



Public Notice posted in accordance with 610 RSMo as amended

Date/Time Posted: Wednesday February 18, 2026, 2:00 p.m.

Posted by: Amy Bauguess
Building Department Clerk

SPECIAL PLANNING AND ZONING COMMISSION AGENDA
425 Indian Warpath Dr., Pacific, MO 63069

Wednesday, February 25, 2026

6:00 P.M.

This meeting is open to the public.

The meeting will be streamed live on the City of Pacific YouTube channel:

<https://www.youtube.com/channel/UC9dxzhHQBwPuIQJC1N6TSig>

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT / PARTICIPATION

4. PUBLIC HEARING

- A. **PZ 2026-3: Map Amendment, Alt Joint Revocable Trust, applicant.** *The applicant is seeking a map amendment (rezoning) for an approximate 155.0 +/- acre tract of land generally located on Denton Road (Franklin County Parcel ID: 19-6-23.0-0-000-019.000, 19-6-24.0-0-000-015.000). They are requesting a zoning of Planned Unit Development (PUD) for the underlying NU Non-Urban District Zoning.*
- B. **PZ 2026-4: Map Amendment, William C. McLaren, Jr. & Linda S. McLaren Joint Revocable Trust, applicant.** *The applicant is seeking a map amendment (rezoning) for an approximate 500 +/- acre tract of land generally located at 648 Phelan Road and Highway O (19-7-35.0-0-000-001.000, 19-7-35.0-0-000-002.000, 19-7-26.0-0-000-010.000, 19-7-26.0-0-000-007.000, 19-7-26.0-0-000-011.000, 19-7-35.0-0-000-004.000, 19-7-26.0-0-000-009.000, 19-7-25.0-0-000-016.000, 19-7-25.0-0-000-017.000, 19-7-26.0-0-000-018.000, 19-7-25.0-0-000-014.100, 19-7-25.0-0-000-016.001). They are requesting a zoning of Planned Unit Development PUD for the underlying M-1 Light Industrial District zoning.*

5. NEW BUSINESS

- A. **PZ 2026-3: Map Amendment, Alt Joint Revocable Trust, applicant.** *The applicant is seeking a map amendment (rezoning) for an approximate 155.0 +/- acre tract of land generally located on Denton Road (Franklin County Parcel ID: 19-6-23.0-0-000-019.000, 19-6-24.0-0-000-015.000). They are requesting a zoning of Planned Unit Development (PUD) for the underlying NU Non-Urban District Zoning.*
- B. **PZ 2026-4: Map Amendment, William C. McLaren, Jr. & Linda S. McLaren Joint Revocable Trust, applicant.** *The applicant is seeking a map amendment (rezoning) for an approximate 500 +/- acre tract of land generally located at 648 Phelan Road and Highway O (19-7-35.0-0-000-001.000, 19-7-35.0-0-000-002.000, 19-7-26.0-0-000-010.000, 19-7-26.0-0-000-007.000, 19-7-26.0-0-000-011.000, 19-7-35.0-0-000-004.000, 19-7-26.0-0-000-009.000, 19-7-25.0-0-000-016.000, 19-7-25.0-0-000-017.000, 19-7-26.0-0-000-018.000, 19-7-25.0-0-000-014.100, 19-7-25.0-0-000-016.001). They are requesting a zoning of Planned Unit Development PUD for the underlying M-1 Light Industrial District zoning.*

6. ADJOURNMENT

This Meeting is Open to The Public

Note: The Planning and Zoning Commission will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.

**NOTICE OF PUBLIC HEARING
CITY OF PACIFIC
PLANNING & ZONING COMMISSION**

**Map Amendment (Rezoning)
Denton Road, Pacific, MO 63069
Franklin County Parcel ID: 19-6-23.0-0-000-019.000, 19-6-24.0-0-000-015.000**

The City of Pacific Planning and Zoning Commission will conduct a Public Hearing on **Wednesday, February 25, 2026**, at 6:00 P.M. At Meramec Valley R-III School District Pacific High School, 425 Indian Warpath Drive, Pacific MO to hear comments on the following proposals:

1. **PZ 2026-3: Map Amendment, Alt Joint Revocable Trust, applicant.** The applicant is seeking a map amendment (rezoning) for an approximate 155.0 +/- acre tract of land generally located on Denton Road (Franklin County Parcel ID: 19-6-23.0-0-000-019.000, 19-6-24.0-0-000-015.000). They are requesting a zoning of Planned Unit Development (PUD) for the underlying NU Non-Urban District Zoning.

Interested parties may comment during the Public Hearing at the specified date and time. Copies of the application are available for review at Pacific City Hall, 300 Hoven Drive, during weekdays between the hours of 8:00 a.m. and 5:00 p.m. Copies are also available online at www.pacificmo.com. If you should need additional information, please contact Tiffany Wilson, Economic Development Director by telephone at 636-271-0500 and email at twilson@pacificmo.com or A.J. Girondo, Zoning Officer, by telephone at 636-385-5648 or by email at agirondo@gbateam.com.



February 11, 2026

City of Pacific, MO
300 Hoven Drive,
Pacific, MO 63069

SUBJECT: Staff Report – Alt Property – 1745 Denton Road
PUD Rezoning Application

PZ-2026-XX: Map Amendment (rezoning) PUD – 1745 Denton Road.

Existing Zoning: Unincorporated Franklin County – W zoning

Proposed Zoning: NU with PUD

Comprehensive Plan Future Land Use: Commercial and Industrial

This is the proposed map amendment for the parcel located at 1745 Denton Road (Franklin County Parcel ID: 19-6-23.0-0-000-019.000 & 19-6-24.0-0-000-015.00) and currently located outside the limits of the City of Pacific. The owner has applied for a rezoning of the parcel from Franklin County W district to Non-Urban (NU) with a PUD overlay within the City of Pacific

This property lies along the north side of the Meramec River at the south end of Denton Road and connects to the City of Pacific at the city's current wastewater treatment facility. The parcels in question are a part of a larger landholding by the property owner that lies both inside and outside of the Pacific city limits. The properties within the City of Pacific to the north of this parcel are zoned M-2 Heavy Industrial and NU farther to the north. The properties to the east, west, and south of this parcel are in unincorporated Franklin County. Most of the properties surrounding this one are of a rural nature with some small residences located within.

The proposed PUD for the property is pursuing to continue the uses that the property is currently used for but may not be explicitly allowed within the NU zoning. The section of the PUD that addresses these uses is Section 8, Allowed Uses, and Section 9, Special Conditions.

In Section 8 the allowed uses of property are described the operation of an agricultural farm and private hunting preserve including the following:

- Agricultural, farming, dairy farming, livestock and poultry raising, forestry, and other uses commonly classified as agricultural with no restrictions to operation of such vehicles and machinery that are customarily incidental to such agricultural uses, and with no restrictions to the sale or marketing of products raised on the premises.
- Agricultural Sales and Services of products raised or grown on the property.
- Private Hunting, fishing and propagation of wildlife
- Discharge of a firearm for private hunting or in preparation for private hunting

- Extraction, quarrying, or mining of sand, gravel, topsoil or other material.
- The density and intensity of the current uses of property shall not increase.

These uses along with the clause that the current or any future owners may use the property as they do today without any changes to the PUD do not appear to cause any hardship or concerns with the current City of Pacific zoning codes or uses for the location. If the owner wishes to change the use of the property at any time, they will either have to rezone the property or amend the PUD to allow the changed use.

Section 9 of the PUD lists the special conditions within the PUD which would differ from the zoning code and allow the use of the property as the owners want them amended. All the special conditions within the proposed PUD for the Alt property refer to existing City of Pacific or other ordinances and codes that would govern the property as part of the City. Section 9.17 regarding Plans and Permits for Future Development does state the owner will comply with the City of Pacific Municipal code and make such submissions for permits or developments as required which does not change code or requirements as they would move forward.

The requested PUD with an underlying NU zoning would be consistent with the use of the property and would not affect the use or function of any of the surrounding properties within this area. The uses of the property would not change, and the residents or owners of nearby property would not be adversely affected by this change in zoning. The property owner wishes to annex but also use his property as he does today which would be beneficial to the City now and in the future.

Based on the proposed zoning being consistent with the long and on-going use of the parcel and the zoning code for an NU designation we would recommend approval of the rezoning of the parcel with the PUD overlay at the properties shown on the application (Franklin Co Parcel ID: 19-6-23.0-0-000-019.000 & 19-6-24.0-0-000-015.00).

Please let us know if you have any questions or comments regarding this report.

Sincerely,

GEORGE BUTLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "A.J. Girondo III", with a horizontal line extending to the right.

A.J. Girondo III, P.E.
Associate

CITY OF PACIFIC

Zoning Change Application

309 Haven Dr - Pacific, MO 63069

636-271-0500 ext 221

www.pacificmo.gov



Applicant Information:

Alt Joint Revocable Trust
Applicant Name

1745 Denton Rd. Pacific, MO 63069
Applicant Address

314 808-2256
Applicant Phone #

palt4455@yahoo.com
Applicant Email

Property Owner Information:

Alt Joint Revocable Trust
Property Owner's Name

1745 Denton Rd. Pacific, MO 63069
Property Owner's Address

Property Owner's Phone

E-Mail

[Signature]
Applicant Signature(s)

1-27-26
Date

Property Information:

Denton Rd. Pacific, MO 63069

Address for which Rezoning is being sought

155+/-

Total Acreage

Franklin CO W

Present Zoning

NU w/ PUD

Requested Zoning

Agricultural

Current Property Use

Agricultural

Proposed Property Use

[Signature]
Property Owner Signature(s)

1-27-26
Date

The following factors justify this Zoning request (attach additional information if necessary):

This property borders the City of Pacific and will maintain the same use as is currently in place. We would like to bring this property into the City of Pacific.

