



it's **HOBART'S** *time*
2040 COMPREHENSIVE PLAN

PLAN COMMISSION & CITY COUNCIL MTG

APRIL 12, 2023

AGENDA

- 1. Planning Process**
- 2. State of the City Finalized**
- 3. Future Land Use Strategy**
- 4. Opportunity Sites**
- 5. Comp Plan Structure
(Themes, Goals, Strategies,
and Action Steps)**
- 6. Questions and Next Steps**



PLANNING PROCESS

Updating Hobart's Comprehensive Plan is a three-phase process: **Assess** the State of the City, **Envision** goals and solutions for the community, and develop strategies to **Implement** the vision established in the Plan. The goal of the first phase is to better understand the existing community character, demographics, land use mix, physical conditions and built environment, and transportation systems.

PHASE 1

ASSESS

The first phase focuses on analyzing community assets and initiating community dialogue, and culminates with this State of the City Report, a summary of existing conditions.

PHASE 2

ENVISION

The second phase will develop a community vision and explore a range of ideas, strategies, and policies to address opportunities and community needs.

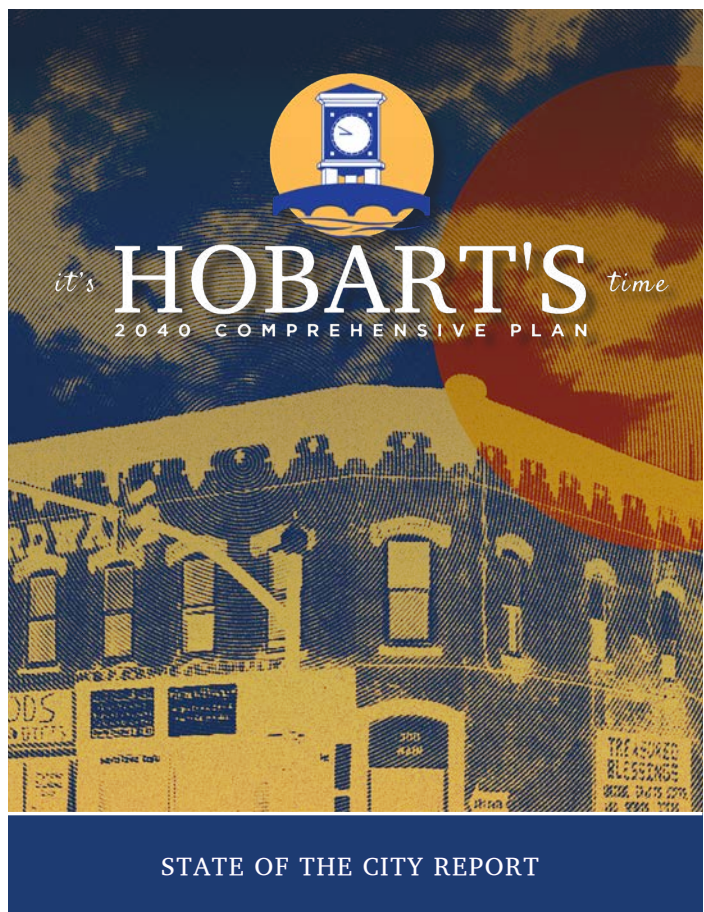
PHASE 3

IMPLEMENT

The third phase will focus on crafting initiatives to help implement the goals and strategies developed in Phase 2. This phase culminates in the final Plan, which will include the compilation of community dialogue, studies, proposed vision, and implementation strategy. The Comprehensive Plan will be relayed to the community, discussed and refined by City leadership, and adopted by the City Council.

STATE OF THE CITY OVERVIEW

An essential first step in updating Hobart's Comprehensive Plan is understanding current planning issues, constraints, and opportunities for the City's long-term growth and development. This State of the City assessment provides the starting point for crafting planning strategies and recommendations, guiding the community for the next twenty years. The assessment is comprised of the following reports:



LAND USE, ZONING, AND DEVELOPMENT ANALYSIS

This chapter includes a review of existing land uses, development patterns, and zoning code in Hobart. This information will inform planning and development strategies.

PARK & RECREATION ANALYSIS AND NATURAL RESOURCES ASSESSMENT

This chapter includes an inventory and detailed assessment of parks, recreation spaces, and natural resources.

DEMOGRAPHIC, MARKET, AND HOUSING ANALYSIS

This chapter explores socioeconomic growth trends in the City. It also analyzes existing housing stock. This information will help determine future demand and market potential for development in Hobart.

