low-growing groundcovers and grasses are encouraged in areas where vertical plant material may be restricted.
- b. The site shall comply with the Airport District Landscape Requirements, including the provision of three (3) trees per acre across the entire development. Trees may be dispersed throughout the site, placed along public rights of ways, or clustered in designated areas in accordance with FAA guidelines and coordinated with site functionality and security considerations.
- c. A 4' in height landscape mound shall be provided along all public rights-of-way. Mounding shall be integrated with low-maintenance native or adaptive plantings to enhance visual buffering while preserving sight lines required for security and operational oversight. The height and contour of mounding shall be consistent with the grading plan and shall not interfere with line-of-sight requirements for traffic safety or FAA height restrictions.

10. HCZO Compliance. The Owner shall comply with the following standards of the HCZO:

- a. Industrial Operation Standards
- b. Environmental Standards
- c. Entrance/drive Standards
- d. Non-residential Fence Standards
- e. Non-residential Design Standards
- f. Sign Standards
- g. Parking Standards

Variances to the Developmental Standards may be requested pursuant to the HCZO.

11. Maintenance of the Real Estate. Owner shall be responsible for the maintenance of the Real Estate for so long as it is the owner thereof.

12. Adoption. This Ordinance is adopted this __ day of _____, 2025 and shall take effect upon its passage, as provided by law.

**BOARD OF COMMISSIONERS OF
HANCOCK COUNTY, INDIANA:**

Bill Spalding, President

Gary McDaniel, Vice-President

Jeannine Gray, Commissioner

ATTEST:

Debra Carnes, Hancock County Auditor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: _____

This document prepared by: Tyler T. Ochs, Bose McKinney & Evans LLP, 111 Monument Circle,
Suite 2700, Indianapolis, IN 46204