Please Read:

The application will not be complete unless it is accompanied by the following items:

- the required filing fee (residential/nonprofit \$250+\$50/acre) (commercial \$275)
- All required applicant signature(s), including signature(s) of current property owner.
- A legal description of the affected real estate sealed by a land surveyor per section 400.260(B) of the zoning ordinance.
- One paper copy and one electronic copy of a sealed plat or survey of the property clearly showing the boundaries of the property; its current and proposed zoning district classification and the current zoning classification of adjacent properties.
- A description of the proposed use of the property and the estimated impact of the proposed use on the surrounding neighborhood.
- Certified mail notice to all property owners within 250 feet of the subject property. City will prepare and mail the mailing for the applicant at the applicant's expense.

OFFICE USE ONLY

26-000039

Permit Number

Public Hearing Date

Check

45

Cash

C/C

Application Cost: \$

275 + 2,000.00

Deposit
cc

PAID

JAN 29 2026

CITY OF PACIFIC

Building Commissioner Signature

ALT PROPERTY – PACIFIC, MO
PROJECT NO. 26-10569
JANUARY 21, 2026

PUD DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, THE SOUTHWEST QUARTER OF SECTION 24, ALL WITHIN TOWNSHIP 43 NORTH, RANGE 2 EAST OF THE 5TH P.M., FRANKLIN COUNTY, MISSOURI, BEING A PORTION OF THOSE PARCELS CONVEYED TO ALT BY DEED RECORDED AS DOCUMENT NO. 1416523 OF THE FRANKLIN COUNTY, MISSOURI, RECORDER OF DEEDS OFFICE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON CORNER OF THE COMMON CORNER OF SECTIONS 23, 24, 25, AND 26 OF TOWNSHIP 43 NORTH, RANGE 2 EAST, SAID POINT BEING THE COMMON CORNER OF SAID ALT PARCEL AND THOSE PARCELS CONVEYED TO HUBBARD BY DEED RECORDED AS DOCUMENT NO. 1801173 OF SAID RECORDER OF DEEDS OFFICE, AND MCLAREN BY DEED RECORDED AS DOCUMENT NO. 1404895 OF SAID RECORDER OF DEEDS OFFICE, THENCE WEST ALONG THE COMMON LINE BETWEEN SECTIONS 23 AND 26, AND THE COMMON LINE OF SAID ALT AND HUBBARD PARCELS, TO THE NORTHERN LINE OF THE MERAMAC RIVER; THENCE WEST ALONG SAID NORTHERN LINE, TO THE SOUTHEASTERN RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD (FORMERLY FRISCO RAILROAD); THENCE NORTHEAST ALONG SAID RIGHT OF WAY LINE, TO THE NORTHWEST CORNER OF SAID ALT PROPERTY, SAID POINT BEING THE SOUTHWEST CORNER OF THAT PROPERTY CONVEYED TO THE CITY OF PACIFIC BY DEED RECORDED IN BOOK 208, PAGE 469 OF SAID RECORDER OF DEEDS OFFICE SAID POINT ALSO BEING ON THE EAST-WEST CENTERLINE OF SAID SECTION 23; THENCE EAST ALONG SAID EAST-WEST CENTERLINE, SAME BEING THE COMMON LINE BETWEEN SAID CITY OF PACIFIC AND ALT PARCELS, TO THE COMMON QUARTER CORNER BETWEEN SECTIONS 23 AND 24; THENCE CONTINUING ALONG THE SAID COMMON LINE AND THE EAST-WEST CENTERLINE OF SECTION 24, TO THE CENTER WEST SIXTEENTH CORNER OF SECTION 24, SAID POINT BEING ON THE SOUTH LINE OF THAT PARCEL CONVEYED TO GROTH BY DEED RECORDED AS DOCUMENT NO. 2003163 OF SAID RECORDER OF DEEDS OFFICE; THENCE SOUTH ALONG THE COMMON LINE BETWEEN SAID GROTH AND ALT PARCELS, TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, SAID POINT BEING THE SOUTHWEST CORNER OF SAID GROTH PARCEL; THENCE EAST ALONG SAID COMMON LINE TO THE NORTHERN LINE OF THE MERAMAC RIVER; THENCE SOUTHWEST ALONG SAID NORTHERN LINE, TO THE COMMON LINE BETWEEN SECTIONS 24 AND 25, AND SAID ALT AND MCLAREN PARCELS; THENCE WEST ALONG SAID COMMON LINE TO THE



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POINT OF BEGINNING CONTAINING 155 ACRES, MORE OR LESS; SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD.

THE CITY OF PACIFIC, MISSOURI
PLANNED UNIT DEVELOPMENT DISTRICT

PUD- _____

MASTER DESIGN STATEMENT FOR

Denton Rd.

January 27, 2026

PREPARED FOR:

The Alt Joint Revocable Trust
1745 Denton Rd.
Pacific, MO 63069

PREPARED BY:

KURT A. VOSS
ZICK, VOSS, POLITTE, RICHARDSON & BRINKER, P.C.
P.O. Box 2114
WASHINGTON, MO 63090
636-231-4999 PHONE
KAV@ZVPLAW.COM

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Denton Rd., consisting of approximately 155 acres, is located within Sections 23 & 24, Township 43 N, Range 2 E, of the Fifth Principal Meridian, Franklin County, Missouri.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owners of this property are the Alt Joint Revocable Trust. There is no developer of this property. The Owner does not seek a development but has made application for zoning and a PUD to preserve the current use of the Property.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned in unincorporated Franklin County as W. Surrounding properties are zoned and used for:

- North: M-2 District and the City of Pacific Waste Water Treatment Facility
- East: Franklin County W
- South: City of Pacific PUD(Pending) currently Franklin County W
- West: Franklin County W & Franklin County A

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently an operating agricultural farm and private hunting preserve, with cropland and hardwood timber comprising the majority of the property.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit agricultural, farming, forestry and other uses commonly classified as agricultural with no restrictions to operation of such vehicles and machinery that are customarily incidental to such agricultural uses, and with no restrictions to the sale or marketing of products raised on the premises; as well as the permittance of private hunting, fishing and propagation of wildlife.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is Denton Rd. The nearest street to the east is Highway O. The nearest street to the south is Phelan Rd. The nearest street to the west is Denton Rd.

7.2 SANITARY SEWER

This PUD shall not require sanitary sewer services from the City of Pacific. The Owner and City agree that the City will not be required to install any infrastructure related to provision of sewer services.

7.3 WATER

This PUD shall not require water services from the City of Pacific. The Owner and City agree that the City will not be required to install any infrastructure related to provision of water to the Property.

7.4 FIRE PROTECTION

This PUD development sits approximately 2.8 miles from Pacific Fire Protection District Station 1.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

This PUD shall not require gas, electrical and telephone service.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

All stormwater generated on the Property will be designed to comply with Chapter 400.190 B of the Pacific Code of Ordinances. Any construction in a floodplain shall comply with all federal and state laws and regulations as well as Chapter 420 of the Code of Ordinances of the City of Pacific. All of this PUD sits within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The City of Pacific Land Use Plan does not include this property.

The uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 8.0ALLOWED USES AND DEVELOPMENT

The Property has been zoned as NU Non-Urban District with a PUD.

This PUD allows the operation of an agricultural farm and private hunting preserve. This includes the following:

Agricultural, farming, dairy farming, livestock and poultry raising, forestry, and other uses commonly classified as agricultural with no restrictions to operation of such vehicles and machinery that are customarily incidental to such agricultural uses, and with no restrictions to the sale or marketing of products raised on the premises.

Agricultural Sales and Services of products raised or grown on the Property.

Private Hunting, fishing and propagation of wildlife.

Discharge of a firearm for private hunting or in preparation for private hunting.

Extraction, quarrying, or mining of sand, gravel, top soil, or other material.

The density and intensity of the current uses of the Property shall not increase.

The Owner of the Property, or successor, may continue to use the Property in the same way that it is used at the time of this PUD until such time that the Owner seeks development of the Property. Owner may seek a rezoning or amendment to this PUD at any time.

Until the Property is rezoned, the use and development regulations of the NU Non-Urban District shall govern development of the Property. Development is when a permit is issued for any construction or addition to any structure on a development tract, subdivision of the Property, and any change or intensification of use.

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1.....FAÇADE REGULATIONS

Per code.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Pacific’s Landscaping Ordinance in place at the time of development.

9.3 LIGHTING REGULATIONS

Per code.

9.4 SCREENING REGULATIONS

No screening regulations required for the described use in this PUD.

9.5 SUBDIVISION REGULATIONS

Any future subdivision of the Property shall conform to the City of Pacific Subdivision Regulations, as amended.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with the City of Pacific Municipal Code.

9.7 DUMPSTER REGULATIONS

Trash collection in this PUD shall be in accordance with the City of Pacific Municipal Code.

9.8 ACCESS REGULATIONS

No changes in access shall be made as part of this PUD. Changes in access for future development shall be in accordance with Code.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with the City of Pacific Municipal Code.

9.10 SIGNAGE REGULATIONS

Per Code.

9.11 ROOFING REGULATIONS

Roofing Regulations in this PUD shall be in accordance with the City of Pacific Municipal Code.

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

9.13 HEIGHT REGULATIONS

Height Regulations in this PUD shall be in accordance with the City of Pacific Municipal Code.

9.14 SETBACK REGULATIONS

Yard requirements in this PUD shall be the same as the base-zoning district.