MOBILITY AND THOROUGHFARE PLANNING

This chapter analyzes the City's street network and mobility patterns. This information will inform transportation recommendations and access management and safety strategies.

COMMUNITY ENGAGEMENT

STAKEHOLDERS ~25 PARTICIPANTS

OPEN HOUSE ~50 PARTICIPANTS

ONLINE SURVEY 309 PARTICIPANTS

“

A community that celebrates its history and its potential together.

”

“

A place that continues to cultivate its small-town feel, while still being welcoming to new residents and supporting the development of small businesses

”

“

Filled with more community-focused spaces where everyone can gather.

”

“

An accepting, thriving, wonderful place for families of all types. It will foster a great relationship with local, small businesses and support its citizens, young and old!

”

“

An accessible and equitable community that provides opportunities for all its residents

”

The image features a light beige background with a large, semi-transparent orange circle on the left and a smaller, semi-transparent grey circle on the right. A thin white line curves across the top and bottom of the frame. The text "FUTURE LAND USE" is centered in a bold, dark blue, sans-serif font. The word "FUTURE" is on the top line, and "LAND USE" is on the bottom line. The text is partially overlaid by the orange circle and the grey circle.

**FUTURE
LAND USE**

EXISTING LAND USE



The total amount of land uses does not sum up to a hundred. Additional land uses include utilities, transportation, vacant land, and other.

- 1. Single-Family
- 2. Multi-Family
- 3. Commercial / Business

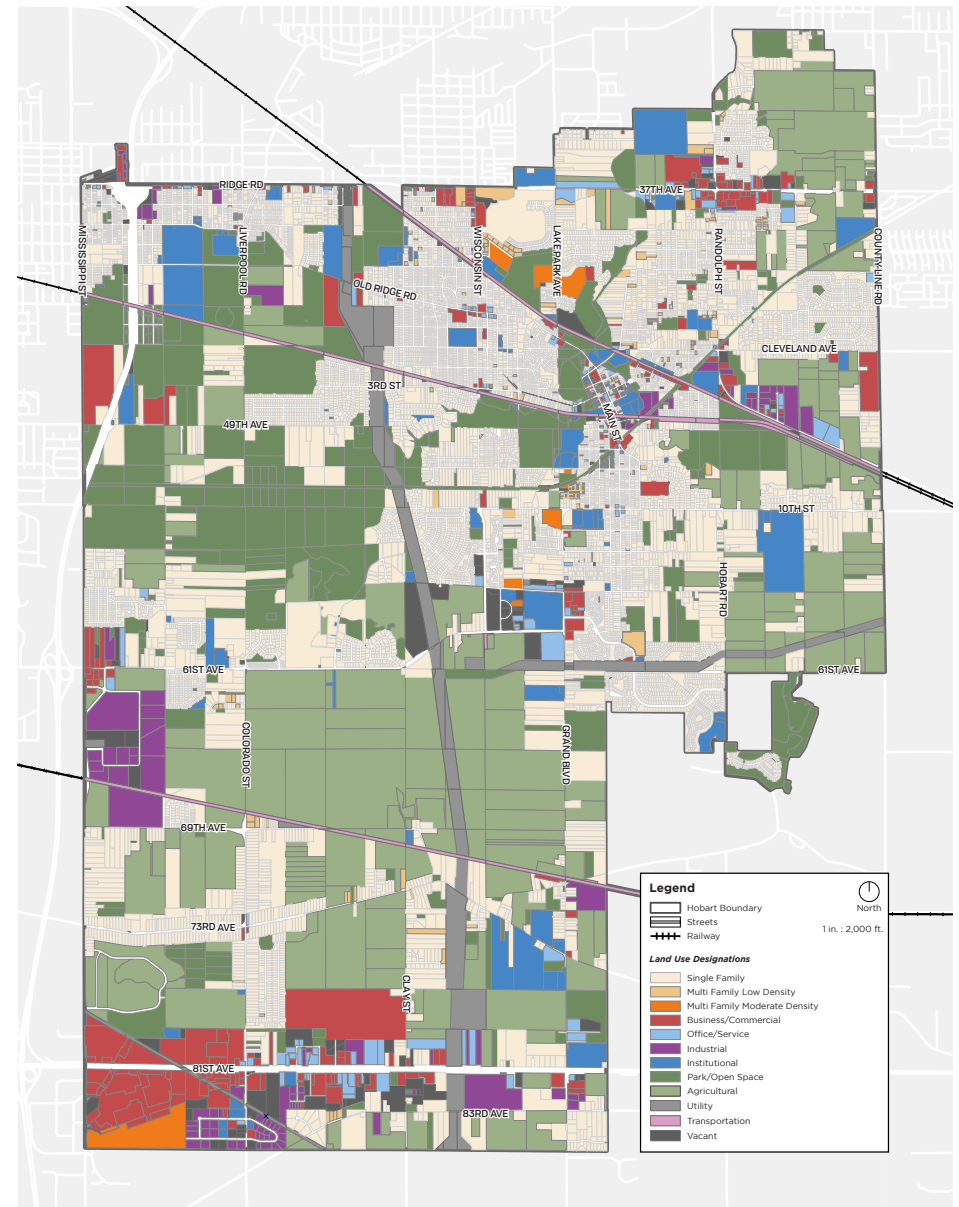
- 4. Office/Service
- 5. Industrial
- 6. Institutional

