



# City Council Public Hearing

City Initiated

Zoning Designation for 2.923 acre parcel

November 6, 2025  
ZC# 2025-02



Jessica Relucio, ENV SP  
City Planner

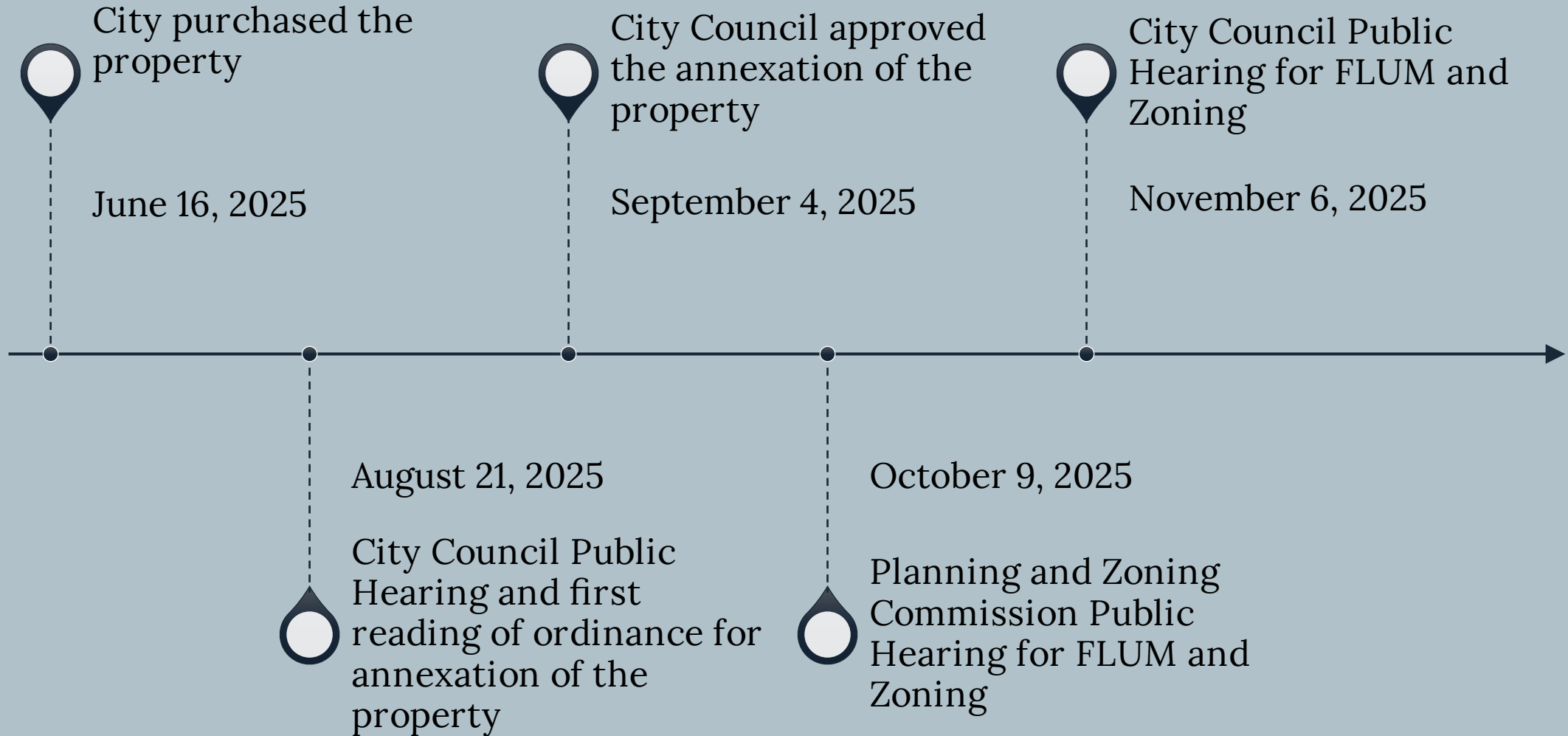
# Introduction



- 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



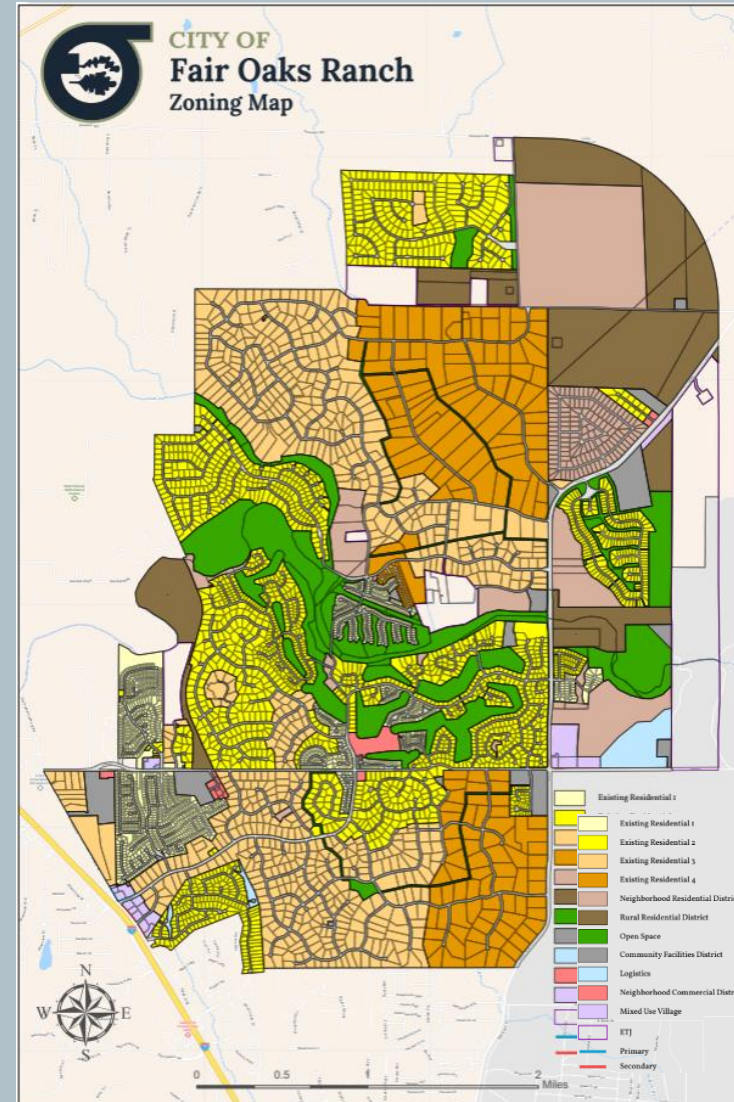
# Property History





# Zoning

- Following the Comprehensive Plan, the zoning regulations became effective
- Zoning Districts are to 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

