

MONTHLY MEETING

MAY 9, 2024

6:30 PM

CITY HALL

250 S. MAIN STREET

PECULIAR, MO 64078

AGENDA

The agenda packet is available for viewing prior to the meeting on the City of Peculiar website at <https://peculiar.municipalcms.com/agendalist.aspx?categoryid=11071> or by contacting Cama Suess, Planning Commission Secretary, 816-779-5212 or csuess@cityofpeculiar.com

- 1. Call To Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Consideration of the Minutes of the April 11, 2023 Meeting**
- 5. Consideration of the Agenda and Reading of the Planning Commission Statement**
- 6. Agenda Requests**
- 7. Old Business:**
 - A. MOTION TO CONTINUE TO THE JULY 11, 2024 PLANNING COMMISSION MEETING CONSIDERATION OF A RECOMMENDATION OF THE PLANNING COMMISSION TO THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, ON AN ORDINANCE APPROVING THE 18-LOT FINAL PLAT OF PHASE I WOODLAND TRAILS SUBDIVISION, FORMERLY KNOWN AS TIMBER TRAILS SUBDIVISION, ON 44.36 ACRES NORTH OF MISSOURI STATE ROUTE J AND ON THE EAST SIDE OF TWIN OAKS PARKWAY. APPLICANT: ROBERT E. SCHMIDT, RYMEG, INC.**
- 8. New Business:**
 - A. PUBLIC HEARING: CONSIDERATION OF A RECOMMENDATION OF**

THE PLANNING COMMISSION TO THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, APPROVING THE REZONING OF 508 ACRES NORTH OF 203RD STREET AND WEST OF HARPER ROAD FROM THE (AG) AGRICULTURE ZONING DISTRICT TO THE (I-1) LIGHT INDUSTRIAL ZONING DISTRICT IN THE CITY OF PECULIAR, CASS COUNTY, MISSOURI. APPLICANT: DIODE VENTURES, INC.

9. **Commissioner Comments**
10. **Next Meeting: Thursday, June 13, 2024**
11. **Adjournment**

City of Peculiar, Missouri
Planning Commission Meeting Minutes

April 11, 2024

**City Hall
250 S. Main Street
Peculiar, MO**

- 1. Chairman Dougherty called the meeting to order at 6:30 pm.**
- 2. Chairman Dougherty led those in attendance in the Pledge of Allegiance.**
- 3. Roll Call:**

Planning Commission:

Chairman Roger Dougherty	Present
Commissioner Jim Antonides	Excused
Commissioner Sharon Shores	Present
Commissioner Larry Dobson	Present
Commissioner John Kant	Present
Alderman Bruce Conrad	Present
Mayor Doug Stark	Present

Staff Present:

Roger Kroh	Development Services Director
Cama Suess	Planning Commission Secretary
Mickey Ary	City Administrator
Madison Touchstone	Lauber Municipal Law

Others Present:

John Handley	Diode Ventures
Janet Goldsmith	9505 E. 203 rd Street
Patti DePardo Livergood	9104 E. 203 rd Street
Chad and Sara Gardner	20024 Grand
Becky and Tim Wiseman	9407 E. 203 rd Street
John and Doris Bockelman	20823 Bockelman Lane
Joan and Gary Horner	Belton
Alma Wiles	Raymore
Robert Williams	Belton
Greg & Rhonda Seiner	20216 S. Grand Drive
John and Amanda Shatto	1000 Kelly Drive
Steve Bockelman	20819 Bockelman Lane

4. Consideration of the Minutes of March 14, 2023 Meeting

No changes or additions were made.

Mayor Stark moved and Commissioner Shores seconded a motion to approve the minutes as presented.

Voice Vote: Ayes 6, Nays 0, Excused 1. Motion approved.

5. Consideration of the Agenda and Reading of the Planning Commission Statement:

Mr. Kroh stated that they would be recommending that the Woodland Trails final plat matter be continued to the next meeting.

Secretary Suess read the Planning Commission Statement.

6. Agenda Requests: None

7. Old Business:

- A. MOTION TO CONTINUE TO THE MAY 9, 2024 PLANNING COMMISSION MEETING consideration of a recommendation of the Planning Commission to the Board of Aldermen of the City of Peculiar, Missouri, on an ordinance approving the 18-lot final plat of Phase I Woodland Trails Subdivision, formerly known as Timber Trails Subdivision, on 44.36 acres north of Missouri State Route J and on the east side of Twin Oaks Parkway. Applicant: Robert E. Schmidt, Rymeg, Inc.**

Mr. Kroh stated that there had been a request at the previous Planning Commission meeting for a look to be taken at the drainage easements and the proposed amenities for the project at Woodland Trails, and that a development agreement be prepared before further Planning Commission consideration. He stated that doing that would take more time and that a continuance on the matter was requested. He stated that the applicant had no objection to the continuation of the matter.

Commissioner Shores moved and Commissioner Kant seconded a motion to continue to the Planning Commission meeting of May 9, 2024 at 6:30pm the public hearing and the Phase I final plat for Woodland Trails Subdivision to allow revisions to be made to the plat and a development agreement prepared.

Voice Vote: Ayes 6, Nays 0, Excused 1. Motion approved.

8. New Business:

A. PUBLIC HEARING: Consideration of a recommendation of the Planning Commission to the Board of Aldermen of the City of Peculiar, Missouri, approving the rezoning of 508 acres north of 203rd Street and west of Harper Road from the (AG) Agriculture Zoning District to the (I-1) Light Industrial Zoning District in the City of Peculiar, Cass County, Missouri. Applicant: Diode Ventures, Inc.

Mr. Kroh advised that this was a rezoning of over 500 acres west of Harper Road for the Diode Ventures data center project. He stated he had a request from the Mayor to continue the matter so that the Planning Commission could see some of the information from the next step of approvals before a decision is made on the rezoning. He stated the applicant has asked if anyone on the Planning Commission has had any ex parte communications with residents or the applicant and that they put those instances on the record.

Mayor Stark stated he had a conversation with the Wiesman's the day prior, including City staff, and he had conversations with the applicant, and so he felt he was able to make an objective decision on this project.

John Handley, with Diode Ventures, stated he wanted to have the presentation power point available that they had shared at the neighborhood meeting as their applicant presentation, but due to the limitations on the CCTV he had paper copies of that presentation available.

Mr. Kroh stated he thought he was going to get a motion to continue the matter and he would like to make a couple notes regarding that.

Mr. Handley stated that considering the expected motion to continue, he wanted to express that Diode Ventures was committed to continue to provide information beyond what was required at all the planning stages. He stated that he understood that 500 acres was a big project which was why it takes a long time to review to review the entire project at the planning approval stage. So, their hope is to achieve rezoning ahead of the meeting at which the details of the project will be approved. He stated their intention is to step up the level of detailing and finality that they have along the way. He stated it is important for Diode Ventures to know that the property was going to be zoned for the intended use of data centers.

Chairman Dougherty stated he thought there was going to be a motion to continue so he wanted to see if anyone wanted to make a motion.

Mr. Kroh stated that in anticipation of this motion and vote the City consulted the City Attorney. He also introduced Madison Touchstone, the new Assistant City Attorney from Lauber Municipal Law. Mr. Lauber's recommendation was that if the matter is continued, that both the public hearing and the agenda item both be continued to the May 9, 2024 meeting. This will avoid everyone from having to present their testimony twice.

Chairman Dougherty asked if there was a motion regarding this matter.

Mayor Stark moved and Alderman Conrad seconded a motion to continue the application and the public hearing for the rezoning of the 500 acres.

Commissioner Kant said he missed the reason for the continuance.

Mayor Stark said it was so that the Planning Commission could get some questions answered regarding utilities, where the water was going to come from, and what was going to be done with the sewer that they did not have yet.

Voice Vote: Ayes 6, Nays 0, Excused 1. Motion approved.

Mr. Kroh added that the meeting is being continued to a date certain, that being the next Planning Commission meeting on May 9, 2024 at 6:30pm.

Mr. Handley stated in closing that they understood that this is a large project and that there were a lot of questions still to be answered, but that a lot of the effort they were putting into the project did depend on some certainty from the City. He stated that it was his understanding that data centers had recently been added to the Peculiar City Code as an intended use under I-1, and that this will be the zoning district where data centers are allowed. This was to make sure that the level of detail and effort they were putting into the project aligned with the level of certainty they were receiving from the City of Peculiar.

