



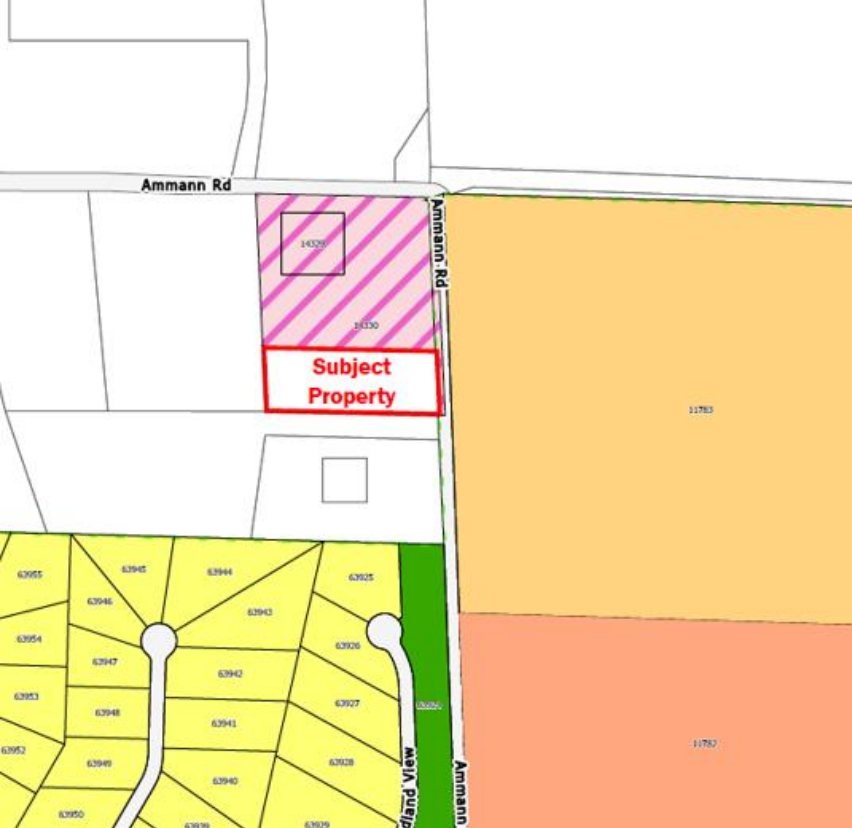
Planning and Zoning Public Hearing

City Initiated

FLUM Amendment for 2.923 acre parcel

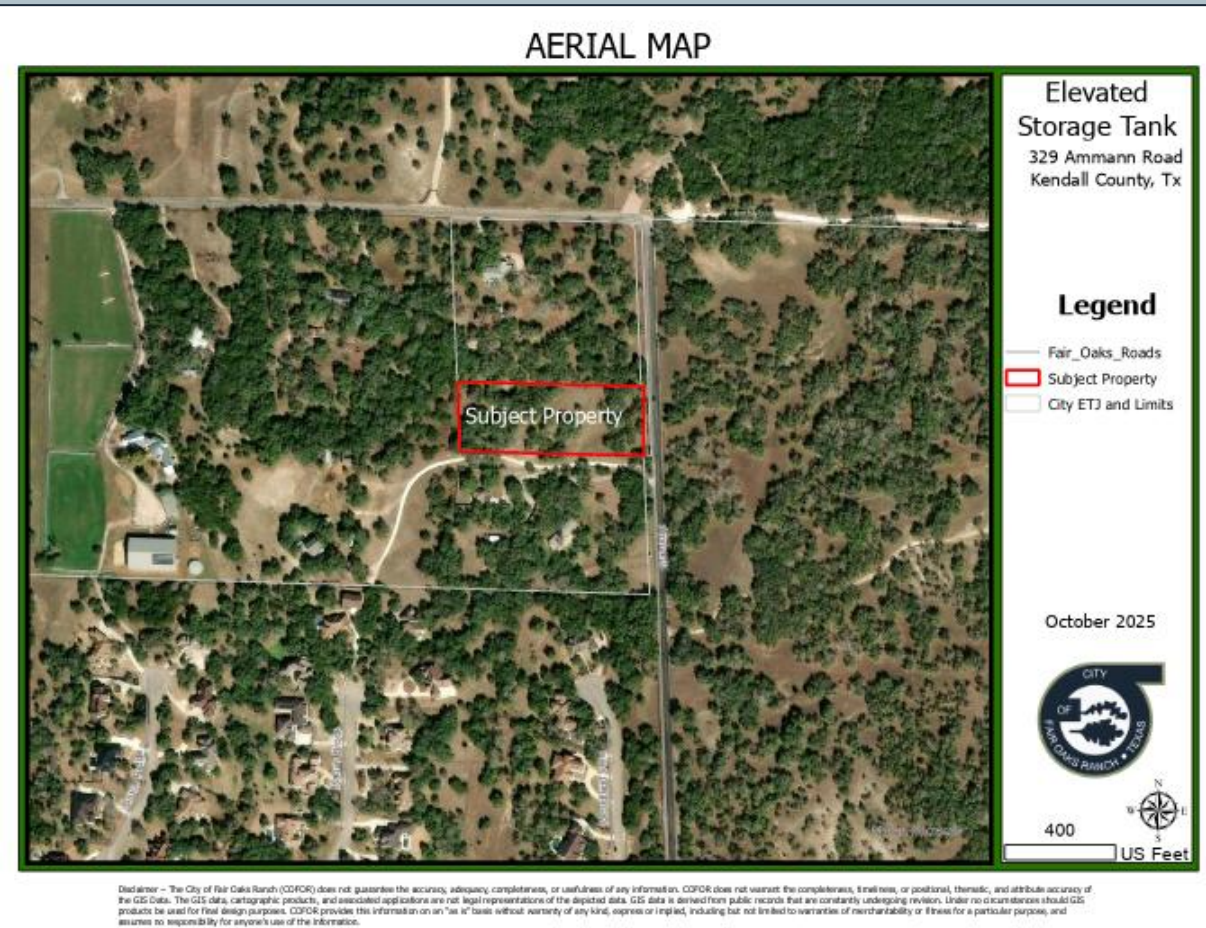
October 9, 2025

CPA# 2025-02



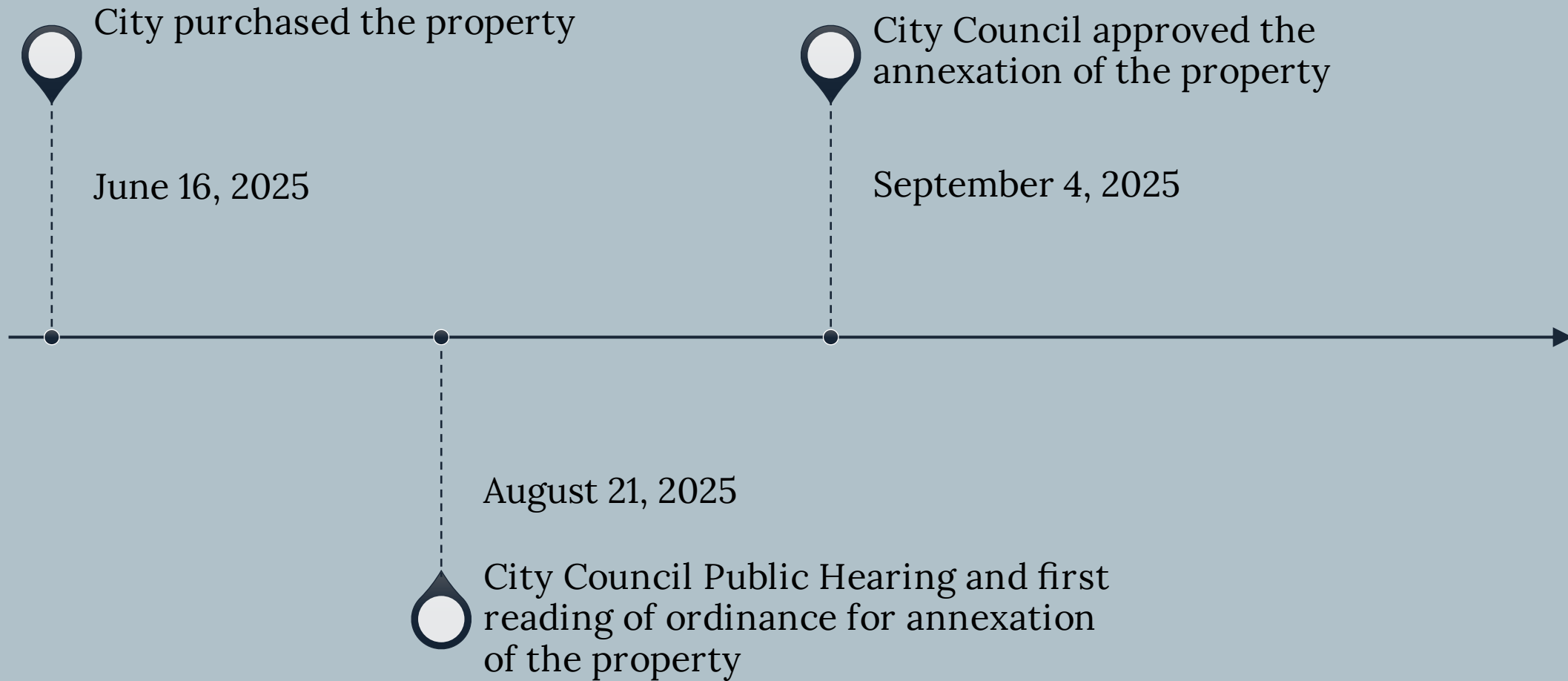
Jessica Relucio, ENV SP
City Planner

Introduction



