

WELCOME!

The **City of Hobart** and the **Northwestern Indiana Regional Planning Committee (NIRPC)** have initiated a planning process to create a set of zoning standards to guide the use and design of sites within local conservation areas. The goal of this project is not to prohibit development, but to define the opportunities where development can take place in a manner that respects and enhances conservation areas – both by reducing adverse impacts of adjacent land uses and by improving local access to wildlife where appropriate. The City of Hobart has engaged The Lakota Group along with Duncan Associates to complete this Conservation Zoning and Sub Area Plan.

PART 1: CONSERVATION ZONING

This process will result in the creation of one or more new “conservation” zoning districts to be applied to existing and future managed conservation lands. The geographic focus of this district will be in the area outlined in purple in the Environmental Areas & Managed Lands map, though the zoning classification can be applied to managed lands outside of the boundary as well.

The new district(s) will:

- **Identify permitted uses and activities**, including open space and natural resource preservation, (active and passive) recreation, conservation and maintenance (including trail construction, invasive species management, clearing and burning).
- **Include regulations governing construction** of trails, parking lots, buildings and structures, including conservation-specific fences.
- Specify the need for and rules governing **natural resource management plans**.

PART 2: SUB AREA PLAN

The sub-area plan will focus on the area south of the Hobart Marsh, as outlined in pink in the Environmental Areas & Managed Lands map. While there are environmentally sensitive areas within this area, there are also many development opportunities.

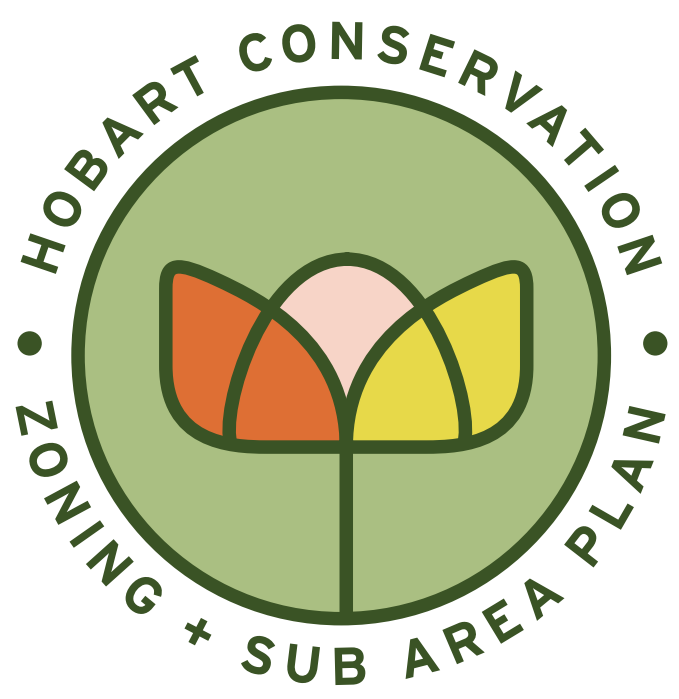
The plan aims to:

- **Identify areas where conservation is needed** to protect the Lake George watershed and preserve local habitats.
- **Determine parcels where conservation and new development partnerships** could occur.
- **Establish best practices** for how development plans can work with local conservation groups to achieve stormwater management and conservation goals.

Visit www.HobartConservationPlan.org to learn more!

FUNDING FOR THIS PROJECT PROVIDED BY:





PLANNING PROCESS & TIMELINE

PHASE 1: ENGAGE & ANALYZE

Project Kick-Off Meeting with Staff and Steering Committee

Design and Launch Project Website

Review Background Information and Analyze Existing Conditions

Facilitate Stakeholder Listening Sessions

Creation of Conservation Infographics & Fact Sheets

Steering Committee Meeting

Community Workshop

Key Issues and Stakeholder Listening Session Summary

you are here!

NOVEMBER 2018 - APRIL 2019

The planning process is organized into two phases: Engage & Analyze, and Envision & Implement.

The first phase establishes a dynamic community planning process and creates a comprehensive information base through which to understand the existing conditions in Hobart, both from a conservation perspective and from a community development perspective.

PHASE 2: ENVISION & IMPLEMENT

Draft Sub Area Plans

Draft Conservation Zoning Regulations

Steering Committee Meeting

Public Open House at Hobart Marsh Summit

Revised Plan and Zoning Regulations & Implementation Memo

Steering Committee Meeting

Final Presentation

Adoption

APRIL - JULY 2019

During the second phase, draft Conservation Zoning Regulations and Sub-Area plans are crafted. Project staff and Steering Committee will provide recommendations for refinement, and the community will weigh in at a public open house. Once plans are finalized, they will be presented to the City and formalized in the Zoning Ordinance.