9.15 PUBLIC IMPROVEMENTS

All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

There are no common areas with this PUD.

9.17 PLANS AND PERMITS FOR FUTURE DEVELOPMENT

For all future development, Owner shall comply with the Pacific Municipal Code and make such submissions and obtain permits as required by Code.

10.0 EXHIBITS

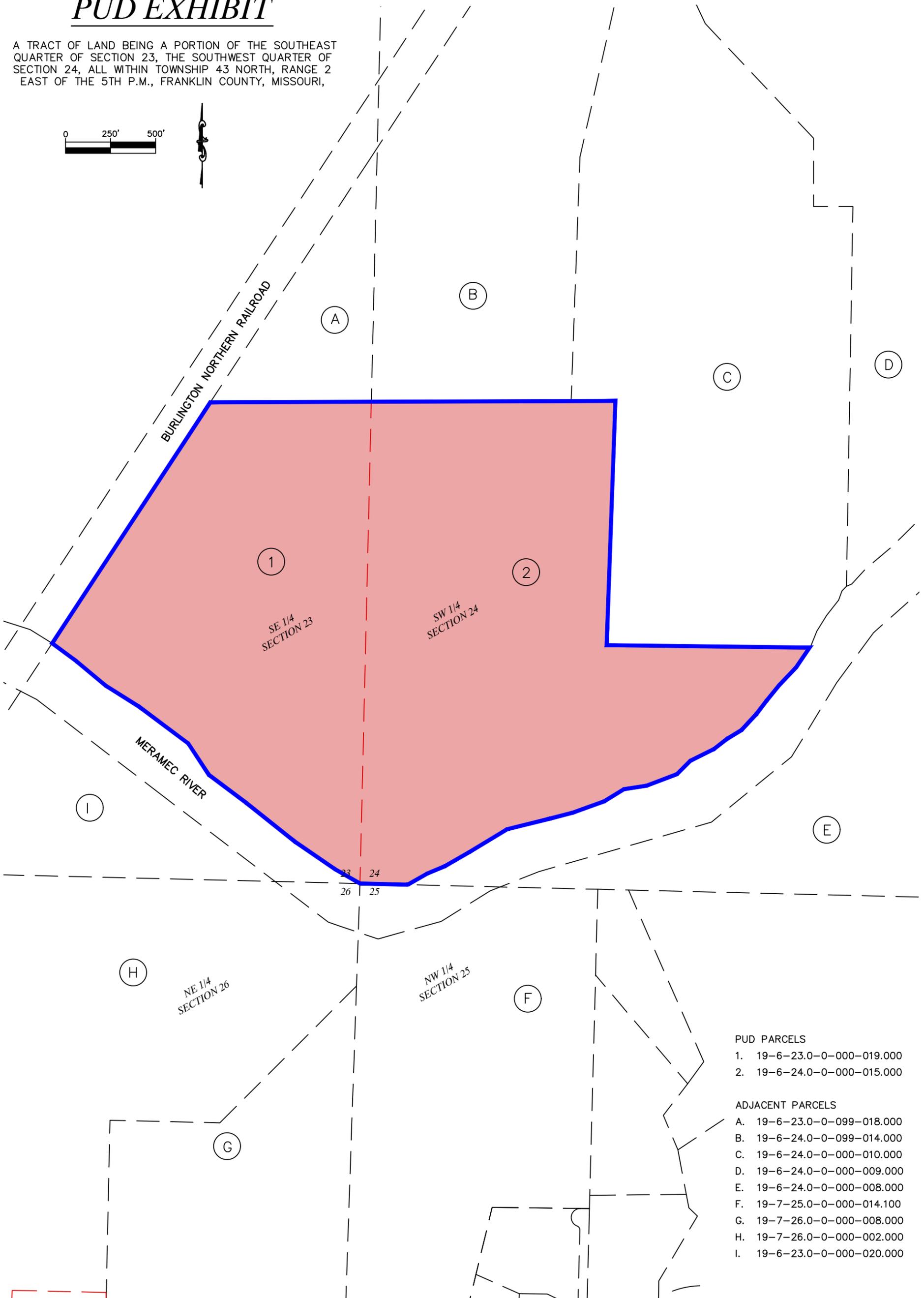
The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

Exhibit A - Legal description of the property—out boundary

Exhibit B - Preliminary Development Plan 400.160 C and 405.045

PUD EXHIBIT

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, THE SOUTHWEST QUARTER OF SECTION 24, ALL WITHIN TOWNSHIP 43 NORTH, RANGE 2 EAST OF THE 5TH P.M., FRANKLIN COUNTY, MISSOURI,



PUD PARCELS

- 1. 19-6-23.0-0-000-019.000
- 2. 19-6-24.0-0-000-015.000

ADJACENT PARCELS

- A. 19-6-23.0-0-099-018.000
- B. 19-6-24.0-0-099-014.000
- C. 19-6-24.0-0-000-010.000
- D. 19-6-24.0-0-000-009.000
- E. 19-6-24.0-0-000-008.000
- F. 19-7-25.0-0-000-014.100
- G. 19-7-26.0-0-000-008.000
- H. 19-7-26.0-0-000-002.000
- I. 19-6-23.0-0-000-020.000

PUD EXHIBIT

1 OF 1	DATE:	REVISION:	DWN. BY:	APPD. BY:
	JAN. 21, 2026		DKG	SAL
SCALE:	1" = 800'			
PROJECT NO.:	26-10569			

PUD EXHIBIT
HIGHWAY O
PACIFIC, MISSOURI

Three working days prior to the start of any excavation on this site, contractor shall call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

Missouri State Certificate of Authority Number: 0005390
 Engineering: 0005390
 Surveying: 0005390
 Registration: 0005390/4240



636-584-0540 (tel.)
 636-584-0512 (fax)
 mail@cochraneng.com

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

NOTICE OF PUBLIC HEARING
CITY OF PACIFIC
PLANNING & ZONING COMMISSION

Map Amendment (Rezoning)

648 Phelan Road & Highway O, Pacific, MO 63069

Franklin County Parcel ID: 19-7-35.0-0-000-001.000, 19-7-35.0-0-000-002.000, 19-7-26.0-0-000-010.000, 19-7-26.0-0-000-007.000, 19-7-26.0-0-000-011.000, 19-7-35.0-0-000-004.000, 19-7-26.0-0-000-009.000, 19-7-25.0-0-000-016.000, 19-7-25.0-0-000-017.000, 19-7-26.0-0-000-018.000, 19-7-25.0-0-000-014.100, 19-7-25.0-0-000-016.001

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February 12, 2026

City of Pacific, MO
300 Hoven Drive,
Pacific, MO 63069

SUBJECT: Staff Report – McLaren Property – 648 Phelan Road
PUD Rezoning Application

PZ-2026-XX: Map Amendment (rezoning) PUD – 648 Phelan Road

Existing Zoning: Unincorporated Franklin County – W zoning

Proposed Zoning: M-1 Light Industrial with PUD

Comprehensive Plan Future Land Use: Commercial and Industrial

This is the proposed map amendment for the parcel located at 648 Phelan Road (Franklin County Parcel ID: 19-7-35.0-0-000-001.000, 19-7-35.0-0-000-02.000, 19-7-26.0-0-000-010.000, 19-7-26.0-0-000-007.000, 19-7-26.0-0-000-011.00, 19-7-35.0-0-000-004.000, 19-7-26.0-0-000-009.00, 19-7-25.0-0-000-016.000, 19-7-25.0-0-000-017.000, 19-7-26.0-0-000-008.00, 19-7-25.0-0-000-014.100, 19-7-25.0-0-000-016.001) and currently located outside the limits of the City of Pacific. The owner has applied for a rezoning of the parcel from Franklin County W district to M-1 Light Industrial with a PUD overlay within the City of Pacific

This property lies along the south side of the Meramec River at the end of Phelan Road and connects to the City of Pacific with the Alt property to the north. The parcels in question are a large landholding by the property owner that lies just south of the City of Pacific. All properties of the surrounding area are in unincorporated Franklin County and zoned W. Most of the properties surrounding this one are of rural nature with some small residences located within.

The proposed PUD for the property is pursuing to build and operate a data center, further defined as facilities used to house, operate, maintain and replace computer systems, associated components and supporting infrastructure to support data communications. The section of the PUD that addresses these uses is Section 8, Allowed Uses, and Section 9, Special Conditions.

In Section 7 of the PUD the Service availability and utilities are addressed. The one item to note is in 7.3 – Water, this section states that potable water will only be needed for domestic uses and not for cooling purposes. The developer is proposing to use the City's wastewater effluent as the cooling water for the project and use non-evaporative cooling methods in other parts of the facility. This would have a minimal impact on the City of Pacific's water usage and wells and alleviate some concerns of the water usage in the surrounding residential wells.

In Section 8 the allowed uses of property are described as the following allowed:

1. Bottling works.
2. Building materials store.
3. Small products assembly.
4. Machine tool shop.
5. Plumbing shop.
6. Printing press.
7. Textile manufacturing.
8. Tree and shrub nursery.
9. Storage warehouse. [Limited to Data Centers]
10. Wholesale product storage and market.
11. Church.
12. Industrial, manufacturing and repair shops where the scale of operations and the process of manufacturing or treatment of materials is such that the amount of dust, odor, gas, smoke or noise resulting therefrom will not result in a lowering of values and otherwise will not be objectionable to surrounding commercial, institutional and residential districts.
13. Gasoline service stations.