Chairman asked for comments or questions. There were none.

9. Other Business: None

10. Commissioner's Comments: None

11. Next Meeting Date: Thursday, May 9, 2024 at 6:30 pm

12. Motion to adjourn:

Mayor Stark moved and Alderman Conrad seconded a motion to adjourn.

Voice Vote – 6 Ayes, 0 Nays, 1 Excused. Motion approved.

The meeting adjourned at 6:41 pm.

Cama Suess, Planning Commission Secretary

Date



250 S. Main Street, Peculiar, MO 64078
Phone: 816-779-5212

STAFF REPORT

PUBLIC HEARING

To: Planning Commission
From: Roger Kroh, AICP, Director of Development Services
Date: May 9, 2024
Re: Recommend approval of a motion to continue to July 11, 2024 consideration of an ordinance approving the Final Plat of Phase I of Woodland Trails Subdivision

GENERAL INFORMATION

Applicant: Roger Kroh
Requested Actions: Recommend approval of a motion to continue to July 11, 2024 consideration of an ordinance approving the Final Plat of Phase I of Woodland Trails Subdivision
Purpose: To approve Final Plat of Phase I and authorize civil construction to begin in Phase I

PROPOSAL

Recommend approval of a motion to continue to July 11, 2024 consideration of an ordinance approving the Final Plat of Phase I of Woodland Trails Subdivision

PREVIOUS ACTIONS

Approved preliminary plat.

KEY ISSUES

None

STAFF COMMENTS AND SUGGESTIONS

Staff and the applicant recommend that this item be continued to the July 11, 2024 meeting of the Planning Commission to allow more time to address questions raised by the Planning Commission. As a courtesy, staff is advising neighbors who attended the last public hearing on the application that the application is proposed to be continued to the July 11 Planning Commission Meeting.

ATTACHMENTS

None

RECOMMENDATION

Approve motion continuing consideration of the Phase I Final Plat of Woodland Trails Subdivision to the July 11, 2024 Planning Commission Meeting.



250 S. Main Street, Peculiar, MO 64078
Phone: 816-779-5212

STAFF REPORT

PUBLIC HEARING

To: Planning Commission
From: Roger Kroh, AICP, Director of Development Services
Date: May 9, 2024
Re: Harper Road Technology Center Rezoning of 508 Acres from AG to I-1

GENERAL INFORMATION

Applicant: Brad Hardin, President, Diode Ventures, LLC., a Subsidiary of Black and Veatch Engineering

Requested Actions: **CONSIDERATION OF AN APPLICATION TO REZONE APPROXIMATELY 508 ACRES SOUTH OF 203RD STREET AND WEST OF HARPER ROAD FROM THE (AG) AGRICULTURE ZONING DISTRICT AND MIXED USE EMPLOYMENT OVERLAY DISTRICT AND NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT TO THE (I-1) LIGHT INDUSTRIAL ZONING DISTRICT IN THE CITY OF PECULIAR, CASS COUNTY, MISSOURI. APPLICANT: DIODE VENTURES, INC.**

Purpose: This action is to approve the rezoning of approximately 508 acres comprised of the Effertz Farm Tract and Britton Farm Tract from (AG) Agriculture zoning district with Mixed Use Employment Overlay and Neighborhood Commercial Overlay to (I-1) Light Industrial zoning as called for in the Long Range Land Use Map of the City.

This action only changes the zoning. It does not at this time approve the Harper Road Technology Center project. Later in 2024, the applicant will submit a development plan and development agreement which, if approved by the City, will approve the Harper Road Technology Center.

PREVIOUS ACTIONS

At the April 11 Planning Commission Meeting, the application was continued for more information to be

obtained about the project. Engineers representing the applicant, city and water district are continuing their research into options for providing sanitary sewer service and potable water for the project. However, enclosed for informational purposes is the latest draft of the development plan for the data center. It will be finalized by the applicant and presented later in 2024 with a development agreement for staff review, revisions, and consideration by the Planning Commission and Board of Aldermen. At that time the staff and Planning Commission will get into the details about stormwater detention, access points, buffering and landscaping, architecture, noise, etc.

The application for consideration at this time is a request to rezone 508 acres to I-1, which is consistent with the Comprehensive Plan and Future Land Use Map approved in 2015.

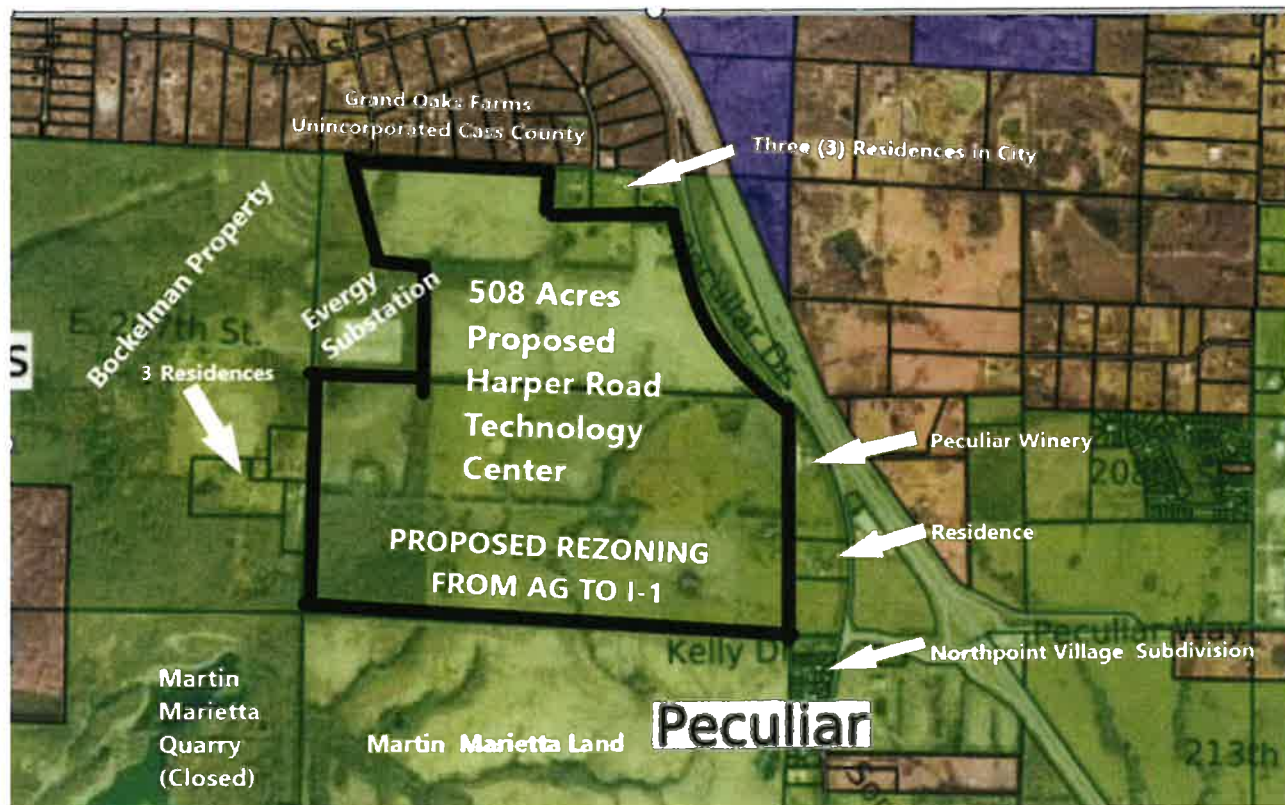
Since the April meeting, the City staff and City Attorney have modified its recommendation of approval. Staff is also recommending that the zoning to I-1 be approved subject to the Board of Aldermen and applicant, including property owners, reaching an agreement that in the event the data center development plan and development agreement are not approved or the project is withdrawn, the applicant will either submit an application by which the city can re-set the zoning back to (AG) Agriculture or not oppose the City submitting such an application. The agreement will be considered by the Board of Aldermen prior to acting on the rezoning to I-1.

