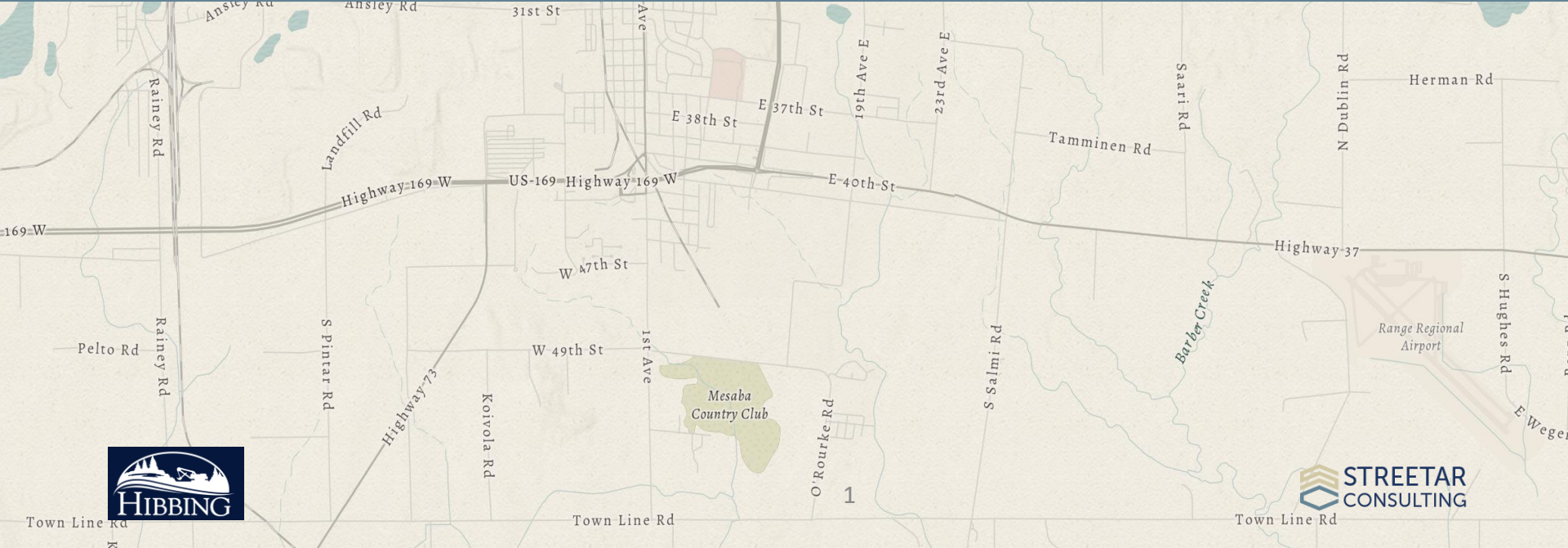


Highland Hills Special Area Plan

City Council Meeting 10 July 2024



Introduction & Agenda

Bob Streetar, DPA

Streetar Consulting, LLC

Economic Development, Planning & Housing Consultant