These uses are the allowable industrial uses within the M-1 district with the addition of the data center and should be reviewed by the commission with any issues raised with what is allowable. Staff would recommend the following changes be made to this:

9. Storage Warehouse (Allowed)
10. Data Center (Allowed)
13. Gasoline Service Stations (Removed)

By allowing data centers as their own use within this PUD the buildings could be used as storage warehouses if the uses of a data center ever end. As this list currently reads, the warehouses could not be used for storage or general warehouse space without changing the PUD. The use of a gasoline service station within this PUD would not be compatible with the surrounding area and should be considered for removal from the list.

Section 9 of the PUD lists the special conditions within the PUD which would differ from the zoning code and allow the use of the property as the owners want them amended. Below are some of the special conditions that need consideration before a recommendation is made.

1. Noise: the noise levels proposed need to be reviewed and discussed. The 55-decibel limit at residential property lines may be a bit high. Average room or background music noise is 50-60 decibels, and the average conversation is 65 decibels as a reference. While these levels are not that high and would not harm human hearing. Having constant noise outside at these levels could cause disturbance and be a nuisance. A suggested level of 40 decibels at residential property lines may be a more prudent alternative. The limits on generator testing seem reasonable for time restrictions.
2. Building setbacks are being increased to 100 feet from all property lines with residential properties. This level is at least double what is within the M-1 district today as a rear yard of 25 and side yard of 50 feet are required.
3. Landscaping: While stating that the landscaping will follow the City of Pacific requirements there are additional standards proposed along Highway O and residential frontages.

- a. A 50-foot-wide landscape buffer is proposed and is considerably wider than the city's current requirement.
 - b. Allowing the use of existing woodlands as buffer areas is a good practice and would limit disturbance in most wooded areas along property boundaries.
 - c. The number of required deciduous, evergreen and shrubs will provide a greenbelt buffer along property lines. While these requirements for number of trees could be increased this number would allow the buffer to grow into a full buffer and limit the damage to plants as they mature.
 - d. The size of the trees and shrubs seem reasonable and within normal practices. The sizes will provide a buffer early and allow the buffer to become denser as they grow.
 - e. Allowing the Existing Woodland Preservation clause to remain will again help with limiting removal of existing trees and possible buffers.
 - f. The proposed screening requirements seem appropriate and are in excess of the city's current requirements.
 - g. A cul-de-sac placed at the end of Phelan Road will be needed for buses and traffic and needs to remain in this PUD.
4. A maximum building height of 85 feet is proposed for this PUD. The current zoning regulation would limit the building heights to 50 feet. With this being a stand-alone property with sufficient buffers this extended maximum height should not be an issue for safety reasons. But the increased height may be visible from farther away.
 5. Screening rooftop equipment is standard practice and should be in the document.
 6. The provision for providing detail on building facades is an addition that should be kept in the document to provide some architectural finishes instead of just blank building faces. The Façade regulations within section 9.1 are a proper for exterior aesthetics.
 7. Lighting: The lighting regulations proposed seem reasonable for heights, style and general intensities. A lighting plan will need to be submitted for review within all phases of the development to ensure levels are not exceeded. Staff would like to commission to review the levels and propose a 0.0 foot-candle limit at the property lines, especially with residential uses. This will limit the amount of light spilling onto adjacent properties and disturbance there. This requirement should be achievable.
 8. Dumpster Regulations and Solid Waste: Section 9.8 discusses dumpsters and states that dumpster enclosures and facilities will follow the City of Pacific Code. The section also indicates that hazardous materials are not expected on the site. I think this should be reviewed to increase the amount of recycled materials that need to be included and ensure no hazardous waste is generated.
 9. The access regulations in section 9.8 are appropriate as the City should not own or maintain the drives and access within the development at any time.
 10. Section 9.9 is in reference to parking regulations and states the development will comply with City code and have a minimum of 1 space per 5000 square feet of gross usable floor area. This is slightly less restrictive than the code which would have 1 space per employee on the shift

plus 1 space per 3000 feet of floor area. Staff believe that allowing the smaller minimum would not harm operations and may reduce the parking load on an area that may not see many spots utilized and reduce the paving footprint.

11. Section 9.12 the PUD states that sidewalks shall not be required within the development. Staff agree that sidewalks would not be required along roadways within the development.
12. Section 9.15 regarding public improvements states that public improvements shall be made by the property owner throughout the PUD as required by any public entity. Staff feel this should clarify that the city will not pay for any public improvements on the property even if property is transferred to the city for utilities or other appurtenances.
13. Section 9.16 specifies what can happen in common areas and who is responsible for them. This section seems appropriate for the use.
14. Section 9.17 regarding specific plans is reiterating that plans for buildings and infrastructure will need to be approved before construction and will need to follow the City of Pacific codes. This section is appropriate and means this PUD does not approve any improvements.

Section 10.0 of the document states the development may take place in phases over a 6-to-10-year period based on market conditions and availability. Staff feel that the phases should be outlined in a more defined manner that can be visualized on the possible building sequence.

This document is thorough in the use of the property and what is allowed and how it should be built. It is the feeling of staff that a section on the decommissioning of a data center and how that will occur along with possible future uses of the site should be included in a section within the document.

The requested PUD with an underlying M-1 zoning would be major change with the use of the property and would be different than the adjacent properties in the area. The area of the city that this would most closely relate to is the industrial section of the City along Denton Road and Industrial Drive which would be closest to the development from a geographic standpoint. The change in use of the property would be substantial and could have an effect on the surrounding property owners. The elements within the PUD document such as required setbacks, screening and noise abatements could reduce some of those effects. The large scale of the facility will be something the city has not dealt with previously and can be a cause for alarm. The PUD as presented, along with some of the noted additions and changes, could be a viable way to provide the development its needs while protecting the City of Pacific from undue harm. The use of the city's wastewater effluent and not its potable water supply for cooling is positive for a development of this size and should be considered as such but the electrical usage is a negative.

Based on the proposed underlying zoning of M-1 Light Industrial zoning and the overlay of the PUD adding necessary adjustments to the code for protections, this document will still have the possibility of having needed additions or adjustment. If the developer is open to some of the adjustments discussed above or others requested by the commission the document could be refined into exactly what the city desires. With thorough review the PUD for the underlying M-1 Light Industrial zoning would be recommended for approval at the properties shown on the application (Franklin Co Parcel ID: 19-7-35.0-0-000-001.000, 19-7-35.0-0-000-02.000, 19-7-26.0-0-000-010.000, 19-7-26.0-0-000-007.000, 19-

7-26.0-0-000-011.00, 19-7-35.0-0-000-004.000, 19-7-26.0-0-000-009.00, 19-7-25.0-0-000-016.000, 19-7-25.0-0-000-017.000, 19-7-26.0-0-000-008.00, 19-7-25.0-0-000-014.100, 19-7-25.0-0-000-016.001).

Please let us know if you have any questions or comments regarding this report.

Sincerely,

GEORGE BUTLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "A.J. Girondo III", with a horizontal line extending to the right and a small mark at the end.

A.J. Girondo III, P.E.
Associate

CITY OF PACIFIC

Zoning Change Application

300 Hoven Dr, Pacific, MO 63069

636-271-0500 ext 221

www.pacificmo.gov



Applicant Information:

BLE Landholdings, LLC
Applicant Name

154 Krog St. Ste. 105 Atlanta, GA 30307
Applicant Address

(404) 965-2722
Applicant Phone #

land@belllineenergy.com
Applicant Email

Property Owner Information:

William C. McLaren, Jr. and Linda S. McLaren Joint Revocable Trust Dated September 19, 2012
Property Owner's Name

684 Phelan Rd. Pacific, MO 63069
Property Owner's Address

Don Stevenson
Applicant Signature(s)

1/28/2026
Date

314-960-0212
Property Owner's Phone

drugfreemt@aol.com
E-Mail

Property Information:

684 Phelan Rd. Pacific, MO 63069
Address for which Rezoning is being sought

490.34+/-
Total Acreage

Franklin CO W
Present Zoning

M-1 w/ PUD
Requested Zoning

Agricultural
Current Property Use

Light Industrial
Proposed Property Use

Will Emery 1-28-2026
Property Owner Signature(s) Date

The following factors justify this Zoning request (attach additional information if necessary):
This property is ideally situated for digital infrastructure development due to the significant electrical transmission running through the property, as well as the significant buffer area available to the site. Additionally, the nearby Pacific wastewater treatment plant provides an ideal opportunity to utilize the recycled wastewater.

Please Read:

- The application will not be complete unless it is accompanied by the following items:
- the required filing fee (residential/nonprofit \$250+\$50/acre) (commercial \$275)
 - All required applicant signature(s), including signature(s) of current property owner.
 - A legal description of the affected real estate sealed by a land surveyor per section 400.260(B) of the zoning ordinance.
 - One paper copy and one electronic copy of a sealed plat or survey of the property clearly showing the boundaries of the property; its current and proposed zoning district classification and the current zoning classification of adjacent properties.
 - A description of the proposed use of the property and the estimated impact of the proposed use on the surrounding neighborhood.
 - Certified mail notice to all property owners within 250 feet of the subject property. City will prepare and mail the mailing for the applicant at the applicant's expense.

