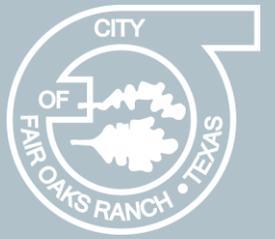




Planning and Zoning Public Hearing



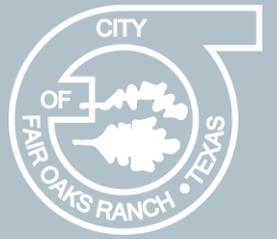
City Initiated

Zoning Designation for a 2.923 acre parcel

October 9, 2025
ZC# 2025-02

Jessica Relucio, ENV SP
City Planner

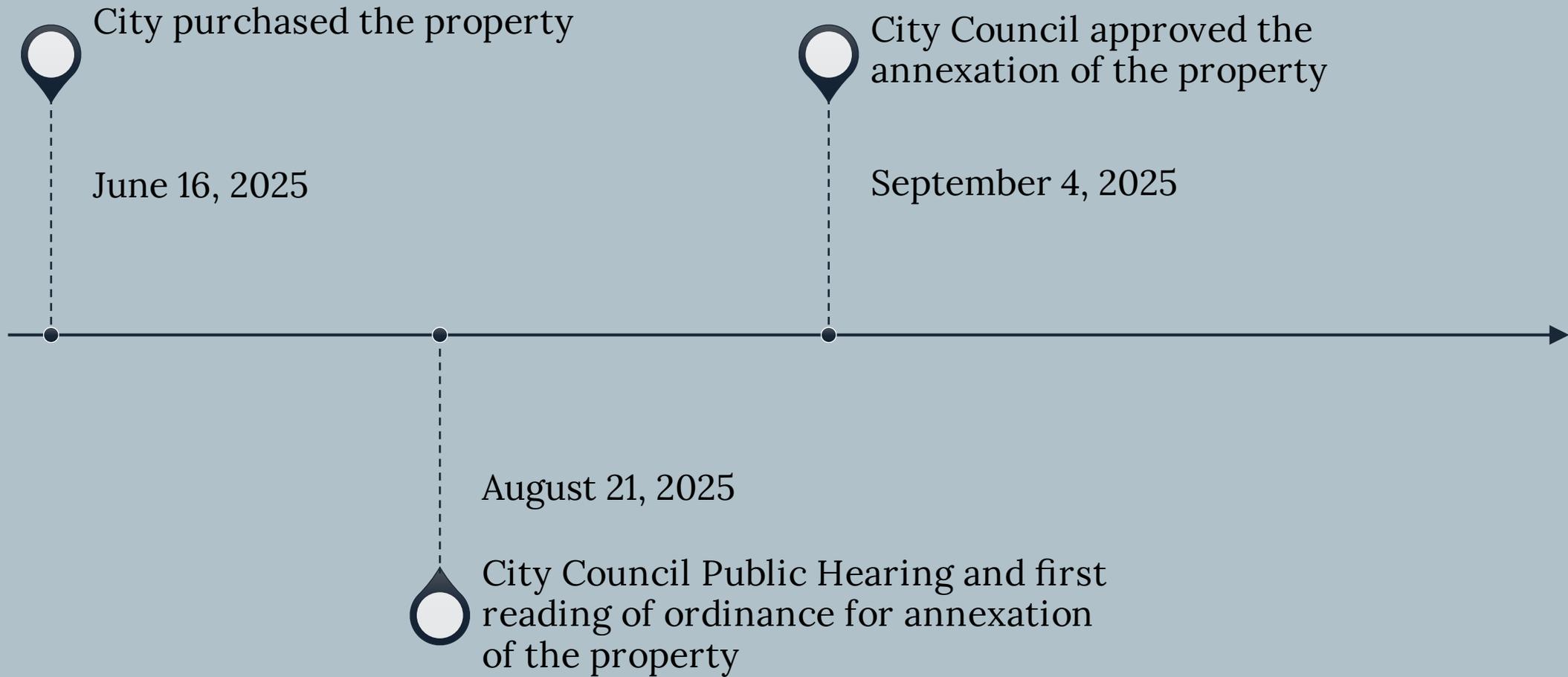
Background



- Applicant/Property Owner: City of Fair Oaks Ranch
- Future Land Use Map (FLUM): Community Facilities (CF)
- Proposal: Designate zoning to Community Facilities to align with the FLUM
- Size: +/- 2.923 acres
- Location: Southern portion of 329 Ammann Road, Kendall County