John Slack, PLA, ASLA

Perkins & Will

Landscape Architect

Agenda

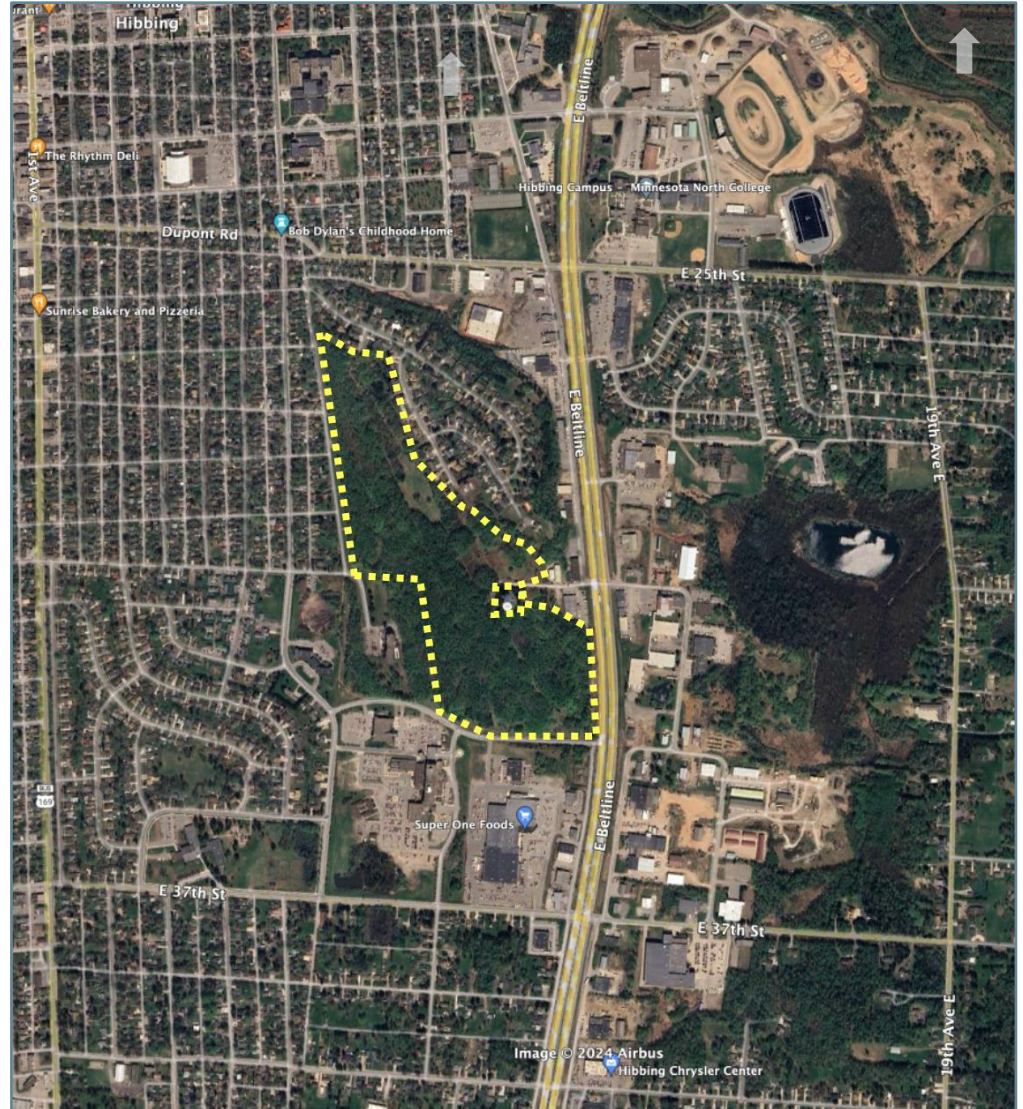
1. Introduction to the project
2. Special Area Planning Process
3. Roles & Responsibilities
4. Council Expectations
5. Questions and Feedback