OFFICE USE ONLY

26-000038
Permit Number

Public Hearing Date

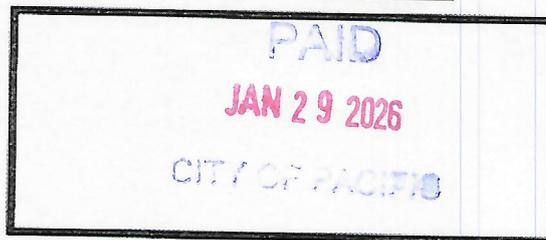
Check 276

Cash

C/C

Application Cost: \$

275 + 2,006.00 Deposit CC



Building Commissioner Signature

MCLAREN PROPERTY – PACIFIC, MO
PROJECT NO. 26-10569
JANUARY 21, 2026

PUD DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 25, THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 26, AND THE NORTHEAST QUARTER OF SECTION 35, ALL WITHIN TOWNSHIP 43 NORTH, RANGE 2 EAST OF THE 5TH P.M., FRANKLIN COUNTY, MISSOURI, BEING A PORTION OF THOSE PARCELS CONVEYED TO MCLAREN BY DEEDS RECORDED AS DOCUMENT NO. 1400575, 1614991, 2203013, 2205604, AND 2514140 OF THE FRANKLIN COUNTY, MISSOURI, RECORDER OF DEEDS OFFICE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON CORNER OF SECTIONS 25, 26, 35, AND 36 OF TOWNSHIP 43 NORTH, RANGE 2 EAST, SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL CONVEYED TO REED BY DEED RECORDED AS DOCUMENT NO. 2111680 OF SAID RECORDER OF DEEDS OFFICE, AND THE SAID MCLAREN PARCEL, THENCE SOUTH ALONG THE COMMON LINE BETWEEN SECTIONS 35 AND 36, SAME BEING SAID REED AND MCLAREN PARCELS, TO THE NORTHERN RIGHT OF WAY LINE OF MISSOURI HIGHWAY O; THENCE WEST ALONG THE SAID NORTHERN RIGHT OF WAY LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID MCLAREN PARCELS TO THE SOUTHEAST CORNER OF THAT PARCEL CONVEYED TO INMAN ET AL, BY DEED RECORDED AS DOCUMENT NO. 2411934 OF SAID RECORDER OF DEEDS OFFICE; THENCE NORTH ALONG THE COMMON LINE BETWEEN SAID MCLAREN AND INMAN PARCELS, TO THE NORTHEAST CORNER OF SAID INMAN PARCEL; THENCE WEST ALONG THE COMMON LINE BETWEEN SAID MCLAREN AND INMAN PARCELS, TO THE NORTHWEST CORNER OF SAID INMAN PARCEL; THENCE SOUTH ALONG THE COMMON LINE BETWEEN SAID MCLAREN AND INMAN PARCELS, TO THE SOUTHWEST CORNER OF SAID INMAN PARCEL, SAID POINT BEING ON THE NORTHERN RIGHT OF WAY LINE OF MISSOURI HIGHWAY O; THENCE WEST ALONG THE SAID NORTHERN RIGHT OF WAY LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID MCLAREN PARCELS TO THE SOUTHEAST CORNER OF THAT PARCEL CONVEYED TO ASHWORTH, BY DEED RECORDED IN BOOK 772, PAGE 914 OF SAID RECORDER OF DEEDS OFFICE, SAID POINT ALSO BEING ON THE NORTH-SOUTH CENTERLINE OF SECTION 35; THENCE NORTH ALONG THE COMMON LINE BETWEEN SAID ASHWORTH AND MCLAREN PARCELS, SAME BEING THE NORTH-SOUTH CENTERLINE OF SECTION 35, TO THE NORTHEAST CORNER OF SAID ASHWORTH PARCEL, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT PARCEL CONVEYED TO ASHWORTH PARCEL BY DEED RECORDED IN BOOK 387, PAGE 337 OF SAID RECORDER OF DEEDS OFFICE; THENCE NORTH ALONG THE COMMON LINE BETWEEN SAID ASHWORTH AND MCLAREN PARCELS TO THE

NORTHEAST CORNER OF SAID ASHWORTH PARCEL, SAID POINT ALSO BEING ON THE LINE OF THAT PARCEL CONVEYED TO RISENHOOVER BY DEED RECORDED AS DOCUMENT NO. 1404450 OF SAID RECORDER OF DEEDS OFFICE; THENCE NORTH ALONG THE COMMON LINE BETWEEN SAID RISENHOOVER AND MCLAREN PARCELS TO THE NORTHEAST CORNER OF SAID RISENHOOVER PARCEL, SAID POINT ALSO BEING THE QUARTER CORNER COMMON TO SECTIONS 26 AND 35, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT PARCEL CONVEYED TO WATSON BY DEED RECORDED AS DOCUMENT NO. 1222217 OF SAID RECORDER OF DEEDS OFFICE; THENCE NORTH ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 26, SAID LINE BEING THE COMMON LINE BETWEEN SAID WATSON AND MCLAREN PARCELS, TO THE NORTHEAST CORNER OF SAID WATSON PARCEL, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT PARCEL CONVEYED TO ROMBACH BY DEED RECORDED AS DOCUMENT NO. 2217539 OF SAID RECORDER OF DEEDS OFFICE; THENCE NORTH ALONG THE COMMON LINE BETWEEN SAID ROMBACH AND MCLAREN PARCELS, TO THE NORTHEAST CORNER OF SAID ROMBACH PARCEL, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT PARCEL CONVEYED TO FULLER BY DEED RECORDED IN BOOK 665, PAGE 210 OF SAID RECORDER OF DEEDS OFFICE; THENCE NORTH ALONG THE COMMON LINE BETWEEN SAID FULLER AND MCLAREN PARCELS, TO THE NORTHEAST CORNER OF SAID FULLER PARCEL, SAID POINT ALSO BEING THE CENTER OF SECTION 26, SAID POINT ALSO BEING ON THE SOUTH LINE OF THAT PARCEL CONVEYED TO HUBBARD BY DEED RECORDED AS DOCUMENT NO. 1801173 OF SAID RECORDER OF DEEDS OFFICE; THENCE EAST AND NORTH ALONG THE COMMON LINE BETWEEN SAID HUBBARD AND MCLAREN PARCELS, TO A POINT ON THE COMMON LINE BETWEEN SECTIONS 25 AND 26; THENCE CONTINUING ALONG SAID COMMON LINE BETWEEN SAID HUBBARD AND MCLAREN PARCELS, AND THE COMMON LINE BETWEEN SECTIONS 25 AND 26, CROSSING THE MERAMAC RIVER, TO THE COMMON CORNER OF SECTIONS 23, 24, 25, AND 26 OF TOWNSHIP 43 NORTH, RANGE 2 EAST, SAID POINT BEING THE COMMON CORNER OF SAID HUBBARD AND MCLAREN PARCELS, SAID POINT ALSO BEING ON THE SOUTH LINE THAT PARCEL CONVEYED TO ALT BY DEED RECORDED AS DOCUMENT NO. 1416523 OF SAID RECORDER OF DEEDS OFFICE; THENCE EAST ALONG THE COMMON LINE BETWEEN SECTIONS 24 AND 25, AND THE COMMON LINE OF SAID ALT AND MCLAREN PARCELS, TO THE NORTHERN LINE OF THE MERAMAC RIVER; THENCE CROSSING SAID RIVER AND CONTINUING EAST ALONG THE COMMON LINE BETWEEN SECTIONS 24 AND 25 TO THE NORTHEAST CORNER OF SAID MCLAREN PARCEL, SAID POINT BEING ON THE SOUTH LINE OF THAT PARCEL CONVEYED TO PHELAN PROPERTIES LLC BY DEED RECORDED AS DOCUMENT NO. 0700280 OF SAID RECORDER OF DEEDS OFFICE, AND THE NORTHWEST CORNER OF THAT PARCEL CONVEYED TO HENRY BY DEED RECORDED AS DOCUMENT NO. 1702233 OF SAID RECORDER OF DEEDS OFFICE;

THENCE SOUTH ALONG THE COMMON LINE OF SAID HENRY AND MCLAREN PARCELS, AND THOSE PARCELS CONVEYED TO STUARD BY DEED RECORDED IN BOOK 1323, PAGE 47 OF SAID RECORDER OF DEEDS OFFICE, AND KETCHERSIDE ET AL BY DEED RECORDED AS DOCUMENT NO. 1004111 OF SAID RECORDER OF DEEDS OFFICE, TO THE NORTHEAST CORNER OF THE PLAT OF CONOR ESTATES AS RECORDED AS DOCUMENT NO. 01917943 OF SAID RECORDER OF DEEDS OFFICE; THENCE WEST ALONG THE COMMON LINE OF SAID PLAT AND MCLAREN PARCEL, TO THE NORTHWEST CORNER OF SAID PLAT; THENCE SOUTH ALONG THE COMMON LINE OF SAID PLAT AND MCLAREN PARCEL, TO THE SOUTHWEST CORNER OF SAID PLAT; THENCE EAST ALONG THE COMMON LINE OF SAID PLAT AND MCLAREN PARCEL, TO THE WESTERN RIGHT OF WAY LINE OF PHELAN ROAD; THENCE SOUTHWESTERLY ALONG SAID WESTERN RIGHT OF WAY TO THE SOUTHERN LIMITS OF SAID RIGHT OF WAY; THENCE EAST ALONG SAID SOUTHERN LIMITS OF SAID RIGHT OF WAY, TO THE EASTERN RIGHT OF WAY OF SAID PHELAN ROAD; THENCE NORTHEASTERLY ALONG SAID EASTERN RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF THAT PARCEL CONVEYED TO BINFORD BY DEED RECORDED AS DOCUMENT NO. 2301653 OF SAID RECORDER OF DEEDS OFFICE, SAID POINT ALSO BEING ON THE EAST LINE OF SAID MCLAREN PARCEL; THENCE SOUTHWEST ALONG THE COMMON LINE BETWEEN SAID MCLAREN AND BINFORD PARCELS TO THE SOUTHWEST CORNER OF SAID BINFORD PARCEL; THENCE NORTHEAST ALONG SAID COMMON LINE, TO THE SOUTHWEST CORNER OF A 3.02 ACRE PARCEL AS SHOWN ON THAT BOUNDARY SURVEY RECORDED AS DOCUMENT NO. 2504037 OF SAID RECORDER OF DEEDS OFFICE; THENCE SOUTH ALONG THE WESTERN BOUNDARY OF SAID 3.02 ACRE PARCEL TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTHERN BOUNDARY OF SAID 3.02 ACRE PARCEL TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ON THE EASTERN LINE OF SAID MCLAREN PARCEL AND THE WESTERN BOUNDARY OF THAT PARCEL CONVEYED TO MURPHY BY DEED RECORDED AS DOCUMENT NO. 2005574 OF SAID RECORDER OF DEEDS OFFICE; THENCE SOUTH ALONG THE COMMON LINE BETWEEN SAID MURPHY AND MCLAREN PARCELS AND THE WESTERN LINE OF THOSE PARCELS CONVEYED TO MURPHY BY DEED RECORDED AS DOCUMENT NO. 2005575 OF SAID RECORDER OF DEEDS OFFICE AND THAT PARCEL CONVEYED TO LOHRER DEED RECORDED AS DOCUMENT NO. 2404446 OF SAID RECORDER OF DEEDS OFFICE TO THE NORTHERN RIGHT OF WAY LINE OF MISSOURI HIGHWAY O; THENCE WEST ALONG THE SAID NORTHERN RIGHT OF WAY LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID MCLAREN PARCELS TO THE COMMON LINE BETWEEN SECTIONS 25 AND 36, SAID LINE ALSO BEING THE COMMON LINE BETWEEN SAID MCLAREN AND REED PARCELS; THENCE WEST ALONG SAID COMMON LINE TO THE POINT OF BEGINNING CONTAINING 500 ACRES, MORE OR