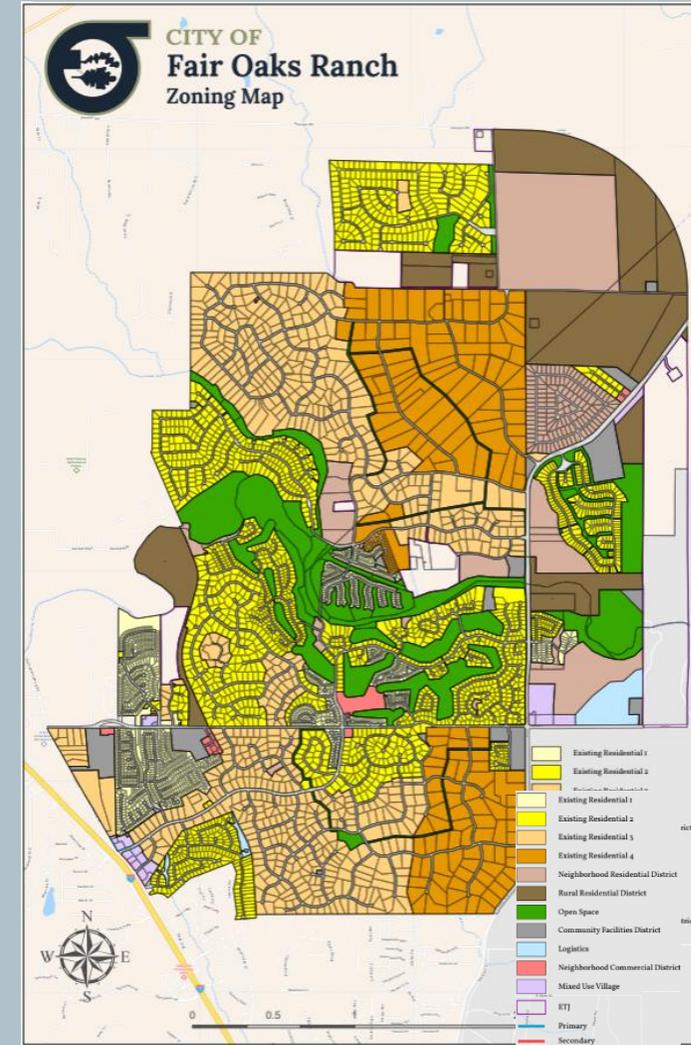
Property History



Zoning



- Following the Comprehensive Plan, zoning regulations became effective
- Initial zoning designation or rezoning must align with the FLUM of the Comprehensive Plan
- Past Rezones
 - June 2024 (Oak Bend)
 - June 2020 (The Arbors)
 - September 2025 (Post Oak)
- Process: Requires Public Hearings and P&Z recommendation to City Council