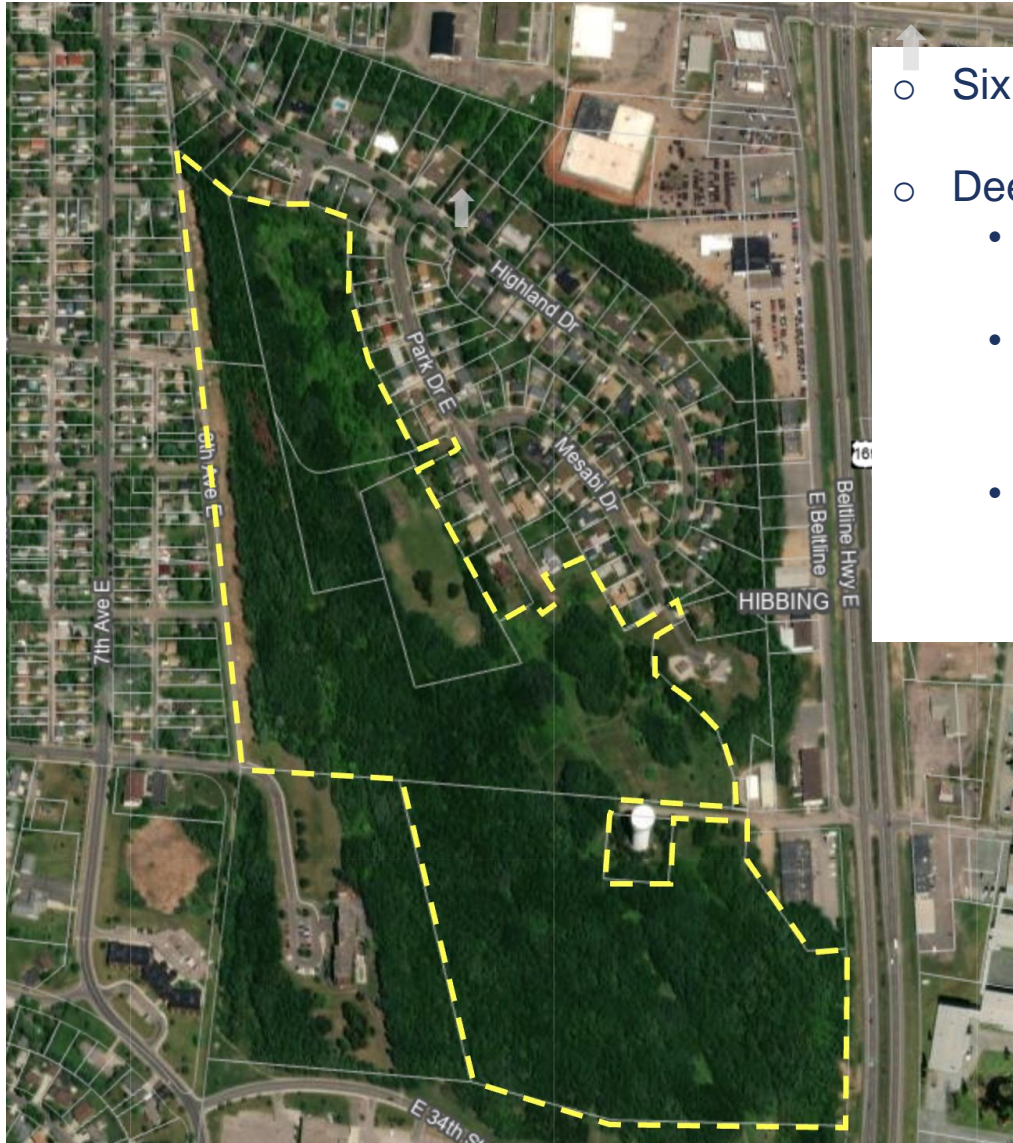
Highland Hills – Neighborhood Context

About the Project

- The City desires to facilitate the development of this area into a new residential neighborhood.
- A last large vacant area that is served by public and private utilities.
- The area is relatively flat, and surface soil is comprised of iron mine tailings.
- The area is currently partially occupied by a city park and walking trails.



Highland Hills – Project Area



- Six Parcels - 65.73 Acres
- Deed Restricted:
 - Only single-family houses are permitted.
 - Must include at least an 8-acre contiguous city park.
 - Motorized vehicles are prohibited from using any trails on the property.

