



Small Area Plan

CITY OF HIBBING

4 Phase Process

1. Information Gathering
2. Vision and Goals
3. Design of subdivision
4. Implementation

Information Gathering:

- Housing Study – working with the Hibbing HRA and kicking this off, soon
- Survey work – connected with SEH to get detailed information about the following parcels:
 - 140-0270-00810 (22.13 acres)
 - 140-0270-00761 (6.95 acres)
 - and 140-0270-00890 (27.63 acres)
- Title work – connecting with local offices to see about timing and costs

4 Phase Process

1. Information Gathering
2. Vision and Goals
3. Design of subdivision
4. Implementation

Vision and Goals:

- Community engagement
- Amenities
 - 8 contiguous acres of land on the property for a public park, which may include some or none of the land used for a park at the time of the deed
 - Non-motorized vehicles only
 - Certain portion restricted to single-family dwellings
- Land use and density
- How neighborhood interacts with existing nearby homes/businesses

4 Phase Process

1. Information Gathering
2. Vision and Goals
3. Design of subdivision
4. Implementation

Design of Subdivision

- 2-3 Design concepts developed and brought forward for:
 - Community review/input
 - Council review/input
- Final design solidified and chosen

4 Phase Process

1. Information Gathering
2. Vision and Goals
3. Design of subdivision
4. Implementation

Implementation

- Council action taken to implement the plan
- Comprehensive plan may be amended to contain insights from the process
- Zoning and Planned Unit Development takes place
- Subdivision regulations and preliminary platting
- Cost estimates solidified
- Financing packaging available
- Marketing booklet for developers developed

Resources

- Lead by City Staff
 - Community Development
 - Engineering/Public Works
 - Planning/Zoning
 - Finance
 - Public Utilities
 - Hibbing HRA
- Additional Assistance
 - Matt Reid, SEH
 - Title Company
 - Bob Streetar, Streetar Consulting



Questions?