PROPOSAL

Diode Ventures LLC, a subsidiary of Black and Veatch Engineering, has submitted an application to rezone 508 acres on the west side Harper Road between 203rd and future 211th Street right-of-way from (AG) Agriculture zoning with a Mixed Use Employment Overlay and Neighborhood Commercial Overlay to I-1 Light Industrial zoning district. The zoning from AG to I-1 is consistent with the proposed light use industrial on the City's Future Land Use map. The rezoning also removes the Peculiar Way overlay designation from the 508-acres as the technology center is a campus-like setting and not a mix of light industrial and neighborhood commercial as called for in the overlay district.

Approval of the rezoning does not approve the data center campus. Later this year, the Planning Commission and Board of Aldermen will consider a development plan and development agreement for the project.

VICINITY MAP

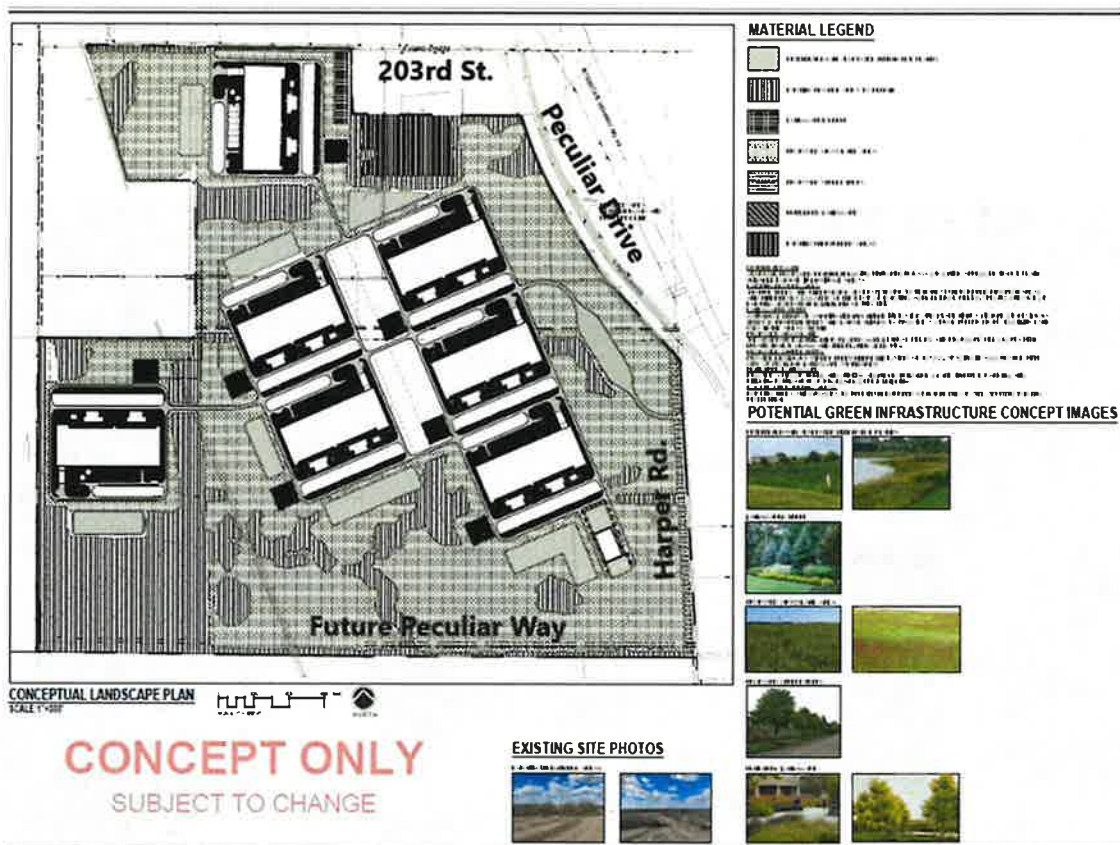


CONCEPTUAL PLANS



Harper Road Technology Park

Note: Full Size Conceptual Plan Attached



KEY ISSUES

Is I-1 Light Industrial Zoning an appropriate zoning district for a 508-acre data center campus?

STAFF COMMENTS

Data Centers

Data Centers have come into being with the growth of the internet. Companies like Amazon, Google, and Facebook (Meta) have massive amounts of data that are maintained in buildings full of servers and computer equipment. With artificial intelligence coming onto the scene, the demand for data centers will continue to grow.

Data centers have very few employees. The concept plan for the Harper Road Technology Center campus shows 7 buildings with each being 300,000 square feet each. Each building is typically staffed by 10 to 15 people per shift around the clock. Data center campuses are highly secure fenced facilities protected by cameras and private security personnel when construction starts and when operations begin.

NEIGHBORHOOD MEETING

Twenty (20) people representing 16 properties attended the Neighborhood Meeting on March 25. All property owners within 300 feet of the site had received a written invitation. Attached is the power point presentation that was shown which provides a good overview of data centers in general and the Harper Road Technology Center in particular. Also attached are the minutes and sign-in sheets.

STAFF FINDINGS OF FACT

SECTION 400.2430 (A) Findings of Fact for Map Amendments (Rezoning) states that in their deliberation of a request, the Planning Commission and Board of Aldermen may give consideration to the criteria stated below, to the extent they are pertinent to the particular application:

1. The character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property;

Findings: The 508-acre site and the surrounding area is predominantly pastureland that is zoned (AG) Agriculture with both the Mixed Use Employment District Overlay and the Neighborhood Commercial Overlay. The Future Land Use Map masterplans the site to become Light Industrial.

North	In city limits - 3 residences	RE Rural Estate
	Outside city limits – Grands Oaks Farms	Residential
East	Peculiar Winery	C-1
	Residence	R-1
Southeast	Residence	C-1
	Northpointe Village Subdivision	R-1
South	Pastureland	AG
	3 Residences	AG
West	Evergy Substation	AG
	Pastureland and residences	AG

2. The physical character of the area in which the property is located;

Findings: The 508 acres is primarily rolling pastureland that is suitable for light industrial uses and a data center campus.

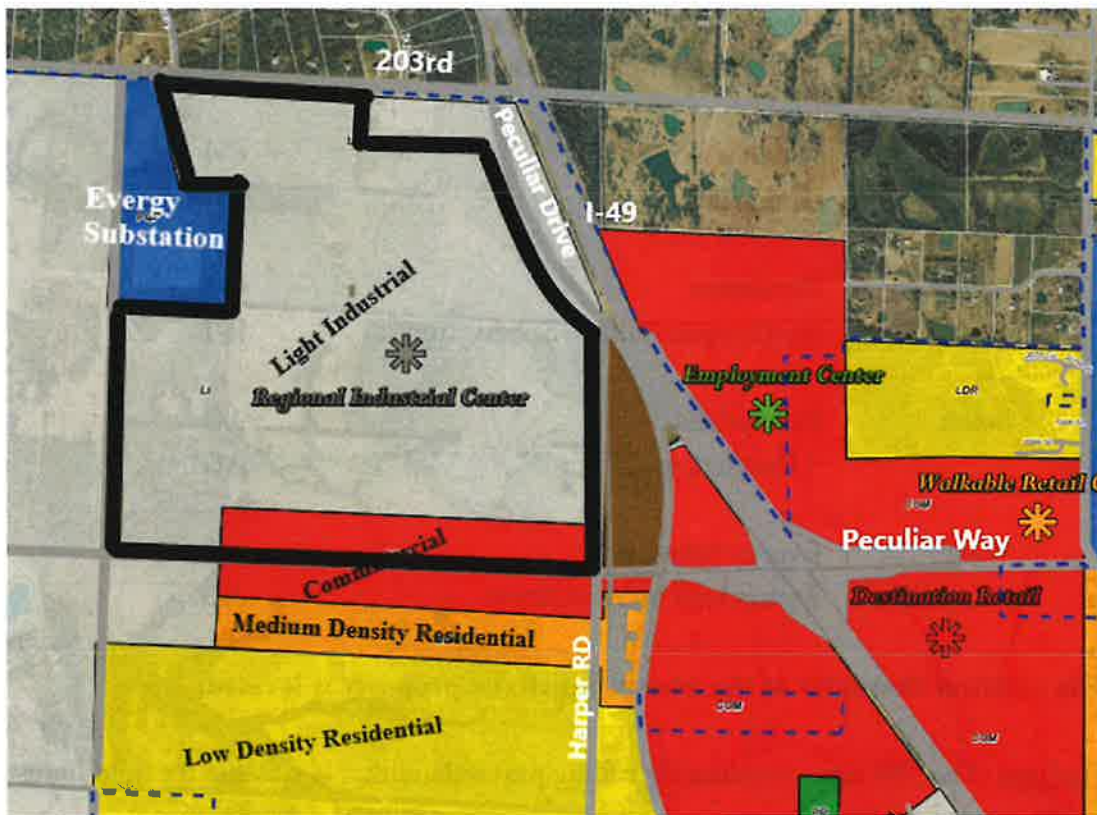
3. **Consistency with the goals and objectives of the comprehensive plan and other plans, codes and ordinances of the City of Peculiar;**

Findings: The proposed rezoning of the 508 acres to I-1 for a data center campus is consistent with the Comprehensive Plan which calls for the northwest quadrant of the city to be light industrial.