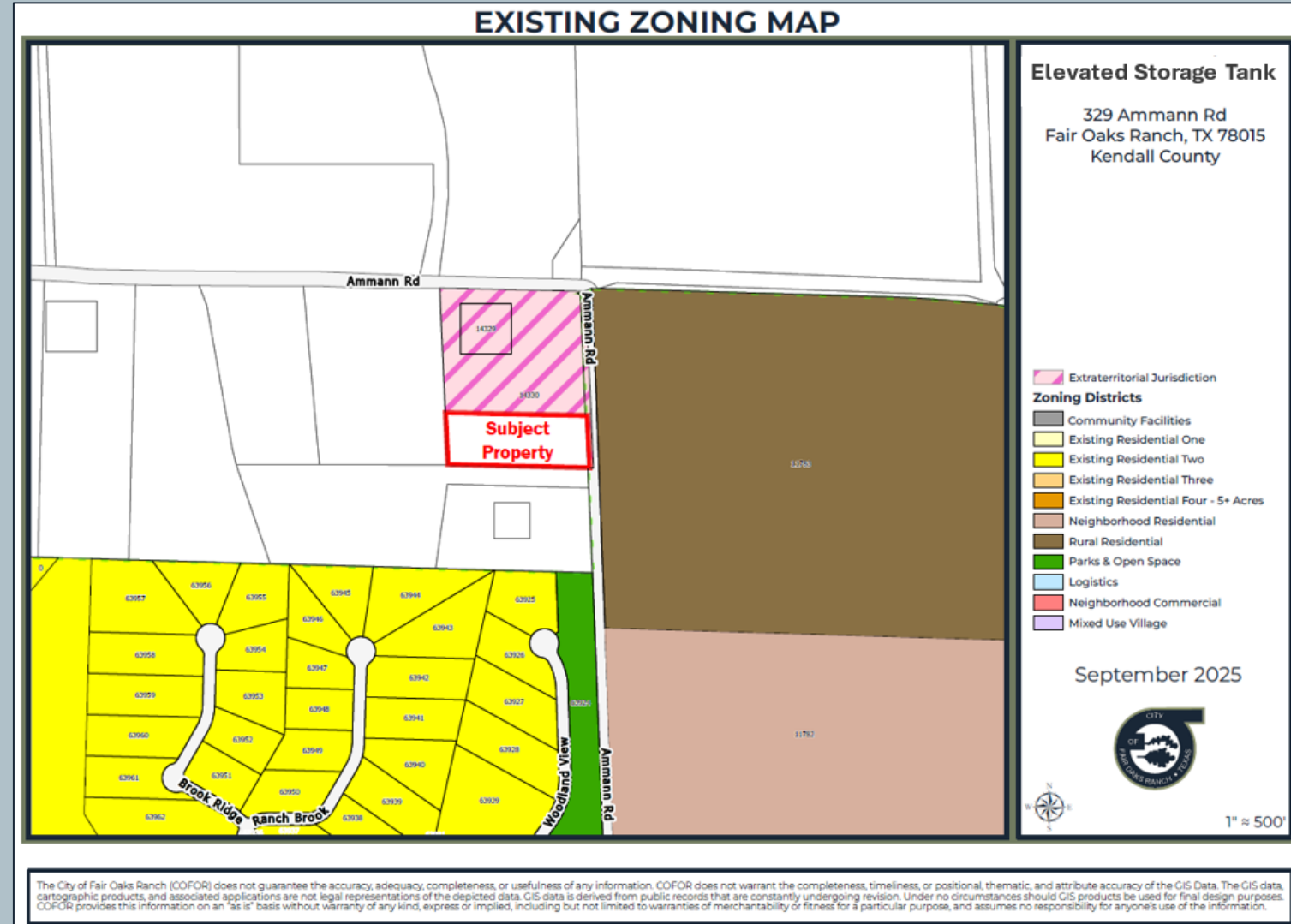


# Zoning Map (Existing)



Existing

Undesignated



# Zoning Map (Proposed)

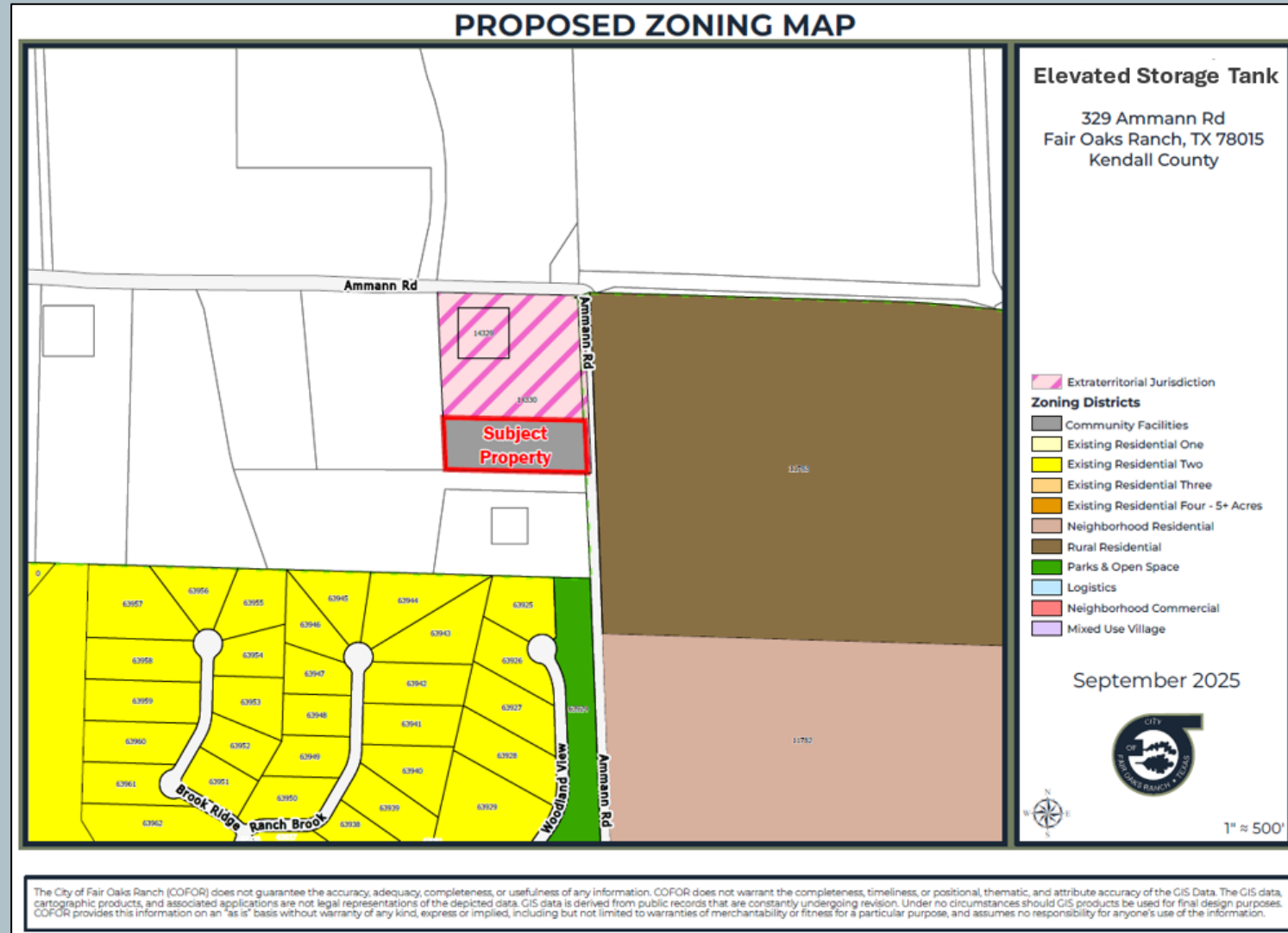


## Proposed

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 – The City Council will consider and act on the first reading of the ordinance
- November 20 – City Council will consider and act on the final reading of each ordinance