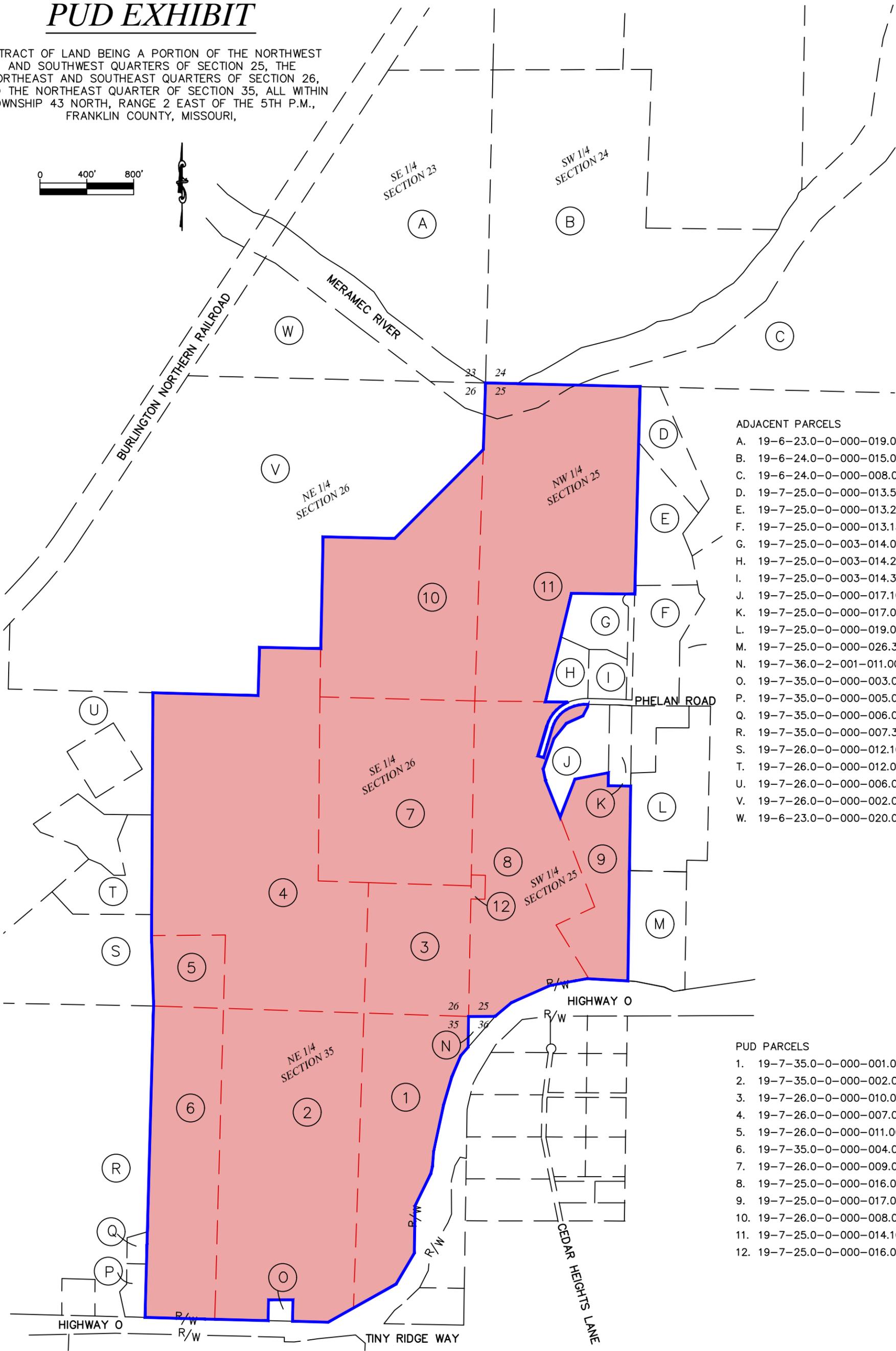
cochraneng.com

St. Louis | Kansas City | Union | Wentzville | Ozark | Osage Beach | Farmington

LESS; SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD.

PUD EXHIBIT

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 25, THE NORTHEAST AND SOUTHWEST QUARTERS OF SECTION 26, AND THE NORTHEAST QUARTER OF SECTION 35, ALL WITHIN TOWNSHIP 43 NORTH, RANGE 2 EAST OF THE 5TH P.M., FRANKLIN COUNTY, MISSOURI,



- ADJACENT PARCELS**
- A. 19-6-23.0-0-000-019.000
 - B. 19-6-24.0-0-000-015.000
 - C. 19-6-24.0-0-000-008.000
 - D. 19-7-25.0-0-000-013.500
 - E. 19-7-25.0-0-000-013.240
 - F. 19-7-25.0-0-000-013.150
 - G. 19-7-25.0-0-003-014.000
 - H. 19-7-25.0-0-003-014.200
 - I. 19-7-25.0-0-003-014.300
 - J. 19-7-25.0-0-000-017.100
 - K. 19-7-25.0-0-000-017.000
 - L. 19-7-25.0-0-000-019.000
 - M. 19-7-25.0-0-000-026.300
 - N. 19-7-36.0-2-001-011.000
 - O. 19-7-35.0-0-000-003.000
 - P. 19-7-35.0-0-000-005.000
 - Q. 19-7-35.0-0-000-006.000
 - R. 19-7-35.0-0-000-007.300
 - S. 19-7-26.0-0-000-012.100
 - T. 19-7-26.0-0-000-012.000
 - U. 19-7-26.0-0-000-006.000
 - V. 19-7-26.0-0-000-002.000
 - W. 19-6-23.0-0-000-020.000

- PUD PARCELS**
- 1. 19-7-35.0-0-000-001.000
 - 2. 19-7-35.0-0-000-002.000
 - 3. 19-7-26.0-0-000-010.000
 - 4. 19-7-26.0-0-000-007.000
 - 5. 19-7-26.0-0-000-011.000
 - 6. 19-7-35.0-0-000-004.000
 - 7. 19-7-26.0-0-000-009.000
 - 8. 19-7-25.0-0-000-016.000
 - 9. 19-7-25.0-0-000-017.000
 - 10. 19-7-26.0-0-000-008.000
 - 11. 19-7-25.0-0-000-014.100
 - 12. 19-7-25.0-0-000-016.001

PUD EXHIBIT		DATE:	REVISION:	DWN. BY:	APPD. BY:
1 OF 1	DATE:				
	DWG. NO.:	26-10569			
	SCALE:	1"=800'			
	DATE:	JAN. 21, 2026			

PUD EXHIBIT
HIGHWAY O
PACIFIC, MISSOURI

Three working days prior to the start of any excavation on this site, contractor shall call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

Missouri State Certificate of Authority Number: 0003580
 Surveying: 0003580
 Engineering: 0003580
 Registration: 0003580

COCHRAN

530A E. Independence Dr.
 Union, Missouri 63084

636-584-0540 (tel.)
 636-584-0512 (fax)
 mail@cochraneeng.com

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

THE CITY OF PACIFIC, MISSOURI
PLANNED UNIT DEVELOPMENT DISTRICT

PUD- _____

MASTER DESIGN STATEMENT FOR

HWY O & Phelan Rd.

