



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 3, 2025

Re: 3815 Hinkson Creek Road - Rezoning (Case #301-2025)

Impacted Ward: Ward 3

Executive Summary

Approval of this request will rezone 63.11-acres of an overall 83.66-acre tract of property from A (Agriculture) to IG (Industrial). The subject site is located northeast of the interchange of Highway 63 and Paris Road and is addressed as 3815 Hinkson Creek Road.

Discussion

Engineering Surveys and Services (agent), on behalf of J Gordon Arbuckle Living Trust (owner), is seeking approval to rezone a 63.11-acre portion of an overall 83.66-acre tract of land from A (Agriculture) to IG (Industrial). The subject site is located northeast of the Highway 63 and Paris Road interchange on the east side of Paris Road and is addressed as 3815 Hinkson Creek Road. The site is currently improved with a two-family dwelling and accessory structures used for cattle that roam on the site. Surrounding properties are zoned M-C (Mixed Use – Corridor), IG, PD (Planned Development), and A.

The subject site is comprised of three separate tracts that were annexed into the City's corporate limits in 1969 and were assigned agriculture zoning. The three tracts have approximately 30 (northern), 43 (middle), and 9 (southern) acres of land, respectively. The requested IG zoning, if approved, would be applied to that portion of the overall acreage that does not lie within the Hinkson Creek floodplain as well as a portion of the site within the floodplain north of Hinkson Creek Road which totals 63.11-acres. The remaining 20.55-acres would retain its existing A zoning. The attached zoning graphic illustrates how the zoning would be applied if this request is approved.

The applicants are seeking the rezoning action in efforts to activate the underutilized acreage. During the concept review for this particular request, the applicant noted that a data center **may** be a use pursued for future site usage; however, there has been **no** formal request or plans for such a use submitted at this time for City review. A data center is not a defined use within the Unified Development Code (UDC), but most closely aligns with the definition of "light industry", which requires IG zoning. It should be noted that, if the acreage is zoned to IG, most all commercial uses defined within the UDC would also be permissible.

The site is provided direct access to Paris Road, which is classified as a major arterial on the CATSO Major Roadway Plan. This access is provided via an existing driveway apron located within the northern tract of the overall property. The access is designated as a "full access" and is controlled by MODOT given Paris Road is maintained by the State. Additionally, the

site is located just east of Highway 63 which is designated as a freeway and while not providing direct access to the site, it would afford future users direct access to the I-70 corridor to the south. Finally, Hinkson Creek Road, a major collector, goes through the southern portion of the site along the floodplain; however, is presently unimproved (no curb or gutters) and substandard with respect to its dedicated right of way.

If the rezoned acreage were to be developed, it would require platting and dedication of right-of-way for Hinkson Creek Road to major collector standards within the UDC. The required platting action would likely result in the northern and middle tract of the overall acreage, north of Hinkson Creek Road being combined thereby ensuring sufficient access to the overall "usable" development acreage to the existing MoDOT "full access" along the Paris Road frontage.

The requested IG zoning district is identified as aligning with the Employment District classification as described within the Future Land Use Map of the City's Comprehensive Plan and is intended for employment generators, like offices, manufacturing, and their supporting uses. The current developed portions of the Paris Road corridor, north of US 63, are generally consistent with this classification. The site's existing Neighborhood District designation is inconsistent with the surrounding land use context and zoning and is a result of how the property was being used in 2013 when the City adopted its Comprehensive Plan and the Future Land Use Map.

This site lies within the City of Columbia urban service area, and lies within a tier 1 prioritized infill development area, per Columbia Imagined, outlined in the growth management policies related to land use. Areas surrounding Highway 63 are identified as top priority areas for employment development. Additionally, a rezoning of this nature comports with the City's goals and objectives related to Economic Development in Columbia Imagined, particularly the goal of attracting new businesses and advanced manufacturing opportunities to the metro area. This size of this site would allow larger-scale industrial development, akin to the Swift Prepared Foods development, and the site also has nearby access to water. Sewer will need to be extended through this site but is presently accessible in the northwest corner of the overall acreage.

The future development of the proposed IG acreage will be constrained by several significant environmental features. The drainage channel internal to the site is Hinkson Creek which lies within a mapped FP-O (Floodplain Overlay) District and is further designated as Open Space/Greenbelt District on the Future Land Use Map. Per the applicant's request, this acreage is to remain in the A zoning district. There is a Type 1 stream buffer required for Hinkson Creek which will require both a 50-foot inner and outer buffer be applied to stream corridor in which no development is permitted. The FP-O and stream buffers will encumber approximately 17 acres of the middle 43-acre tract of land.

The Planning & Zoning Commission considered this request at their October 9, 2025 meeting. Staff presented its report and the applicant discussed the rezoning request. The applicant

stated the intent for the rezoning was to close the commercial corridor along Paris Road and that the owner had **no** concrete plans for the site's future use or development and that there is **no** immediate buyer of property. The applicant also cited the lack of vacancy in industrially zoned land in the City as a purpose for seeking the IG designation.

Multiple members of the public spoke in regards to the rezoning request specifically citing its use as a data center, as well as environmental concerns in general about potential industrial uses and compliance with City regulations. Several comments encouraged Commissioners to deny the request and other comments recommended caution on approving the request given the lack of regulations relating directly to data centers and the potential negative impacts that could be incurred as a result of such development. Concerns were also expressed about environmental degradation to the Hinkson Creek area, stormwater management, lack of employment opportunities specifically relating to data centers, as well as the possible strain on City utilities due to data centers' demand for power and water.

Following closure of the public hearing, Commissioners had additional discussion regarding the request. Staff was asked to explain the requirement for platting the acreage, the comprehensive plan's future land use map designations, evaluation criteria for rezoning applications, the classification of data centers in the UDC, future Commission and City Council involvement with development of the site, and the potential development and importance of creating use-specific standards related to data centers specifically. Following discussion on these matters, the Planning & Zoning Commission moved to approve the requested rezoning which passed by a vote of (7-2).

The Planning & Zoning Commission staff report, locator maps, zoning graphic, public correspondence, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: Depends on how long permitting and platting takes, none anticipated within 2 years.

Long-Term Impact: Future impacts may be greater utilization of existing infrastructure and utilities. Such expenditures may or may not be off-set by user fees and increased tax collection.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
09/08/1969	Annexation of property into City limits (Ord. 3827)

Suggested Council Action

Approve the requested rezoning of 63.11-acres from A to IG, as recommended by the Planning & Zoning Commission.