- 7. Park & Open Space
- 8. Agriculture/Undeveloped Land

EXISTING LAND USE

How is Land Use structured now?

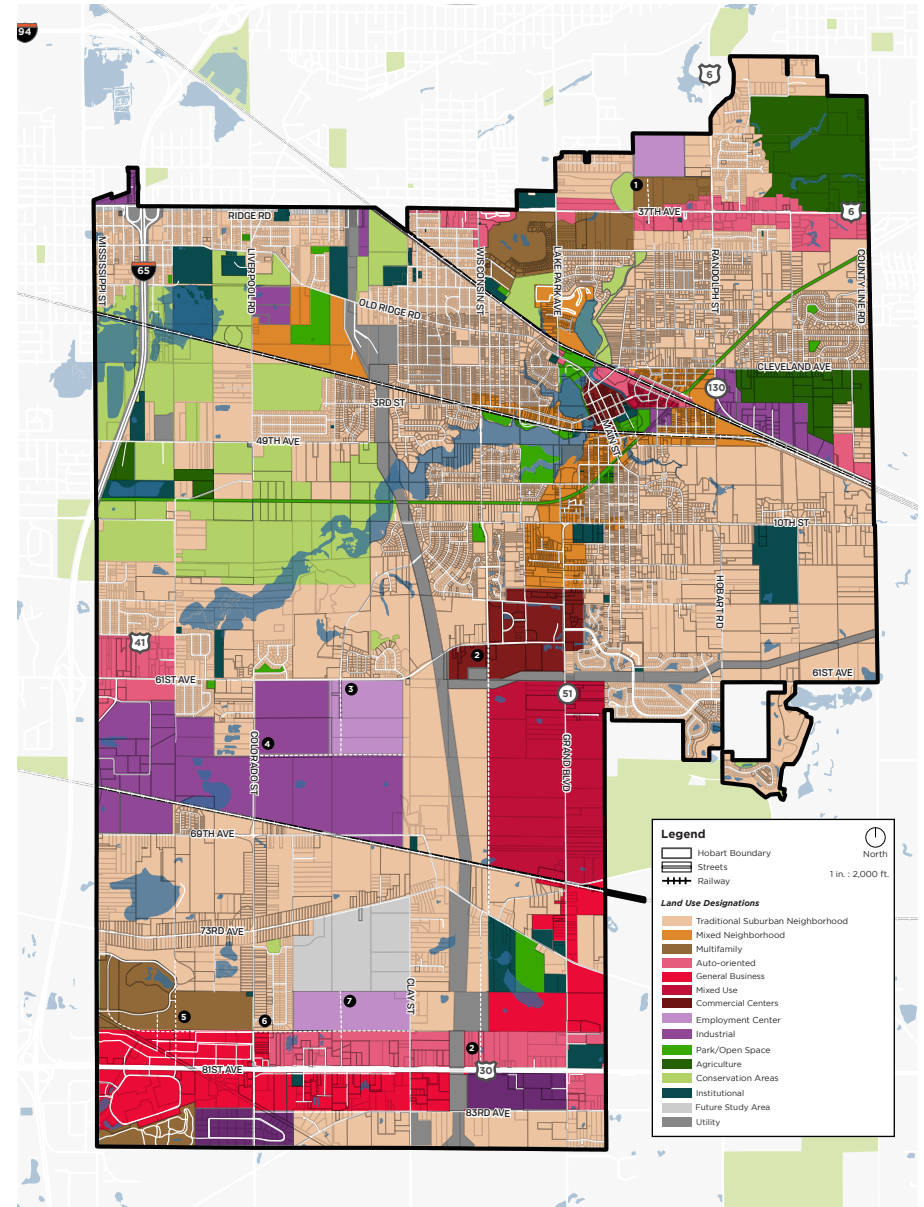
- » Primarily responsive in their nature, influenced by roadway and infrastructure improvements.
- » Influenced by market demands for residential subdivisions.
- » Takes a traditional approach to land use planning that emphasizes single uses.
- » Does not allow for much needed flexibility to ensure high quality of life.