January 28, 2026

PREPARED FOR:

BLE Landholdings, LLC
154 Krog St. # 105
Atlanta, GA 30307
404-965-2722 Phone
ryan@beltlineenergy.com
charles@beltlineenergy.com
dan@beltlineenergy.com

PREPARED BY:

KURT A. VOSS
ZICK, VOSS, POLITTE, RICHARDSON & BRINKER, P.C.
P.O. Box 2114
WASHINGTON, MO 63090
636-231-4999 PHONE
KAV@ZVPLAW.COM

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Highway O and Phelan Rd., consisting of approximately 500 acres, is located within Sections 25, 26 & 35, Township 43 N, Range 2 E, of the Fifth Principal Meridian, Franklin County, Missouri.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owners of this property are the William C. McLaren, Jr. and Linda S. McLaren Joint Revocable Trust Dated September 19, 2012. The developer of this property is BLE Landholdings, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned in unincorporated Franklin County as W. Surrounding properties are zoned and used for:

- North: City of Pacific PUD(Pending) currently Franklin County W
- East: Franklin County W
- South: Franklin County W
- West: Franklin County W

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently an operating cattle farm, with grazing land comprising the majority of the property.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit the development of data center, further defined as a facility or facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems, associated components, and supporting infrastructure, including but not limited to telecommunications and storage systems, cooling systems, power supplies and systems for managing electrical and mechanical performance and equipment used for the transformation, transmission, distribution and management of electricity for on-site uses, electrical substations, battery energy storage systems (“BESS”), backup generation systems, internet-related equipment, data communications connections, private communication towers, environmental controls and security devices (collectively a “Data Center”). See Preliminary Development Plan attached for further details.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

There is no street to the North as the property is South of the Meramec River. The nearest street to the east is Phelan Rd. The nearest street to the south is Hwy O. The nearest street to the west is Frisco Dr.

7.2 SANITARY SEWER

Facilities will require sewer service to meet domestic needs, approximately 20,000 GPD.

7.3 WATER

Facilities shall require potable water to meet domestic, landscaping and fire protection needs, approximately 20,000 GPD. Potable water supply is not contemplated for cooling needs of the facilities. Private wells shall not be utilized for cooling needs of the project. Developer and City of Pacific Public Works may enter into one or more Utility Agreement(s), in the future for additional water supply so long as such Utility Agreements do not reduce the current supply of potable water to City of Pacific. Developer and City of Pacific /Public Works may enter into one or more Utility Agreement(s), which will allow the Project to use City of Pacific waste water (grey water) to cool facilities on the Project site. It is contemplated that the wastewater would be purchased and returned to the City via a separate Utility Agreement. All grey water used, purchased or returned to the City will be as set forth in a separate negotiated Utility Agreement with the City that will set out the franchise fees to be paid for purchase and return of grey water to the city. The Utility Agreement will call out the required quality of the grey water purchased and returned to comply with all Missouri Department of Natural Resources laws and regulations

7.4 FIRE PROTECTION

This PUD development sits between three Pacific Fire Protection District Stations. Pacific Fire Protection District Station 1 is approximately 5 miles from this PUD development. Pacific Fire Protection District Station 2 is approximately 6 miles from this PUD development. Unmanned Pacific Fire Protection District Station 3 is approximately 3 miles from this PUD development. On-site fire protection will be provided for each building.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site and is not needed for a successful project.

7.7 DRAINAGE AND FLOODPLAIN

All stormwater generated on the Property will be designed to comply with Chapter 400.190 B of the Pacific Code of Ordinances. Any construction in a floodplain shall comply with all federal and state laws and regulations as well as Chapter 420 of the Code of Ordinances of the City of Pacific. A small portion of the northeast corner of the property within this Planned Unit Development is within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The City of Pacific Land Use Plan does not include this property. The latest City of Pacific Comprehensive Plan calls for new clean industrial enterprises and annexation of areas to support commercial and industrial uses that would not otherwise want to be located downtown or fit into one of the City’s industrial parks.

The uses proposed in this Planned Unit Development are consistent and in compliance with the area standards and is considered a clean industrial enterprise.

SECTION 8.0SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Pacific’s Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the City of Pacific Municipal Code , in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the M-1 Light Industrial District shall govern this PUD, except as herein modified.

The following shall be the only permitted uses:

1. Bottling works.
2. Building materials store.
3. Small products assembly.
4. Machine tool shop.

5. Plumbing shop.
6. Printing press.
7. Textile manufacturing.
8. Tree and shrub nursery.
9. Storage warehouse. Limited to Data Centers as defined in Section 6.0.

10. Wholesale product storage and market.
11. Church.
12. Industrial, manufacturing and repair shops where the scale of operations and the process of manufacturing or treatment of materials is such that the amount of dust, odor, gas, smoke or noise resulting therefrom will not result in a lowering of values and otherwise will not be objectionable to surrounding commercial, institutional and residential districts.
13. Gasoline service stations.

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

- Noise – Must not exceed:
 1. 55 Decibel level at any point on the property line abutting a residential use.
 2. 65 dBA in commercial areas at the property line.
 3. This section shall not apply to testing or emergency scenarios
 4. The limits established herein shall apply only to the data center and shall not take into account background noise levels.

- Generator testing is allowed only Mon-Fri, 10:00 AM - 4:00 PM, except in the event of emergencies. Only 1/3rd of generators can be tested at a time. Generator testing shall conform to the noise limits dictated above.

- All generators, if visible from public view, shall be surrounded by an architectural enclosures consistent with building materials or a wall a minimum of 15 feet in height or taller as needed to entirely screen the generators from public rights-of-way.

- Setbacks: No buildings shall be permitted within 300 feet from all property lines adjacent to residential uses, or 150 feet from public frontages and no closer than 300 feet for any existing commercial, agricultural or industrial uses.

- Landscaping: The subject parcel shall meet all requirements of the City of Pacific’s Landscaping Ordinance 400.230 in place at the time of development. Native, Pollinator-friendly species are encouraged.

Landscape Buffer Hwy O & Residential:

A minimum 50 foot wide landscape buffer shall be required along the Hwy O Frontage and residential property lines.

- Exception – Frontage with the following conditions shall not require buffer plantings:

- Where existing wooded area at least 20’ in width is preserved.
- Within 40 lineal feet of high voltage overhead electric transmission lines.

For each 25 lineal feet of frontage or fraction thereof 1 large tree shall be planted within the buffer.

- Large trees shall be capable of reaching a minimum height of 50’ at maturity.
- Large Deciduous Trees shall be capable of reaching a minimum canopy spread of 50’ at maturity.
- A minimum of 25% of large trees shall be evergreen. A minimum of 25% of large trees shall be deciduous.

For each 30 lineal feet of frontage or fraction thereof 1 medium tree shall be planted within the buffer.

- Medium trees shall be capable of reaching a minimum height of 25’ at maturity.
- A minimum of 25% of medium trees shall be deciduous.

For each 10 lineal feet of frontage or fraction thereof three shrubs shall be planted within the buffer.

- A minimum of 25% of shrubs shall be capable of reaching a height of 12’ or taller at maturity.

Deciduous trees shall be 2” caliper or larger and evergreen trees shall be 7-8’ height or taller at time of planting.

- Up to 50% of required trees may be planted with smaller nursery stock at a 3:2 Ratio.
 - Three 1” caliper deciduous trees may be planted in place of two 2” caliper deciduous trees.
 - Three 5-6’ height evergreen trees may be planted in place of two 7-8’ evergreen trees.

Shrubs shall be 3 gallon container size or larger at time of planting.

- Up to 75% of required shrubs may be planted with smaller nursery stock at a 3:1 ratio.
 - Three 1 gallon or larger shrubs may be planted in place of one 3 gallon shrub.
- The 25% minimum required 12’ at maturity shrubs may not be smaller than 3 gallons at time of planting.

Plantings shall be densely focused along the property line to maximize visual screening effect.

Existing Woodland Preservation

- Landscape buffer requirement may be fulfilled by the preservation of established woodland on site.

- Screening: No less than a six-foot-high and no greater than a ten-foot-high wall or fence may be constructed along the Hwy O boundary of this PUD in lieu of the Landscape Buffer described above, at the Developer’s discretion. If a wall is installed trees would still be planted on the outside of said wall to break up the monotony of a wall. Alternatively, a Landscape Buffer installed in accordance with the landscaping requirements above may suffice for screening in lieu of a wall or fence, at the Developer’s discretion. Additional security fencing/screening may be placed adjacent or nearer to the buildings as necessary at the discretion of the Developer. There shall only be landscaping buffer along Phelan Rd.

Developer agrees to install a cul -de -sac at the end of Phelan Rd as a turnaround for buses, vehicles and trash trucks. A Knox box will be installed for emergency vehicle access.

- Maximum building height including rooftop appurtenances shall be 85-feet except that any utility infrastructure (i.e. water towers, electrical equipment etc.) shall be permitted up to 150 feet.
- Rooftop equipment shall be screened by proper placement, parapets or other mechanical screens. Said equipment shall not be visible from the ground level within 200 feet from the edge of the buildings.
- To prevent monotonous and/blank facades. facades visible to public frontage shall incorporate variations into the wall plan through either material, pattern, texture or color. This can also be accomplished more specifically through the following:
 1. Fenestration including false windows;
 2. Decorative metal or masonry panels
 3. Integrated public art or murals
 4. Changes in wall height

In addition to the above, building elevations shall be required to have a change in façade surface at least every 200 horizontal feet if visible from a public frontage.

- White roof is required.
- Maximum lot coverage, including all buildings and paving, shall not exceed M-1 lot coverage requirements.

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, pre-cast concrete, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Pacific’s Landscaping Ordinance in place at the time of development ,code section 400.230, except as noted above in section 9.0.