Planning Process

Highland Hills - Special Area Plan

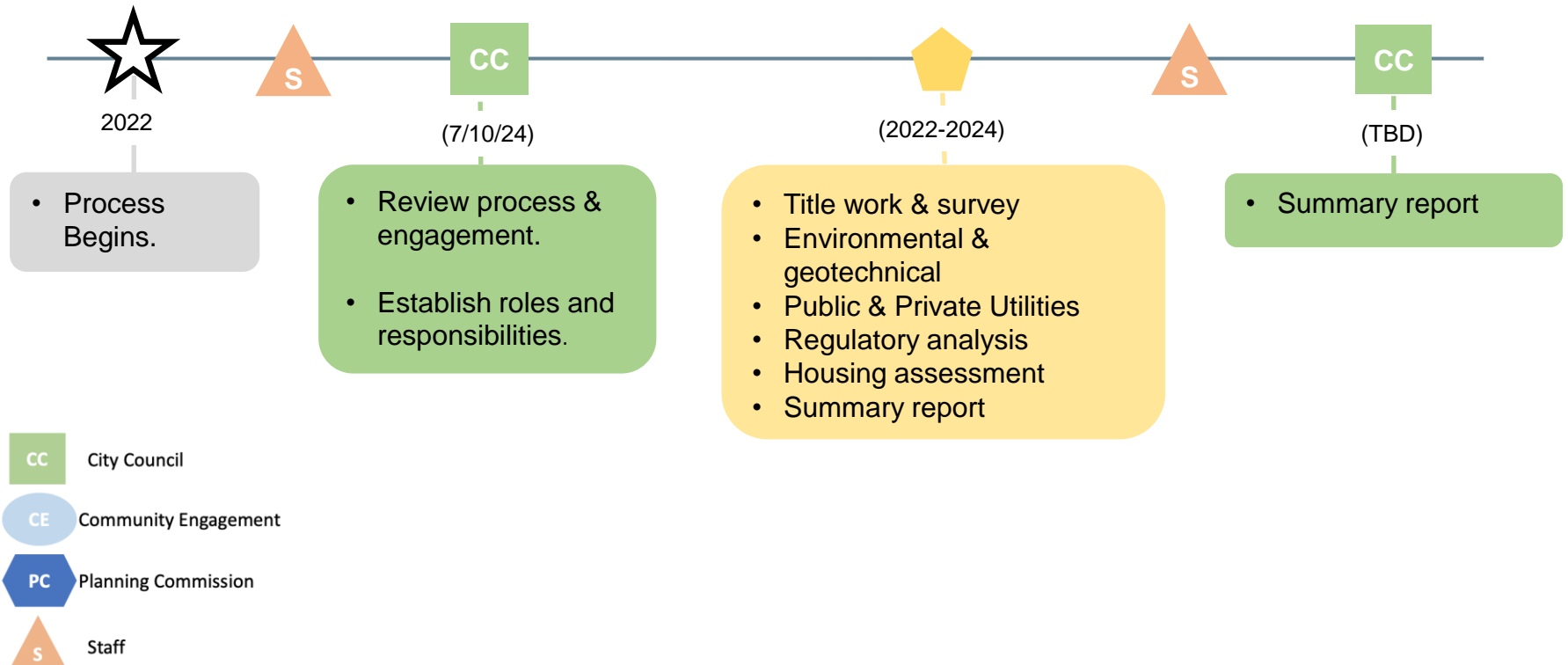
- A Small Area Plan is a plan for the development of a specific area.
- It creates a development framework for the property and surrounding area.
- It identifies amendments to the Comprehensive Plan, Zoning & Subdivision Ordinance, and the Capital Improvements Plan necessary to implement the plan.
- The planning process includes community engagement and supports City Council decision-making.

Special Area Development Plan Steps:

- Phase 1: Gather background information;
- Phase 2: Prepare a development vision and goals statement;
- Phase 3: Prepare and evaluate development alternatives;
- Phase 4: Implement the preferred alternative.

