

Neighborhood Meeting
for Union Township Data Center

WELCOME

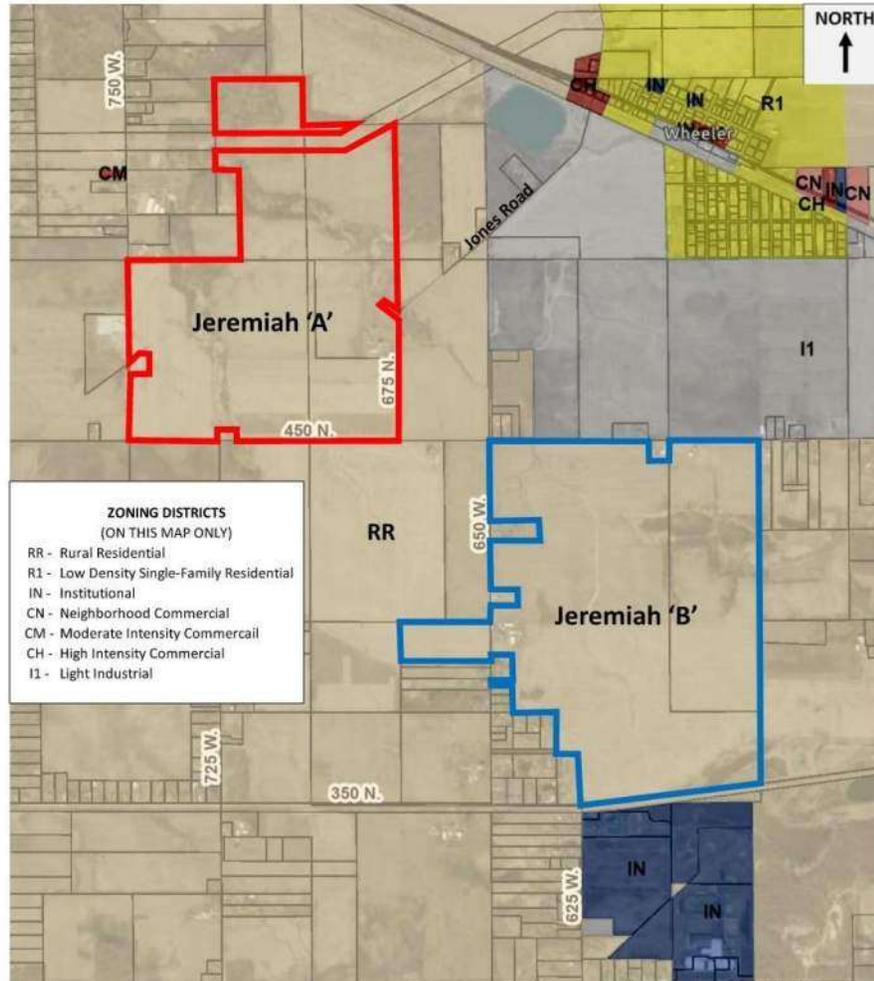
Tonight's Meeting

- A. Pledge of allegiance & roll call
- B. Welcome and opening comments
- C. Staff presentation of Zoning Map Amendment and Planned Unit Development process (15 minutes)
- D. Applicant introduction of project and request (45 minutes)
- E. Comments and questions posed by the public (120 minutes)

The Neighborhood Meeting

- The Porter County Plan Commission is hosting a Neighborhood meeting so that the applicant (AXPK, LLC, an affiliate of QTS) proposing the data center sites in Union Township may introduce their project and the public may make comment and pose questions
- This meeting is not planned as a question/answer format
- The Neighborhood meeting is informational in nature - No motions or votes will be taken by the Plan Commission
- A Plan Commission Public Hearing meeting will be scheduled at a later date following the Neighborhood meeting

LOCATION MAP OF AFFECTED PARCELS



Neighborhood Meeting for Union Township Data Center

What is a Planned Unit Development (PUD)

A Planned Unit Development (PUD) is a regulatory process. It is also thought of in terms as a zoning tool used to allow for flexibility in developing a specific piece of land.

PUDs are governed by specific regulations and guidelines. These guidelines may address density, open space requirements, infrastructure, and other aspects of development such as creation of open spaces and environmental preservation.

The Porter County Unified Development Ordinance (UDO), Chapter 4 - Planned Unit Development Districts (*amended 2012 and 2018*), outlines the process for the submittal requirements and review/decision processes for the development of a PUD.

