



# Small Area Plan

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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

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## 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

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## Design of Subdivision

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

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## 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

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- 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?