The rezoning to I-1 and data center campus are also consistent with the Regional Industrial Center designation on the Future Land Use Map. Regional Industrial Centers are intended to provide for all types of manufacturing, assembly, storage and distribution, and research and development activities in settings ranging from campus-like industrial parks to heavy industrial areas. This proposed facility is a campus-like technology park with the added benefit of being much more compatible with the surrounding area than a heavy industrial park.

Although the I-1 zoning is not consistent with the Commercial uses master planned along Peculiar Way, there remains a substantial amount of land in the four quadrants of the Peculiar Way interchange designated for Commercial uses.

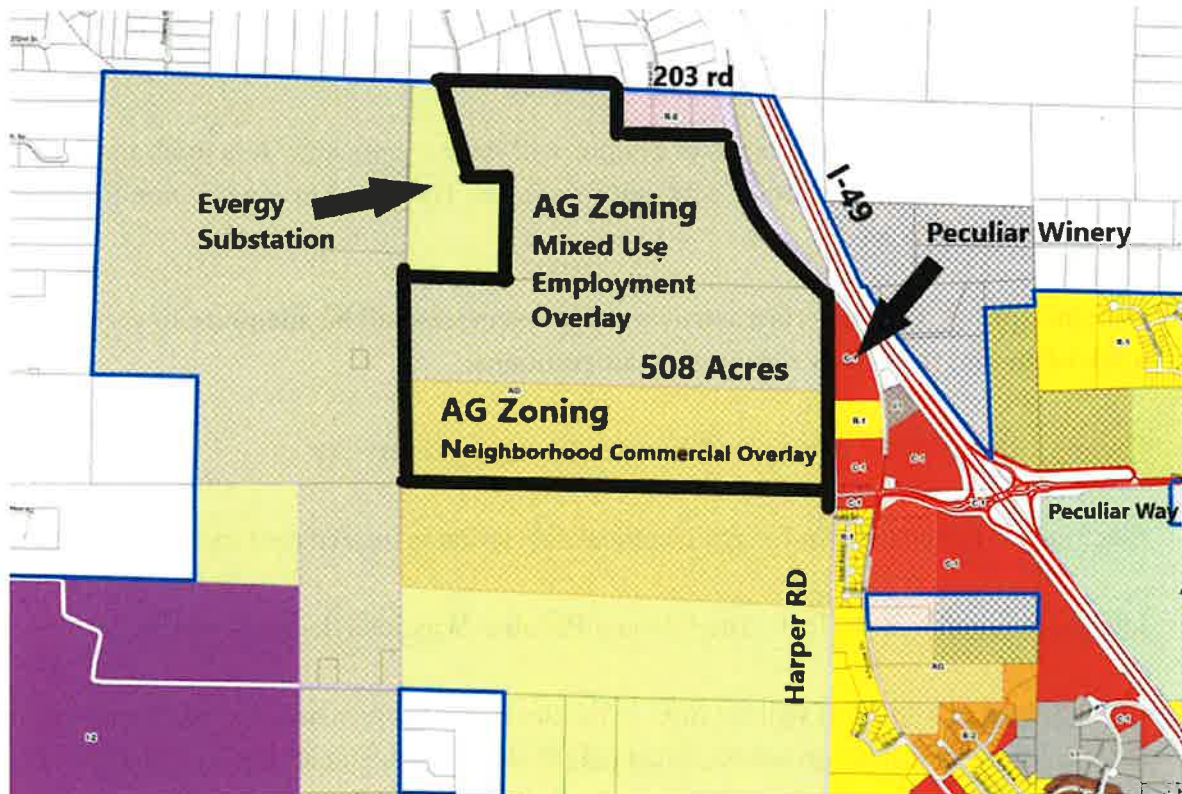
FUTURE LAND USE MAP (Full-size version attached)



4. **Suitability of the subject property for the uses permitted under the existing and proposed zoning districts;**

Findings: The Agricultural Zoning District is appropriate for the current uses. However, the Comprehensive Plan and Future Land Use Map calls for the zoning to change to I-1 Light Industrial given the land's immediate access to I-49 and an Evergy substation.

ZONING MAP (Full size version attached)



5. **The trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district;**

Findings: The 2008 Zoning Map shows that the 508 acres had been zoned (AG) Agriculture before 2008. In 2015, the City updated its Comprehensive Plan and designated the northwest quadrant of the City for light industrial growth. In 2017, the Peculiar Way interchange was opened and since that time the only development has been the Peculiar Winery that opened in 2018. Since then, only 2 to 3 industrial development projects have shown an interest in the 508 acres, one being the data center project.

6. The extent to which the zoning amendment may detrimentally affect nearby property;

Findings: The zoning amendment from AG to I-1 will allow for the construction of the data center campus if approved. During construction of each building, nearby property owners will have more traffic, dust, and noise. Seven (7) buildings will be constructed a half building at a time. Construction of each half-building takes 9 to 15 months. However, most of the construction time is spent installing computer equipment indoors.

Diode Ventures states that they will utilize Dark Sky best practices to avoid light pollution and minimize dust by spraying at boundaries and putting polymer products on internal unpaved roads.

Following construction, a data center campus will have significantly less truck traffic, employee traffic and noise than most other light industrial uses. The most noise will come from testing emergency generators.

7. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Findings: Below is the status of public infrastructure and services:

Electricity – Excellent. An Evergy electrical substation is located next to the proposed campus.

Interstate Access – Excellent. The I-49 and Peculiar Way interchange is nearby.

Local Streets -- City staff will set forth in the development plan and development agreement the location of the construction access, street maintenance requirements during construction, and long-term street improvements that will be required of the developer. For security reasons, the internal streets will be private and not plowed or maintained by the City.

Water – The data center campus is in the service territory of PWSD No. 2. Diode Venture is currently working with the district on how it will obtain the large amounts of water that will be required for cooling purposes. They are also working with the Bartlett and West Engineers on obtaining water from the City as water may be needed from both PWSD No. 2 and the City.

Wastewater – The northwest quadrant of the City is not served by sewers. Diode services is currently studying alternatives for treating sewage from the campus. The city is also requiring them to look at alternatives that provide sewers for balance of the sub-basin.

Police – The impact of the project on police services will be minimized by the fact that the data center campus will have its own security staff during construction and after the campus begins operations.

8. The suitability of the property for the uses to which it has been restricted under the existing zoning regulations;

Findings: Although the property has been suitable for farming for many years, given the growth of the KC metro area, it is now suitable for light industrial development because a) the City has established this northwest quadrant of the City for light industrial uses, b) the Peculiar Way interchange has been constructed, and c) the Evergy electrical substation have been constructed.

9. The length of time (if any) the property has remained vacant as zoned;

Findings: The 508 acres has been used for farming as long as it has been in the city. It has been zoned AG since it was annexed.

10. Whether the proposed zoning map amendment is in the public interest and is not solely in the interests of the applicant; and

Findings: The proposed zoning map amendment is in the public interest and not solely in the interest of the applicant because the City of Peculiar Comprehensive Plan designates the northwest quadrant of the city, which includes this 508-acre site, for light industrial uses.

