

March 5, 2026

*Sent via USPS First Class and Certified Mail
Sent via email to: steve@craigrealtygroup.com
CC via email to: ryan@rselectric.org*

Capstone Technology Campus, LLC
Attn: Steve Craig
4100 MacArthur Blvd., Suite 100
Newport Beach, CA 92660

RE: Zoning Classification for 5701 & 6321 Pickett Road

Dear Capstone Technology Campus,

The purpose of this letter is to advise you of the zoning classifications for the properties where you have proposed the construction and operation of a data center. As I understand it, the proposed data center will be located at the eastern edge of St. Joseph on Pickett Road, south of 36 Highway, and between South Riverside Road on the west side, and Craig Parkway on the east side. The street addresses of the parcels where the data center is proposed to be located are 5701 Pickett Road (parcel no. 07-4.0-19-002-000-008.000) and 6321 Pickett Road (parcel no. 07-4.0-19-000-000-001.002). Each of these parcels is owned by Capstone Technology. 5701 Pickett is within City limits, while 6321 Pickett is just outside of City limits, but the proposal includes the voluntary annexation of 6321 by the City with your consent.

After discussions with City staff, it appears that the data center will be categorized, for zoning purposes, as “warehousing/office/retail”. I will address the zoning of each parcel individually below, and a map showing the two parcels is attached here for your reference.

5701 Pickett: As you can see from the attached map, 5701 currently has 3 separate and distinct zoning classifications – C-1, C-3, and M-1.

- C-1: This is a commercial zoning designation, but warehousing is not permitted in C-1. However, parking lots and office space (among many other things) are permitted in C-1, so I would anticipate that you could design and construct the data center in such a way that the C-1 section of the property could be used for offices and parking and the data center would be located outside of the C-1 area.
- C-3: This is a more loosely regulated commercial zoning designation and it does allow for warehousing. Parking lots and office spaces are also permitted in C-3.

- M-1: This is a light manufacturing zoning designation, and it does allow for warehousing. Parking lots and office spaces are also permitted in M-1.

In sum, a data center would be permitted by right in the C-3 and M-1 sections of 5701 and no zoning changes or conditional use permits would be required. However, the data center could not be physically located on the C-1 section of 5701, but that area could be used for other accessory or attendant purposes.

6321 Pickett: This parcel is currently not in City limits and, as you can see on the attached map, it is currently zoned A-1 by Buchanan County. A-1 is a "General Agricultural District" as defined by the County. It is my understanding that a warehouse (including a data center) would likely not be permitted in A-1. However, it is also my understanding that the City has begun the process to annex 6321, and as part of the annexation process the zoning classification can or will be changed. The City Council will need to hold at least one public hearing on how 6321 will be zoned after annexation, and prior to the public hearing, the Planning Commission will likely also be required to review the proposed zoning classification in order to make a zoning recommendation to City Council. Because the property is immediately adjacent to a property currently zoned M-1 and is under the same ownership, I would expect that the property at 6321 Pickett would also be zoned M-1 after annexation. St. Joseph's Comprehensive Plan for future development also depicts that area of town as being well-suited for light industrial and manufacturing uses.

I should also clarify that this letter is intended to be advisory only, based on an initial review of the proposal. This is simply a statement of my understanding of your proposal and how I believe the properties could be developed if the project proceeds. There may be other factors involved that I am not currently aware of. If you have any questions or want to discuss, please contact me at (816)271-4641.

Sincerely,



Mayor John Josendale
City of St. Joseph

Attachment/Enclosure: Current zoning map.