Highland Hills - Special Area Plan

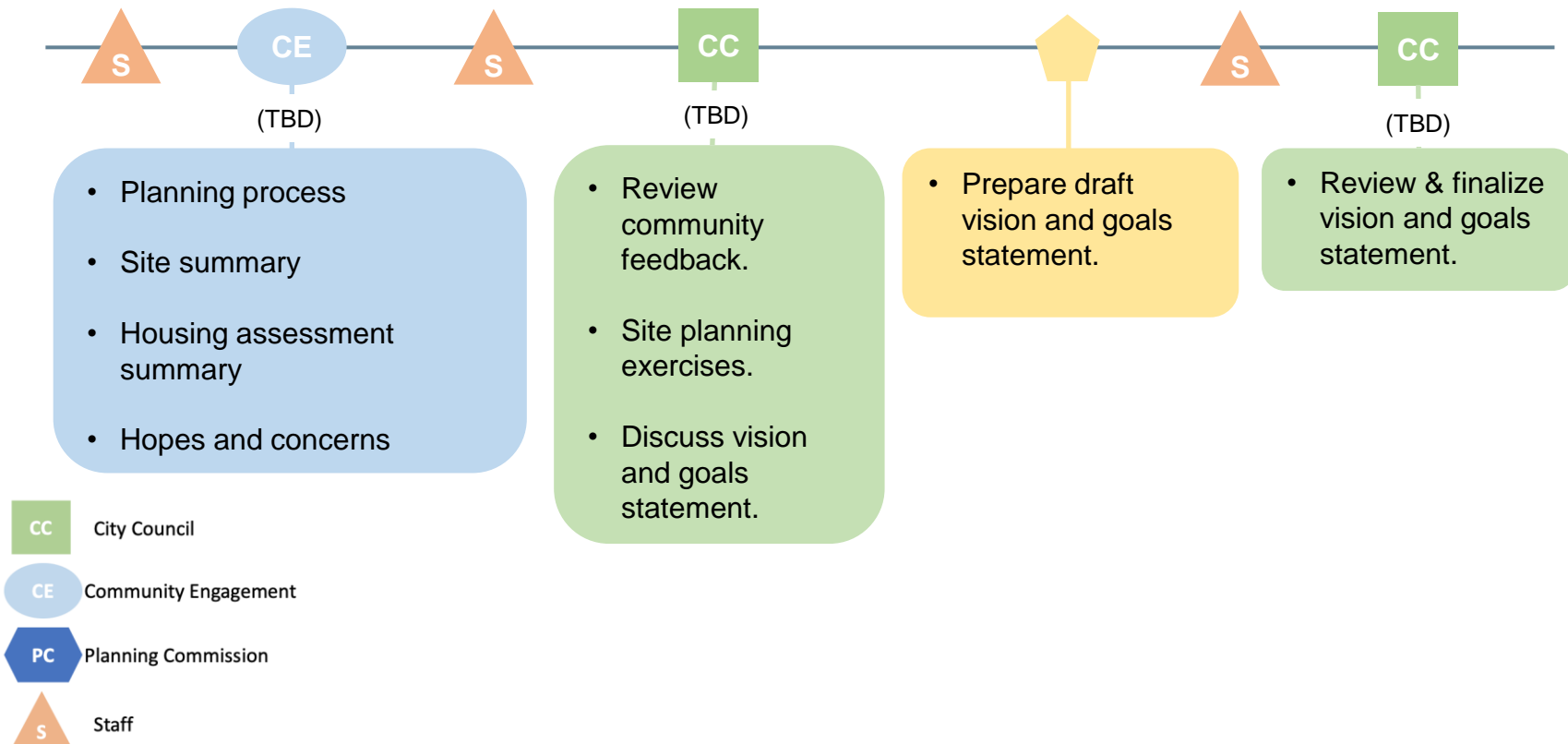
PHASE 1: BACKGROUND



Highland Hills - Special Area Plan

PHASE 2: VISION & GOALS