11. The gain, if any, to the public health, safety and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Findings: The gain to the public health, safety and welfare of denying this application is only on the three (3) homes on 203rd St. who's rear yards abut the proposed technology park. However, the gain to the county, school district, and city of approving this rezoning far exceeds the gain to the community by denying this application and any hardship upon neighboring landowners.

12. The Planning Commission and the Board of Aldermen may also consider other factors that may be relevant to a particular application.

Findings: No additional findings.

ATTACHMENTS

Future Land Use Map
Zoning Map
Neighborhood Meeting Presentation
Neighborhood Meeting Minutes
Neighborhood Meeting Attendees
Draft Development Plan (for informational purposes).

STAFF RECOMMENDATION

Approval of a motion recommending that the Board of Aldermen approve the rezoning request from Diode Ventures, LLC of 508 acres from (AG) Agriculture to (I-1) Light Industrial, including the removal the Mixed Use Employment and Neighborhood Commercial Overlay Designations, subject to the applicant and property owners and Board of Aldermen reaching an agreement prior to approval of the rezoning that the applicant and/or property owners will submit or not oppose the City submitting an application by which it can re-set the zoning back to AG in the event that the development plan and development agreement for a data center is denied or withdrawn.



Harper Road Technology Park

Neighborhood Engagement Meeting

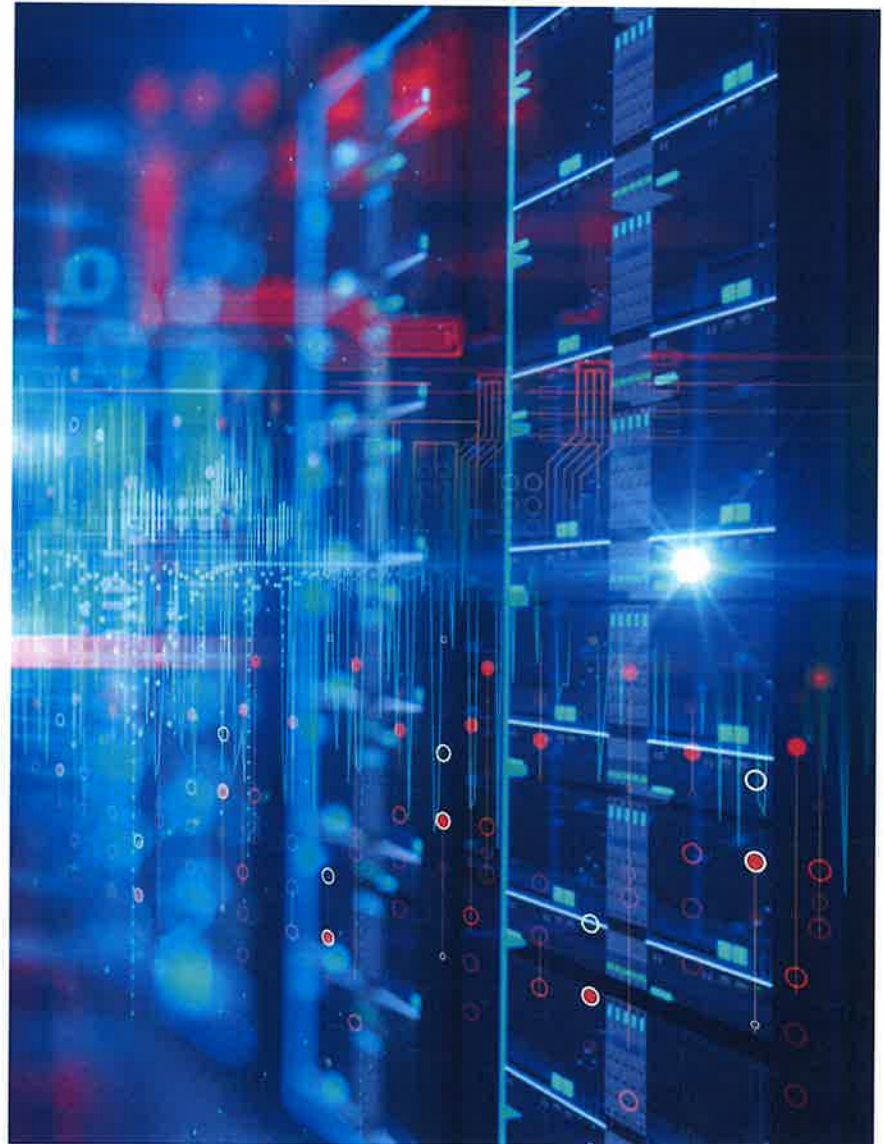
March 25, 2024 6:30 p.m. •

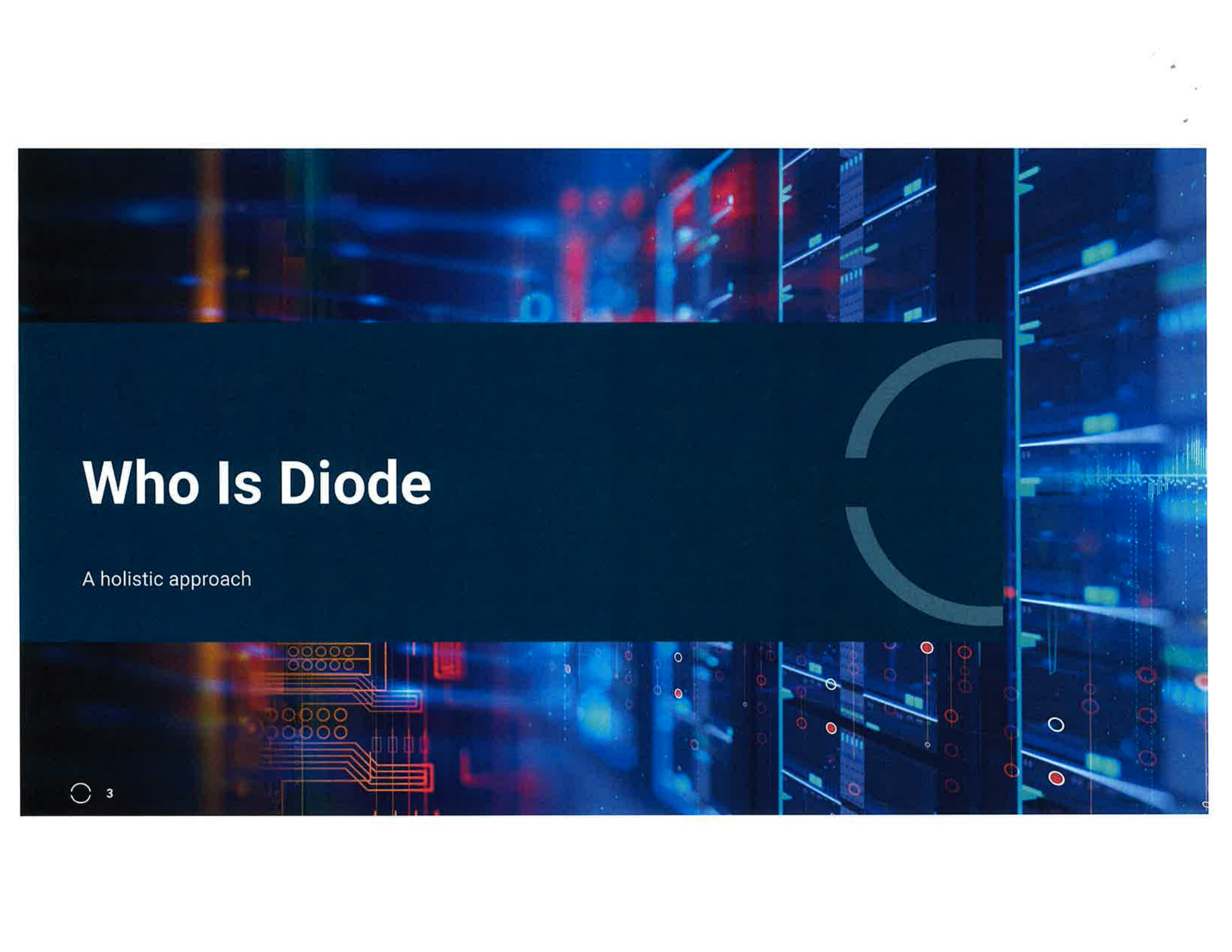
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D I O D E

Agenda

1. Who Is Diode?
2. What Is A Data Center?
3. Why Peculiar?
4. Concept/renderings
5. Rezoning Plans
6. Next Steps
7. FAQ's
8. Breakout for Questions





Who Is Diode

A holistic approach

Who is Diode

Diode provides asset development services for commercial, industrial and technology companies.