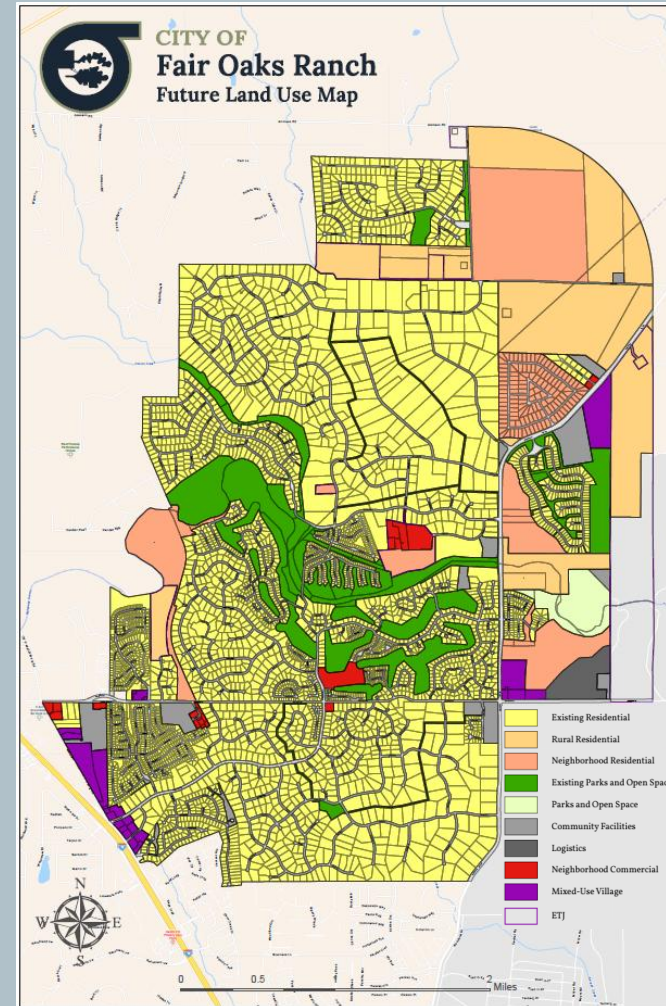
- Applicant/Property Owner: City of Fair Oaks Ranch
- Proposal: Amend the Future Land Use Map (FLUM) within the Comprehensive Plan
- FLUM Designation: Community Facilities (CF)
- Size: +/- 2.923 acres
- Location: Southern portion of 329 Ammann Road, Kendall County

Property History



Comprehensive Plan

- The Future Land Use Map (FLUM) is part of the Comprehensive Plan
- Past amendments:
 - June 2020 (The Arbors)
 - June 2024 (Oak Bend Estates)
 - September 2025 (Post Oak)
- Process: Requires Public Hearings and P&Z recommendation to the City Council