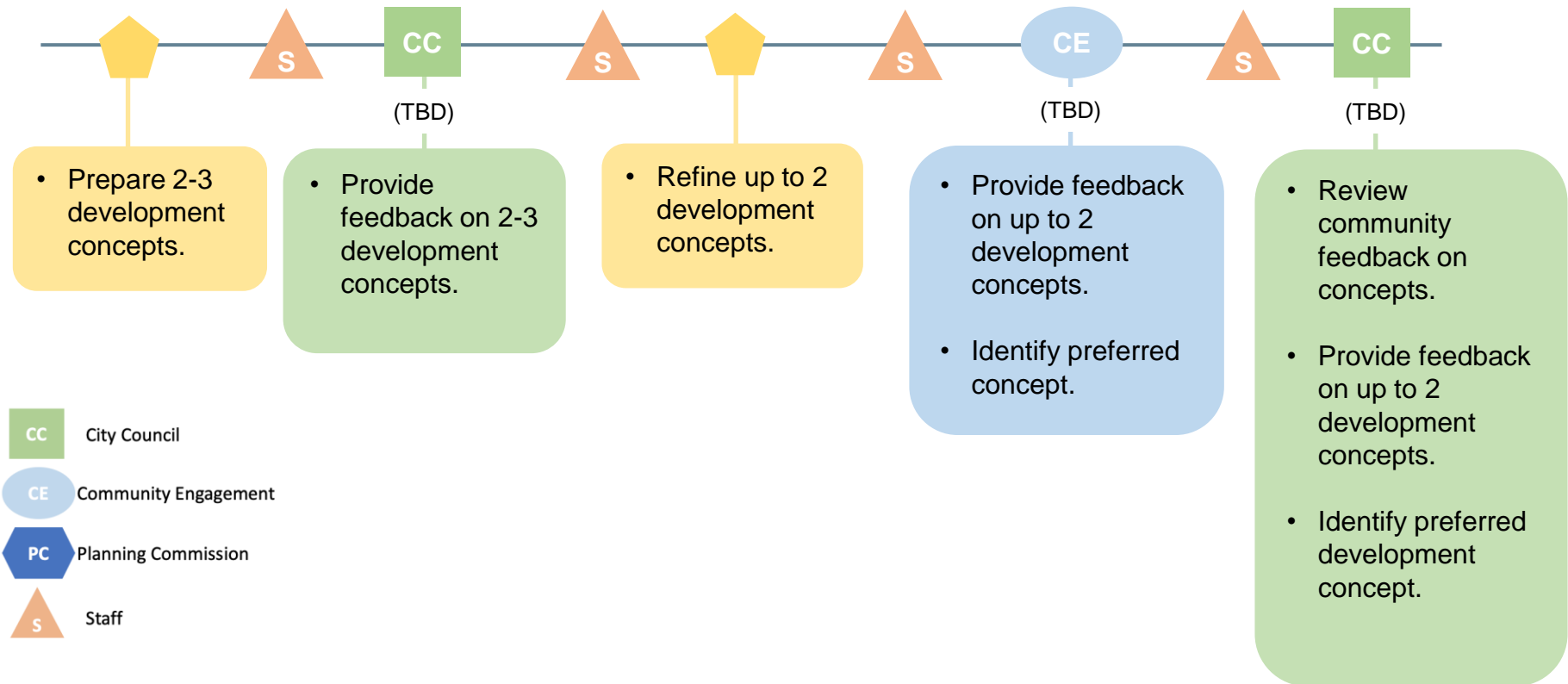
8 to 10 weeks



Highland Hills - Special Area Plan

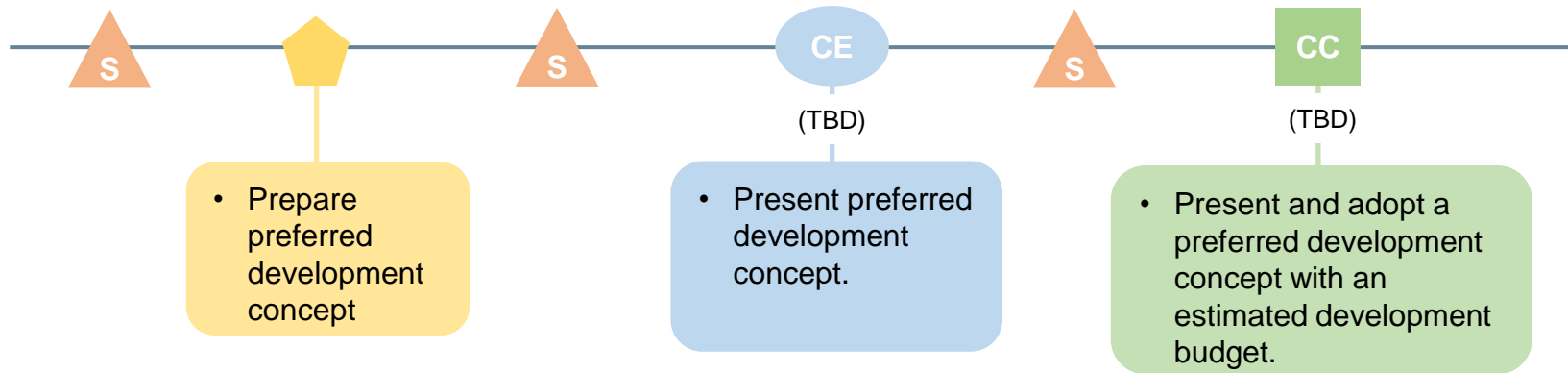
PHASE 3: DEVELOPMENT CONCEPT