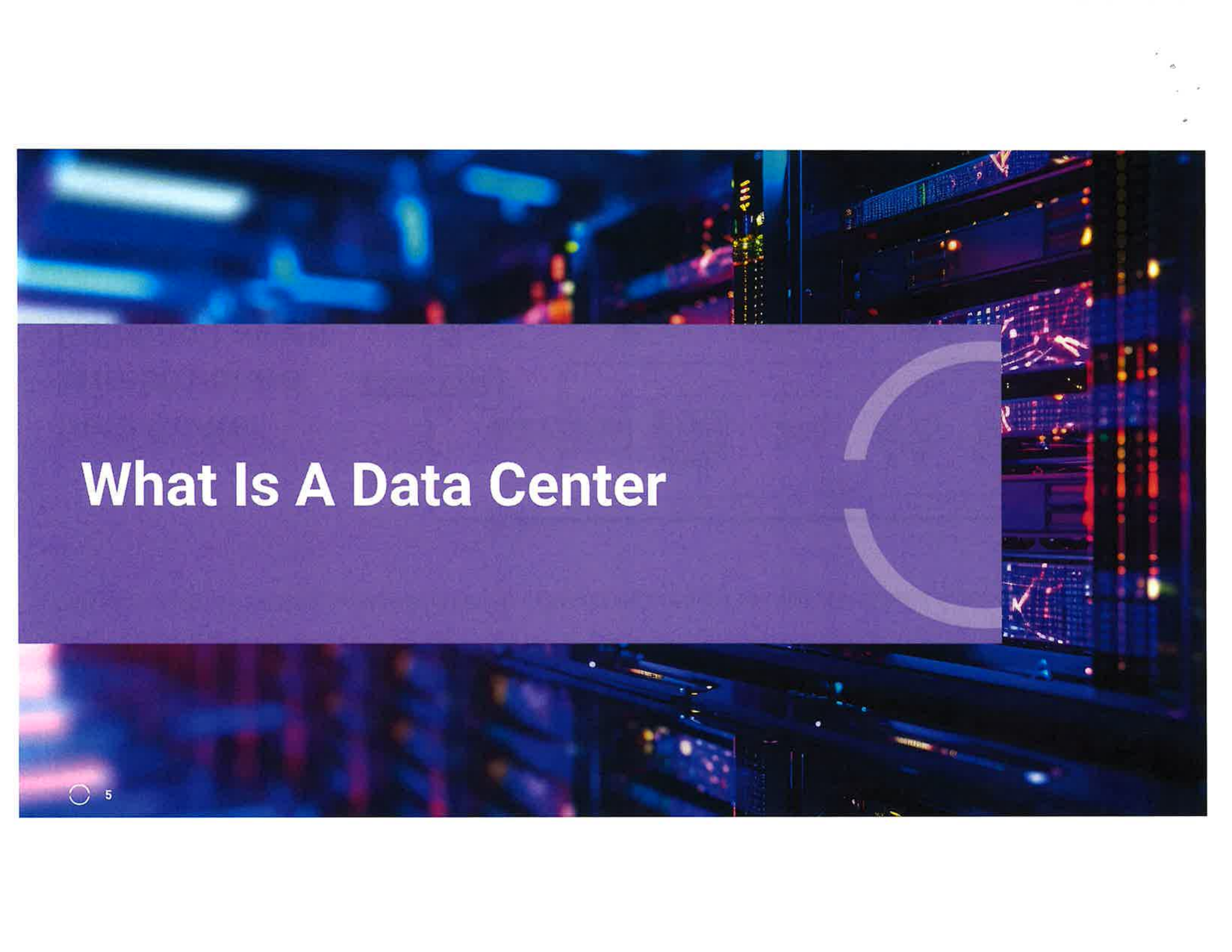
- We specialize in asset development for the energy and data infrastructure markets. Diode serves as a Single Point of Contact (SPOC) to our customers by bringing together the following services for a project:
 - Site Options and Selection
 - Feasibility Analysis
 - Constructability Analysis
 - Utility Connection
 - Community Outreach
 - Rezoning
 - Incentives

Mission – We streamline the asset development process by providing client-centric, turnkey infrastructure solutions.

Vision – To become trusted development partners who preserve and connect the world with innovative solutions in sustainable and critical infrastructure fields.

Diode is a wholly owned subsidiary of Black & Veatch, a 100-percent employee-owned global engineering, procurement, consulting and construction company with a more than 100-year track record of innovation in sustainable infrastructure. Since 1915, we have helped our clients improve the lives of people around the world by addressing the resilience and reliability of our most important infrastructure assets.





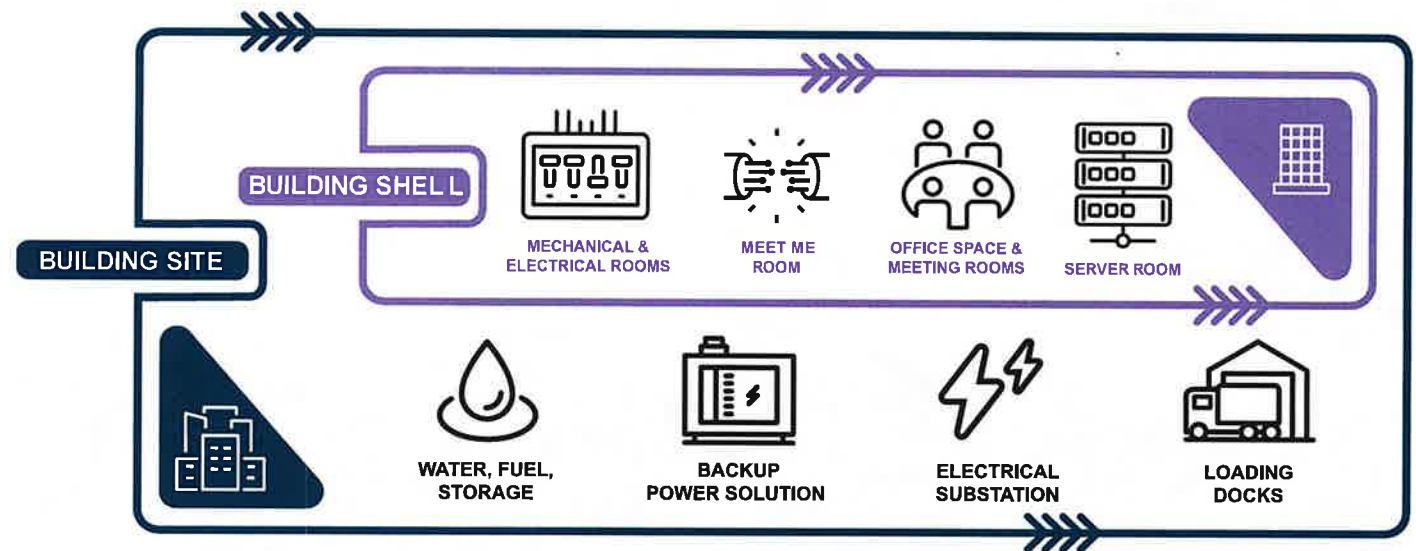
What Is A Data Center

What is a Data Center

A data center is a facility used to house a large group of networked computer servers. Data centers are used for remote storage, processing, or distribution of large amounts of data.

Data centers also house services required to provide uninterrupted computer operation, like cooling equipment and batteries.