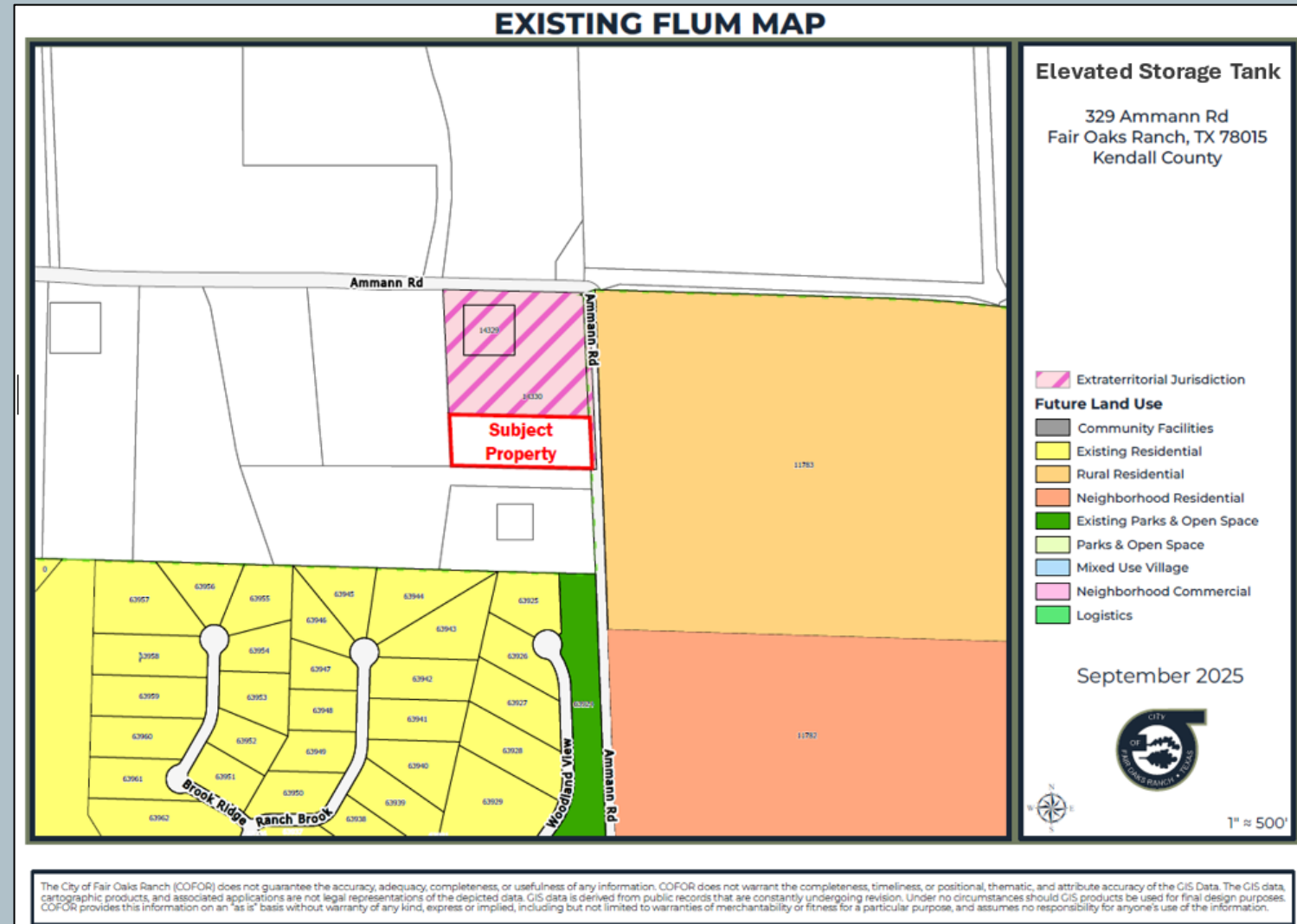


Future Land Use Map (Existing)

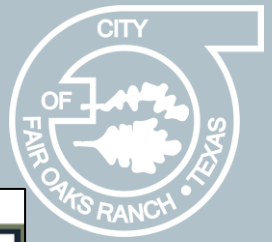


Existing

Undesignated



Future Land Use Map (Proposed)