9.3 LIGHTING REGULATIONS

1. Purpose: To provide adequate site illumination for safety and security while minimizing light spillover, glare, and skyglow.
2. Requirements: All lighting should be pointed towards facilities and shielded from residential land uses.
 - i. Fixture Design:
 - a.All exterior lighting must be full cut-off, downcast, and dark-sky compliant.
 - b.LED lights must be 3000K or lower in color temperature to reduce

- harshness.
- c. Decorative or pedestrian-scale lighting encouraged along public-facing pedestrian pathways and parks on and public frontages.
- ii. Height Limits:
 - a. Maximum pole height:
 - 1. 20 feet in parking and internal drive areas
 - 2. 18 feet along public frontage or pedestrian pathways
- iii. Lighting Plan Submission:
 - a. A photometric plan showing foot-candle levels must be submitted with development applications.
 - b. Lighting must not exceed .5 foot-candles at residential property lines.
- iv. Security Lighting:
 - a. Motion-activated lighting or dimmable systems required for areas not open to the public.

Lighting for mechanical or service areas must be fully screened from public view.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than a ten-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of decorative metal, masonry, or green-screen fencing except as noted above in section 9.0, A landscape buffer or fence, as described in section 9.0, may be installed in lieu of these requirements stated in this Section 9.4. All fencing to comply with City of Pacific Code Chapter 423 Fencing and the screening Code section 400.230.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform to the City of Pacific Subdivision Regulations, as amended by this PUD.

9.6 DRAINAGE REGULATIONS

Per section 7.7 above and shall comply with City of Pacific regulations.

9.7 DUMPSTER REGULATIONS AND SOLID WASTE

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this PUD shall be in accordance with Chapter 240.030 of the City of Pacific Municipal Code.

No hazardous waste is expected to be generated on the Property. All computer servers at the end of their useful life will be disposed of to comply with City, Federal and State laws.

9.8 ACCESS REGULATIONS

Access shall be per code and subdivision regulations. Access to internal lots and facilities may be provided by private drives/streets.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 400, Article III, Section 400.235 of the City of Pacific Municipal Code, except there shall be a minimum of 1 parking space per 5,000 square feet of gross useable area.

9.10 SIGNAGE REGULATIONS

Any signs on the Property shall be Per Code Chapter 425.

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better, except as noted above in section 9.1.

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

9.13 HEIGHT REGULATIONS

As noted above in Section 9.0.

9.14 SETBACK REGULATIONS

Yard requirements in this PUD shall be the same as the base-zoning district in Chapter 400, except as noted above in Section 9.0.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Pacific Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Maintenance of the common areas, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 SPECIFIC PLAN

A specific plan shall be required for any development requiring commercial building permits prior to the issuance of said building permit. Any utility improvements such as substations, water towers, etc, that are to be owned and operated by a public utility company/entity shall follow standard procedures for compliance with City of Pacific City Codes.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD. Phasing will take place over 6 to 10 years based on market conditions and electrical availability.

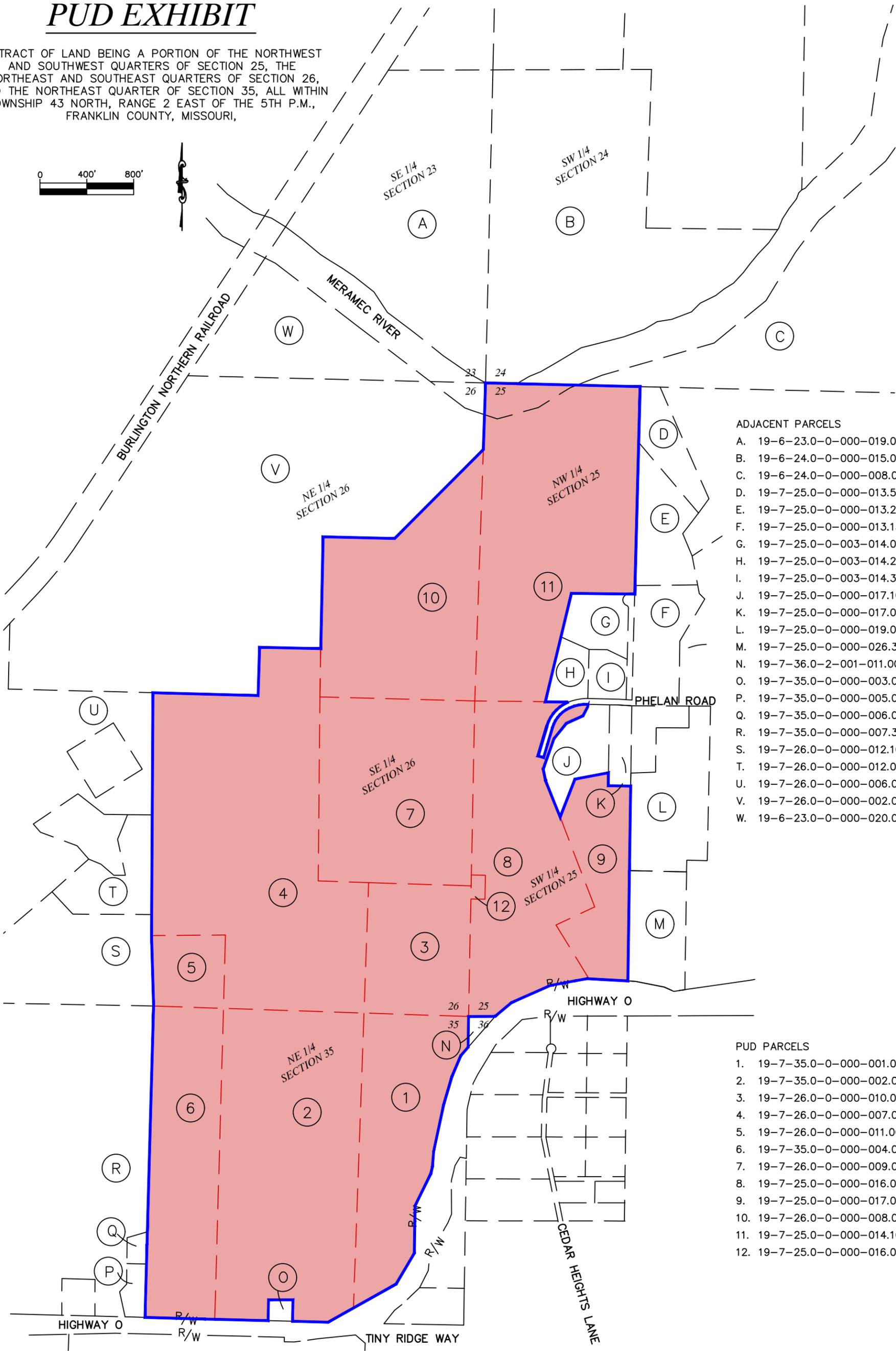
11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A - Legal description of the property—out boundary and inclusive parcels
- Exhibit B - Preliminary Development Plan 400.160 C and 405.045

PUD EXHIBIT

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 25, THE NORTHEAST AND SOUTHWEST QUARTERS OF SECTION 26, AND THE NORTHEAST QUARTER OF SECTION 35, ALL WITHIN TOWNSHIP 43 NORTH, RANGE 2 EAST OF THE 5TH P.M., FRANKLIN COUNTY, MISSOURI,



- ADJACENT PARCELS**
- A. 19-6-23.0-0-000-019.000
 - B. 19-6-24.0-0-000-015.000
 - C. 19-6-24.0-0-000-008.000
 - D. 19-7-25.0-0-000-013.500
 - E. 19-7-25.0-0-000-013.240
 - F. 19-7-25.0-0-000-013.150
 - G. 19-7-25.0-0-003-014.000
 - H. 19-7-25.0-0-003-014.200
 - I. 19-7-25.0-0-003-014.300
 - J. 19-7-25.0-0-000-017.100
 - K. 19-7-25.0-0-000-017.000
 - L. 19-7-25.0-0-000-019.000
 - M. 19-7-25.0-0-000-026.300
 - N. 19-7-36.0-2-001-011.000
 - O. 19-7-35.0-0-000-003.000
 - P. 19-7-35.0-0-000-005.000
 - Q. 19-7-35.0-0-000-006.000
 - R. 19-7-35.0-0-000-007.300
 - S. 19-7-26.0-0-000-012.100
 - T. 19-7-26.0-0-000-012.000
 - U. 19-7-26.0-0-000-006.000
 - V. 19-7-26.0-0-000-002.000
 - W. 19-6-23.0-0-000-020.000

- PUD PARCELS**
- 1. 19-7-35.0-0-000-001.000
 - 2. 19-7-35.0-0-000-002.000
 - 3. 19-7-26.0-0-000-010.000
 - 4. 19-7-26.0-0-000-007.000
 - 5. 19-7-26.0-0-000-011.000
 - 6. 19-7-35.0-0-000-004.000
 - 7. 19-7-26.0-0-000-009.000
 - 8. 19-7-25.0-0-000-016.000
 - 9. 19-7-25.0-0-000-017.000
 - 10. 19-7-26.0-0-000-008.000
 - 11. 19-7-25.0-0-000-014.100
 - 12. 19-7-25.0-0-000-016.001

PUD EXHIBIT		DATE:	REVISION:	DWN. BY:	APPD. BY:
1 OF 1	DATE:				
	DWG. NO.:	26-10569			
	SCALE:	1"=800'			
	DATE:	JAN. 21, 2026			
DWG. NO.:	26-10569				
SCALE:	1"=800'				
DATE:	JAN. 21, 2026				

PUD EXHIBIT
HIGHWAY O
PACIFIC, MISSOURI

Three working days prior to the start of any excavation on this site, contractor shall call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

Missouri State Certificate of Authority Number: 0003580
 Surveying: 0003580
 Engineering: 0003580
 Professional Seal: 0003580/4240

530A E. Independence Dr.
 Union, Missouri 63084

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 636-584-0512 (fax)
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