Data Center Infrastructure Building Layout

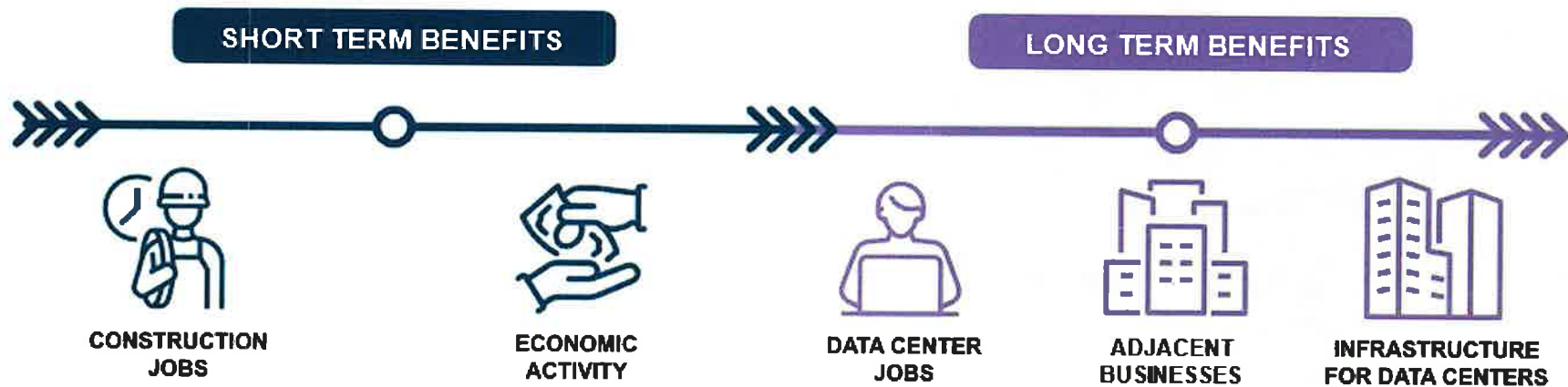


Data Centers From the Outside

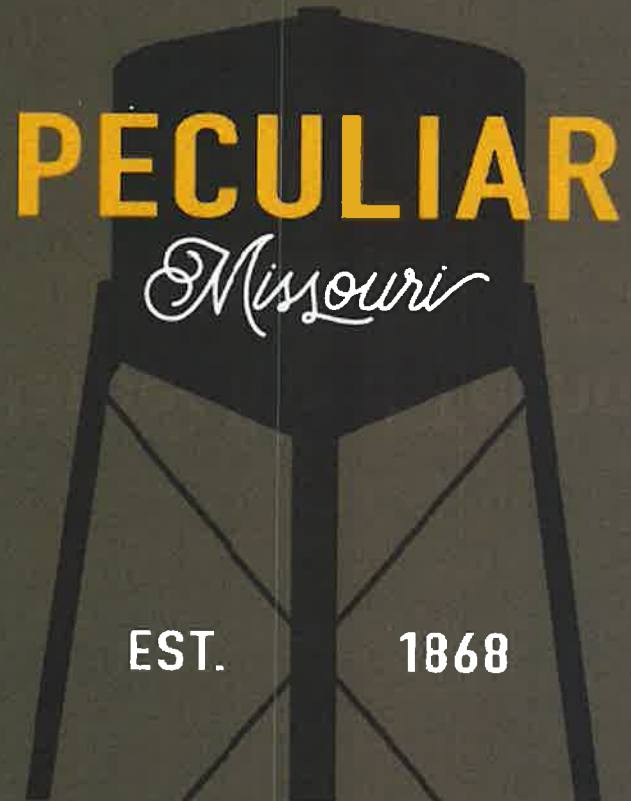
- Non-descript office and storage building with few windows – Customer confidentiality is important
- Minimal traffic. Periodic truck deliveries to test and replace computer equipment
- On-site cooling (HVAC) and power generation equipment generates minimal noise periodically
- Data center campuses are landscaped with shade and small flowering trees, evergreen trees, shrubs, and mowed lawns. Existing landscaping is also used to keep a perimeter around the project.
- Dark Skies lighting is used to adequately light the campus without disturbing the natural night sky



Benefits of a Data Center



Harper Road Technology Park



PECULIAR
Missouri

EST. 1868

Why Peculiar?

- Data centers need access to good transportation networks while adding minimal traffic
- Access to generation and transmission capacity – proximity to transmission lines or substations
- Access to or path to water and wastewater service
- Fiber connectivity nearby
- Proximity to Kansas City and other hyperscale data center developments
- Space, buildability, and industrial overlay



Why Light Industrial?

- Aligns with City's Future Land Use Map
- Height and area regulations same between Light and Heavy Industrial
 - Height cannot exceed 6 stories (buildings are not planned beyond 2 in data center development in the US)
 - Yard setbacks are between 10 and 20 feet, but development would use 100' minimum
- Zoning designation would allow for data center development



Harper Road Technology Park – Renderings



Harper Road Technology Park – Renderings



Harper Road Technology Park – Renderings



Harper Road Technology Park – Renderings



Landscaping Palette

DETENTION BASIN VEGETATED WITH NATIVE PLANTS



PROPOSED GRASSLAND AREA



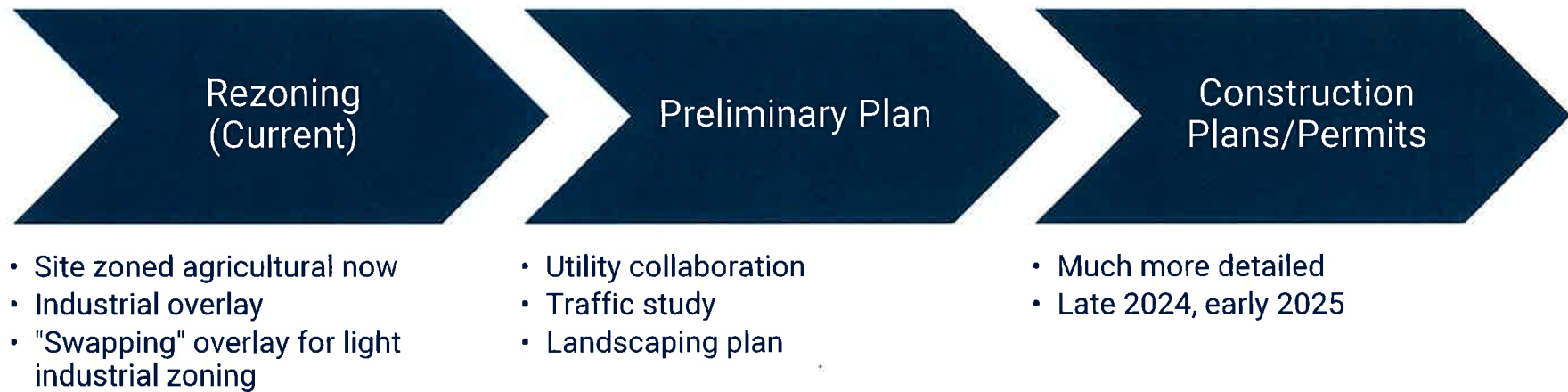
LANDSCAPED BERM



CONCEPT PLAN – NOT FOR SUBMISSION



Next Steps



- Next stop for this effort is Planning Commission at 6:30 PM on April 11th
 - Please note that the letter incorrectly listed 7:00 PM
- Pending planning commission recommendation, project could advance to Board of Aldermen
- Development Plan will go through its own set of approvals as well

Myth Busters

The team is available for more questions after this presentation.