14 to 16 weeks

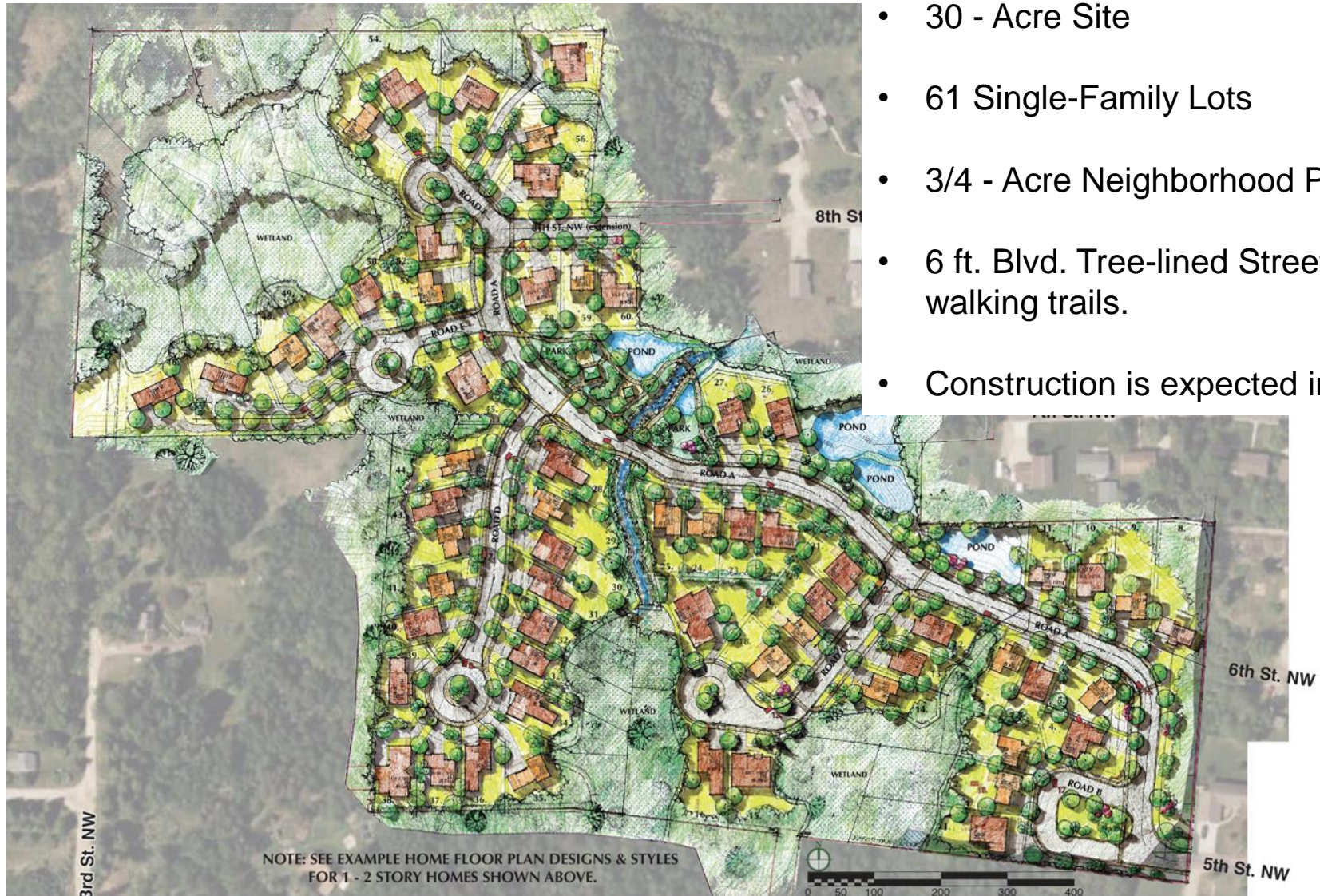


Highland Hills - Special Area Plan

PHASE 3: DEVELOPMENT CONCEPT



Single-Family Residential Development Plan:

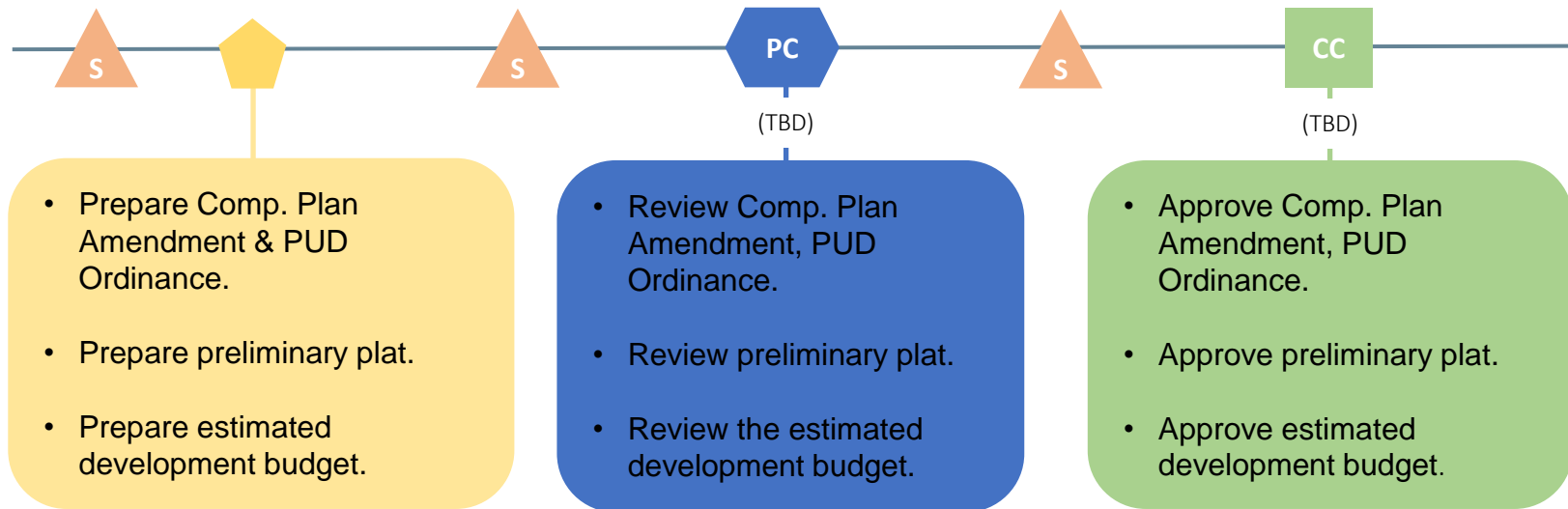


- 30 - Acre Site
- 61 Single-Family Lots
- 3/4 - Acre Neighborhood Park
- 6 ft. Blvd. Tree-lined Streets and walking trails.
- Construction is expected in 2025.

Highland Hills - Special Area Plan

PHASE 4: IMPLEMENTATION

8 to 10 weeks



Roles & Responsibilities

Roles & Responsibilities:

City Council:

- Authorizes the planning process.
- Sets expectations.
- Makes key decisions at specific points during the process.

Roles & Responsibilities:

Planning Commission:

- Provides input on issues, vision, goals, and plan alternatives during the process.
- Assists and supports the City Council in making decisions.

Roles & Responsibilities:

Community and Neighbors:

- Provides input on hopes, concerns, vision, goals, and plan alternatives during the process.

Council Expectations

Council Expectations:

2022 – 2025 Hibbing Strategic Plan:

- Quality housing stock that is affordable and accessible.
- Transparent and collaborative local government

2018 Hibbing Comprehensive Plan:

- Goal 1: Ensure adequate and affordable housing is available for all residents and potential new residents p. 46.

Council Expectations:

- Value neighborhood input, but the plan reflects city-wide input and vision.
- Achieve an attractive development plan while working within the site's physical opportunities and constraints.
- Respond to the market realities for single-family housing.
- Attract home builders to construct new single-family homes.

Questions or Feedback