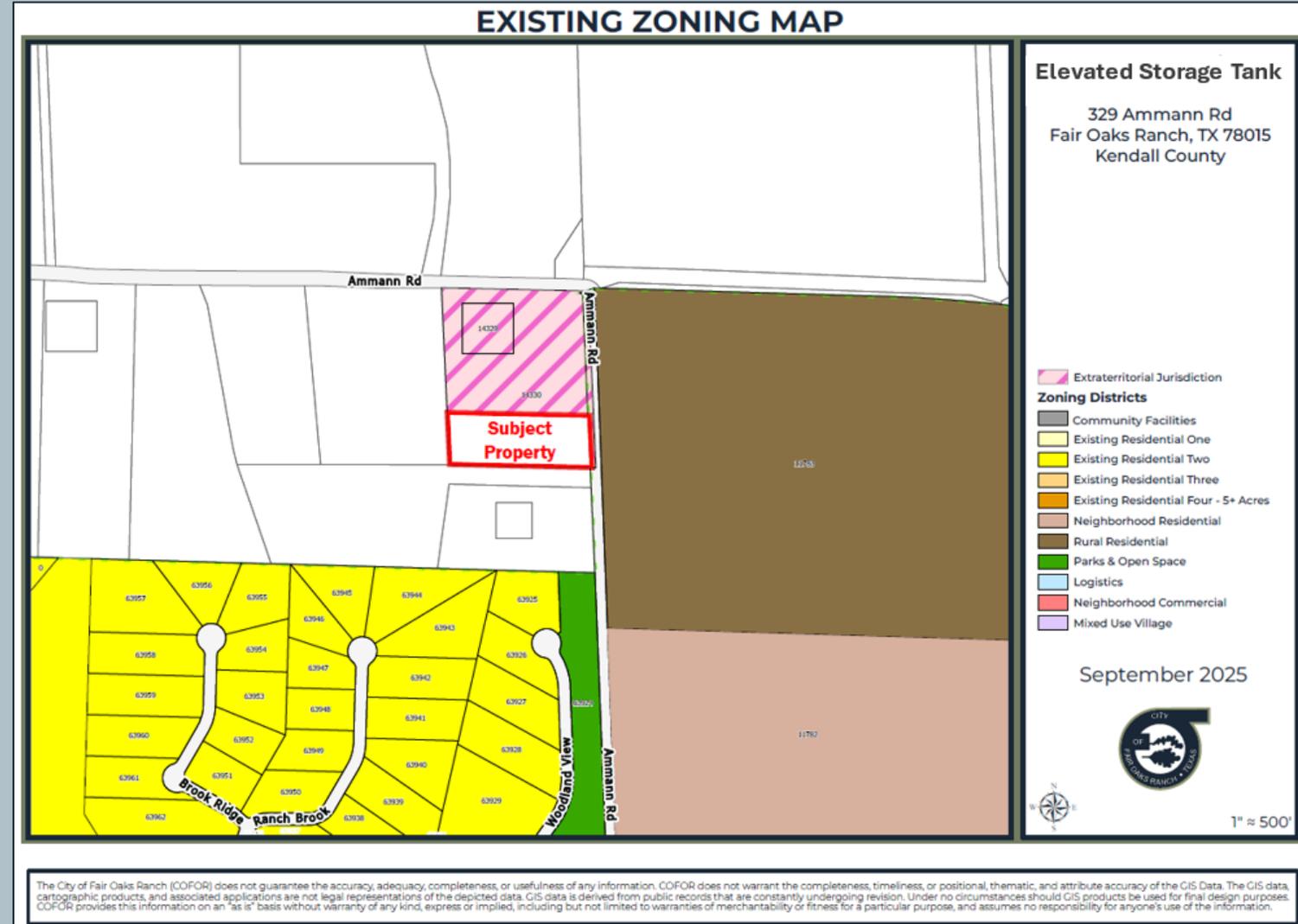


Zoning Map (Existing)



Existing

Undesignated



Zoning Map (Proposed)