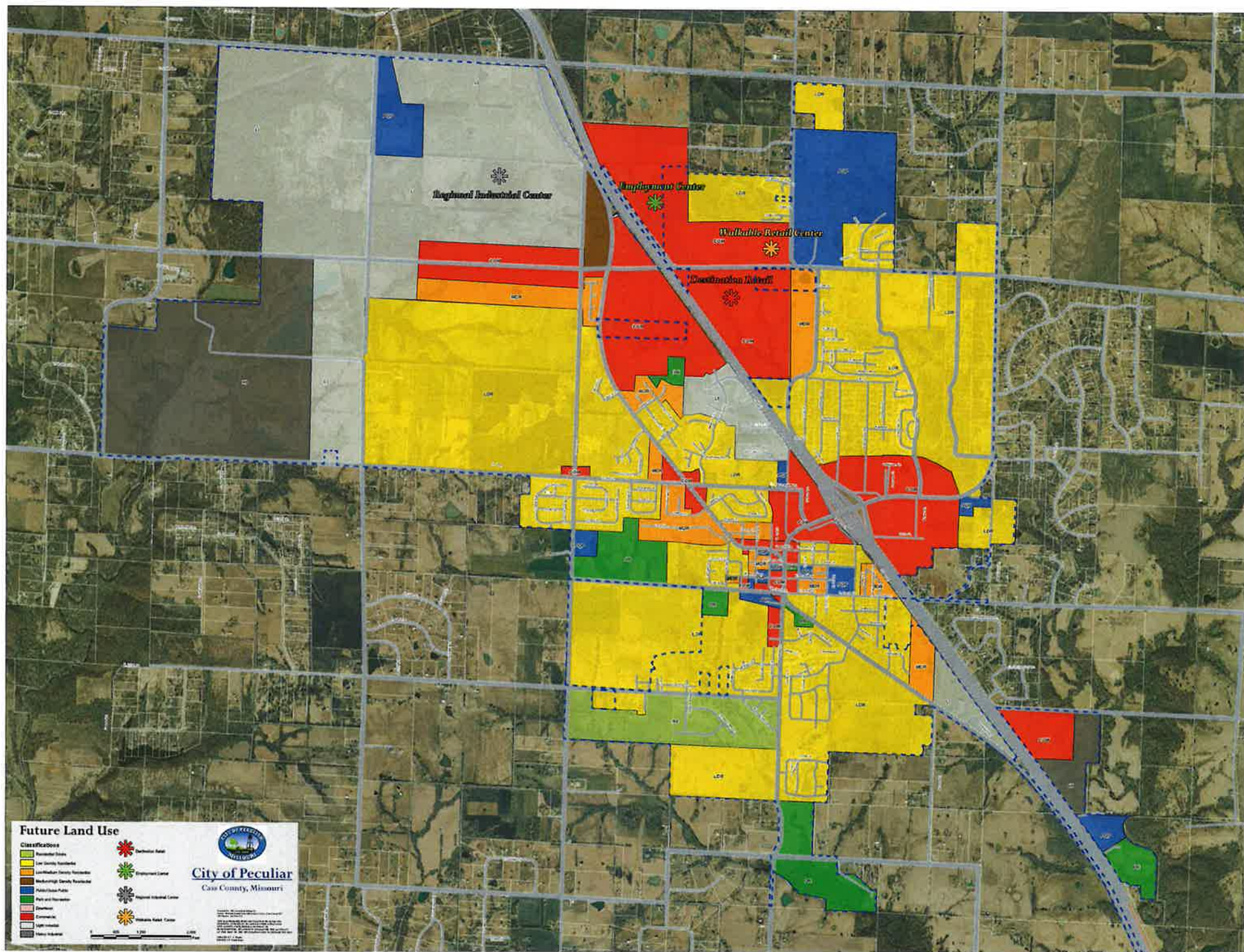
- Who is Diode?
 - Diode is a wholly owned subsidiary of Black & Veatch, based in Overland Park, KS. We are not a Chinese company.
- Who is the tenant?
 - The tenant of this project is to be determine and has not been solidified. Our main clients are Big Tech clients, such as Google or Meta.
- Do data centers cause cancer?
 - There is no current research that data centers cause cancer or any other ailments.
- How many times have we done this?
 - Diode has developments all over the United States, but our two latest transactions on data centers have been in Kansas City, MO with Google and Meta.
- Are data centers pollutive?
 - Data Centers are not pollutive to water or air.
- Is this project getting incentives?
 - Right now, we are just looking to rezone the project and are not yet at incentive application.
- Are my taxes going up?
 - Not at all. Data centers will not increase or decrease payments for local taxpayers. They do, however, increase the tax basis for the community allowing more money for schools and public services such as police, fire, and EMS.



D I O D E

Thank You

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Diode Ventures

Neighborhood Engagement Meeting
Rezoning to L-1

03/25/2024
6:30 p.m.

Diode Attendees:

Ryley Crabtree-Miller

Brad Hardin

Andrea Jones

John Michael Handley

- I. At approximately 6:30, Diode (BH) provided introduction to team attendees.
- II. Diode (BH) explained company and relationship to Black & Veatch.
- III. Diode (AJ) explained basics of data center functions, what they look like from outside, etc.
- IV. Public questioning began but was interspersed with remaining slides Diode presented (JMH) on the development specifics as they stood on that date.
- V. At 7:30, Diode (JMH) ended presentation and opened floor for individuals to talk to each Diode attendee.

Public Questions:

1. Where are entrances going to be located?

Currently the primary security entrance is located approximately across from the entrance to Peculiar Winery and will be shifting slightly north or south per their request. A secondary emergency-only access point is expected on 203rd street, and will be blocked with a gate that will only open for emergency responders.

2. How many jobs for the facility?

At peak construction, we expect 600 or so tradespeople. At full build out, we expect 10-30 employees per building with the potential for ~150 in the optional office hub.

3. What do the shifts look like?

Shifts for the data center facilities are generally 3x8-hour shifts. The optional office hub would have standard office hours of ~7- 9 to ~4 – 6.

4. How tall?

Our current elevations depict 38' from ground elevation to top of building.

5. Hours of construction?

This will be negotiated with the city during the construction plan review.

6. Dust mitigation?

There are mitigation measures for large-scale earthwork, especially spraying at boundaries of work or of the site; additionally, for non-paved internal roads during construction, there are polymer products that can be used (similar to mulch glue for gardens) that make the on-site roads last longer and kick up minimal dust.

7. Where would you start construction?

Generally, construction could start at the north then work south. This has not been confirmed, however, and will ultimately require input from a general contractor.

8. Will dirt work be staggered?

Dirt work will be staggered. While the goal is for a building half to be operational every 9 – 15 months, the earthwork for each building pad should take no more than 60 days, if not less, to complete.

9. Will construction be open or union?

This has not been determined yet.

10. Where are entrances and exits going to be located?

Currently the primary security entrance is located approximately across from the entrance to Peculiar Winery and will be shifting slightly north or south per their request. A secondary emergency-only access point is expected on 203rd street, and will be blocked with a gate that will only open for emergency responders.

11. Will there be fences around the property?

Yes! Privacy is key to hyperscale data center clients. There will be 8' wrought iron style fences around the premises.

12. Where are the construction accesses?

These are yet to be determined, but it is unlikely they will be placed on 203rd street due to its level of service and access. More likely will be one or more access points on Harper Road.

13. Construction noise/dangers/etc. ?

Construction noise would be limited to hours set forth in either permits with the city or in the development agreement. Site fencing is one of the first items that will go up, so the dangers to the public of accidental access are negligible.

14. Will security start from day one?

Security is a priority for these clients. Security fences will more than likely be one of the first construction projects on the site. More often than not, security will begin on day one, and last 24/7 into operations.

15. When do you expect breaking ground?

The earlier we expect groundbreaking is late 2024, but more likely is early 2025.

16. Is this on Peculiar owned land?

This land is under option by Diode and is not owned by the city of Peculiar

17. Looking at map, what is stopping us from taking land to the south?

We don't expect to need any more land for this project.

18. Letter says 5-15 buildings, how would we fit 8 more?

We only expect 7 or so buildings that are housing data centers, but other buildings could be support buildings. Additionally, while the land could possibly support more or larger/higher buildings, we can also plan for an upper limit of power availability long-term, so additional data center buildings are not likely.

19. Phasing needs power, we need 400-600 MW?

We are working with Evergy on this.

20. How tall are most of the buildings?

We plan for 38' buildings.

21. With the power the DC is using, will they have blackouts?

No, and data centers often result in strengthening of local power infrastructure.

22. Have you done a study on how this affects property values?

While we have not done a study on how property values change with data centers as neighbors, we are starting one. We don't typically see a change in property values. Please look at Loudon County, VA as they are the hub of data centers in the US for how beneficial they can be for surrounding communities—the county has operated at a surplus for years.

23. Have we been granted any tax incentives?

We have not pursued any tax incentives at this point, but this is standard for the market.

24. Does it make sense to talk about MO abatements?

We're engaged in the rezoning process currently to know if there's a project here; it is early for those.

25. Diode makes this development then what?

Diode ultimately develops these sites for its clients and end users (e.g., Meta, Google, etc.) and has not to date owned them long-term.

26. Do we have a client set up for this site?

We do, but this is confidential.

D I C D E

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