The Basic Steps of a PUD

The Porter County UDO has identified the following steps for the review of a PUD submittal:

1. Concept Plan and Rezoning
2. Detailed Plan
3. Final PUD Plan

The Basic Steps of a PUD

1. Concept Plan and Rezoning

- The Concept Plan is reviewed by staff and scheduled for a meeting of the Plan Commission
- The Porter County UDO serves as the base criteria and is modified by the PUD for specific parameters
- The UDO states that there are some parameters that are limited in their magnitude to be revised

The Basic Steps of a PUD

2. Detailed Plan

- To divide the PUD development into legally platted lots and common areas, effectively acting as a Primary Plat
- The applicant prepares all documents in accordance with the approved Concept Plan including all supporting documentation for review by staff and the Plan Commission who will hold a Public Hearing

The Basic Steps of a PUD

3. Final PUD Plan

- Is the completion of the PUD plan in accordance with the Standards of Approval contained in the UDO
- Review of the Final PUD Plan by Planning staff with approval by the Executive Director with a written report to the Plan Commission, or optionally, approval at a Plan Commission meeting

The Process for Concept Plan and Rezoning

- The process follows the steps required by the appropriate sections of (Indiana Code) I.C. 36-7-4-600 - *Zoning Ordinance*
- The Indiana Code states that the Porter County Plan Commission is an advisory body, and, a PUD is a text change of the zoning map
- The Plan Commission shall hold a Public Hearing on the petitioner's request with notices sent to all surrounding property owners as well as advertisement in local newspaper and other County resources

The Process for Concept Plan and Rezoning

- At the Public Hearing, the applicant must address questions presented by the public and the Plan Commission
- At its discretion, the Plan Commission may place conditions upon their recommendation
- Determinations by the Plan Commission are in the form of a Favorable, Non-Favorable, or No recommendation to the Porter County Commissioners
- The next step is placing the petitioners PUD request in the form of an ordinance on the agenda of a County Commissioner meeting.

The Process for Concept Plan and Rezoning

- The County Commissioners, the legislative body, shall hold a Public Hearing at the first meeting
- The County Commissioners may reject the ordinance at this meeting or move the request to be considered at a second meeting
- At the second meeting the County Commissioners may adopt, reject or amend the proposed ordinance

The Process for Concept Plan and Rezoning

- Should the County Commissioners reject or amend the proposed ordinance, it shall be returned to the Plan Commission for consideration
- The Plan Commission may approve the amendment from the Commissioners
- If the Plan Commission disapproves the rejection or amendment, the original rejection or amendment stands if confirmed by the County Commissioners

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Visit the Porter County webpage for more information by following the link shown below at <https://www.portercountyin.gov/>



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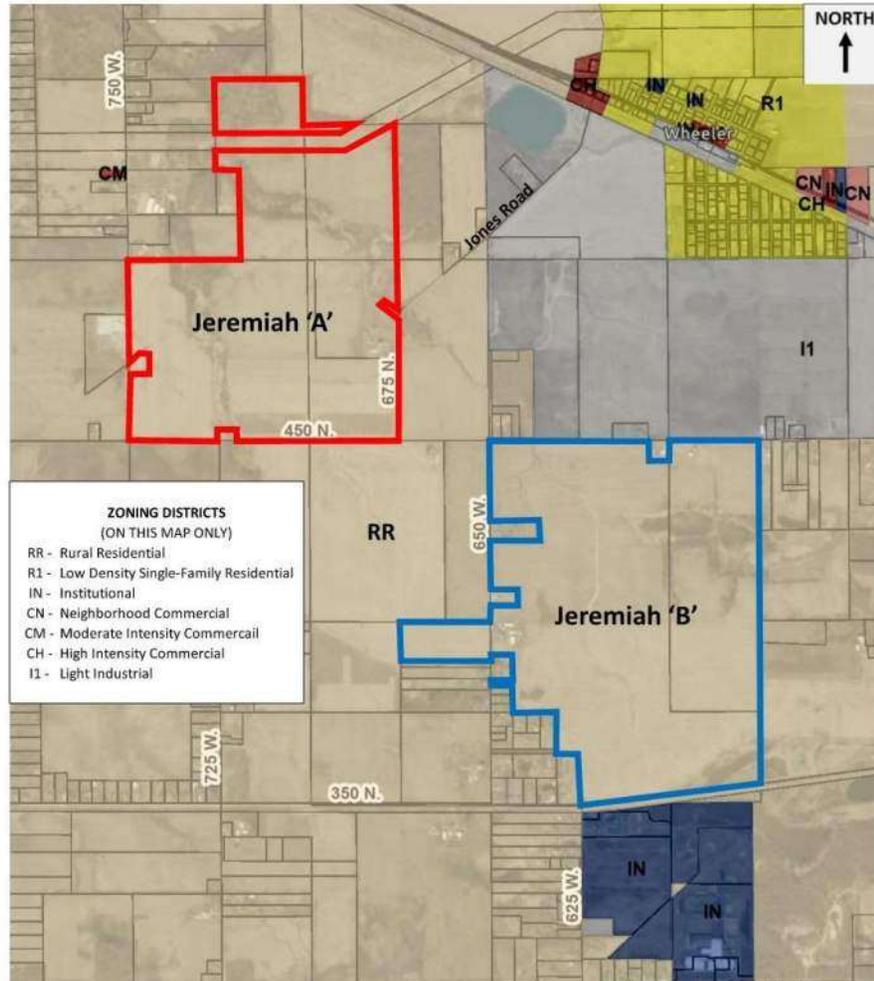
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