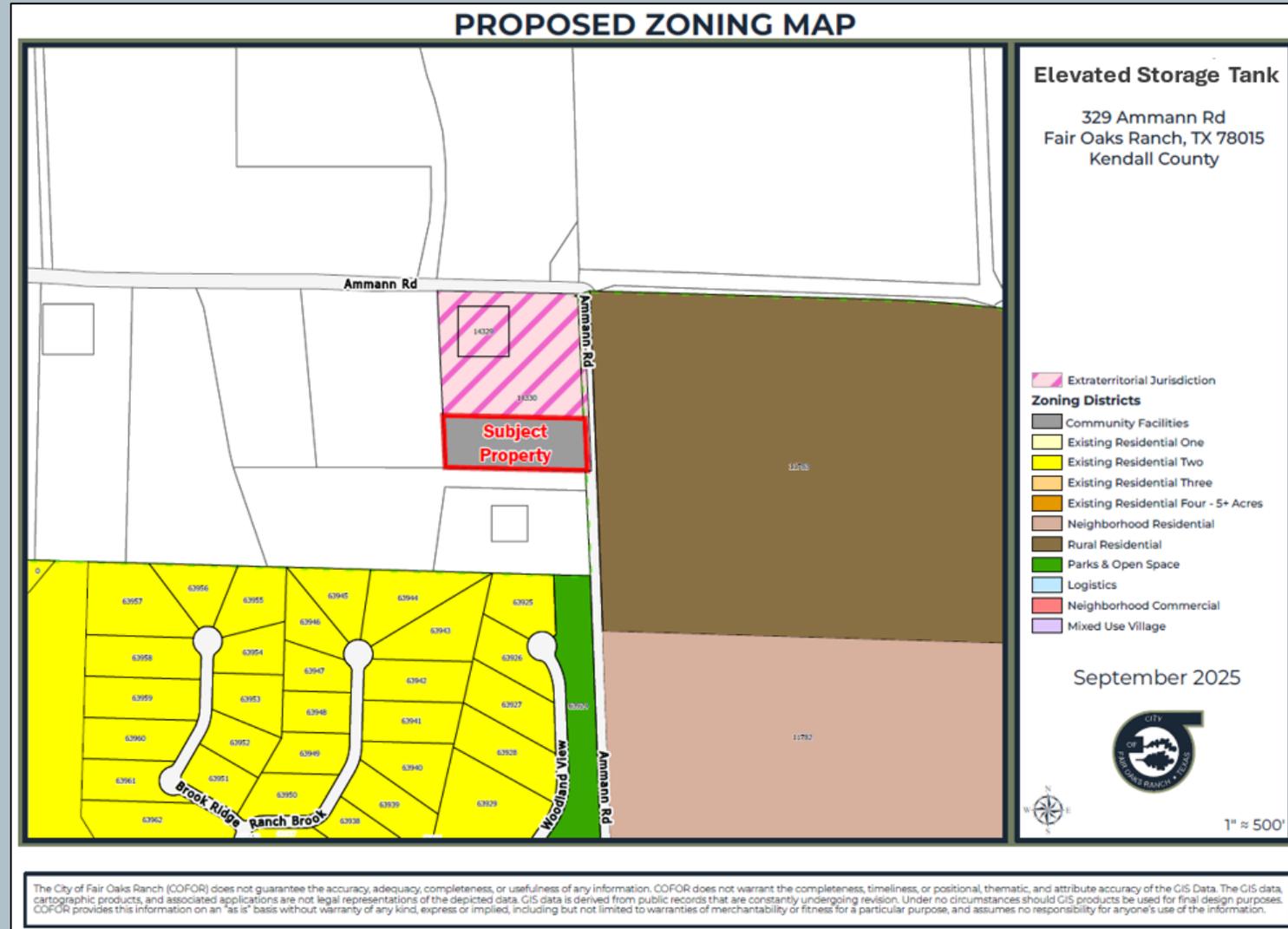


Proposed

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





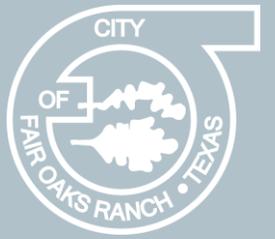
Criteria for Review

- The Zone designation is consistent with the proposed FLUM and use
- The Zone designation is consistent with the 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

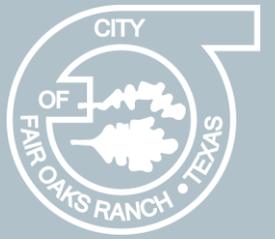
- In accordance with UDC Section 3.7 (4), zoning changes may be approved when the following standards are met:
 1. Consistent with the Comprehensive Plan
 2. Promotes the health, safety, and general welfare of the City and the safe, orderly and healthful development of the City
 3. Compatible with and conforms with uses of nearby property and the character of the neighborhood
 4. The property is suitable for uses permitted by the proposed change
 5. Infrastructure, including roadway adequacy, sewer, water and stormwater facilities, is or is committed to be available that is generally suitable and adequate for the proposed use



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 – Posted to 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