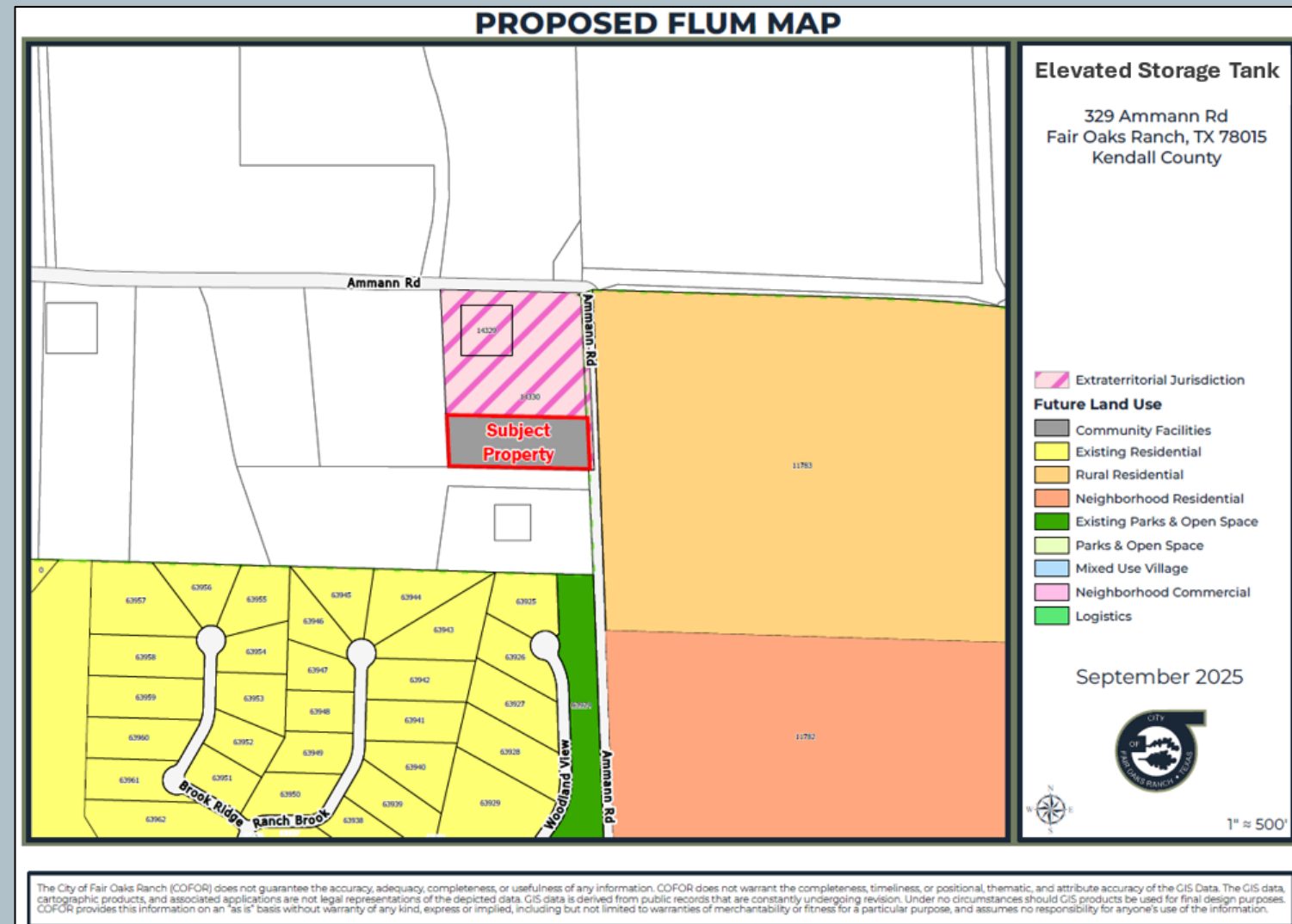


Proposed

Community Facilities
Intended for facilities that provide governmental, religious, educational, health care, social service, and special facilities

Larger-scale civic use buildings

Sites are appropriate for direct access to primarily Arterial, Collector streets, and Local Connector streets





Criteria for Review

- The FLUM designation is consistent with the proposed use
- Comprehensive Plan principles, goals, and objectives related to environmental protection, economic development, and civic and public spaces:
 - Preserve and protect waterways and floodplains
 - Preserve and protect surface and ground water resources and hydrologically active areas
 - Promote and encourage water conservation practices
 - Promote quality development that is compatible with neighboring areas and is consistent with community character and create sustainable value through form and function
 - Ensure civic buildings and civic spaces are given prominent sites



Criteria for Review – UDC

- For reference, the City Council will consider the following to take action on the proposed amendment [UDC Section 3.7 (1)]:
 1. Promotes the health, safety, or general welfare
 2. Is consistent with the Future Land Use element of the most recent version of the Comprehensive Plan
 3. Is consistent with other goals and objectives of the Comprehensive Plan
 4. Unified Development Code Compliance
 5. Other criteria deemed relevant and important by the City Council in relation to the amendment



Public Notices/Comments

- September 19 – Mailed to property owners within 200 feet of the property and public entities
- September 21 – Published in a newspaper
- September 22 – Updated City's website
- September 23 – Posted a sign

Next Steps



- November 6 – City Council public hearing on the FLUM amendment and the Zoning designation, and possible action on the first reading of each ordinance
- November 20 – City Council will consider and act on the final reading of each ordinance