FUTURE LAND USE

What is Future Land Use?

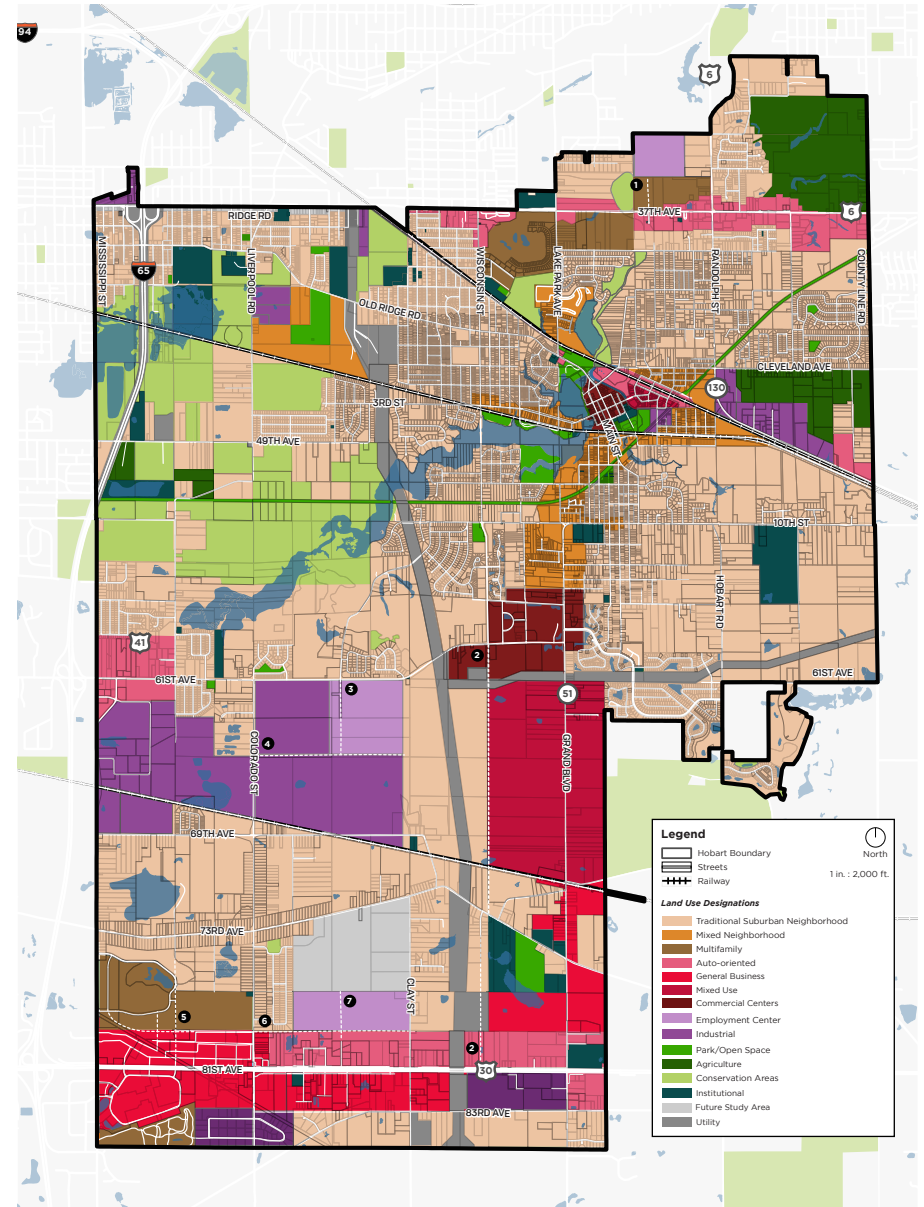
- » Defines the envisioned character of Hobart over the next 10 to 15 years.
- » Creates livable communities that meets the needs of current and future community members.
- » Manages growth and has a significant impact on the environment, economy, and quality of life.
- » Influences the zoning ordinance to allow for higher and better uses of certain opportunity sites.



FUTURE LAND USE

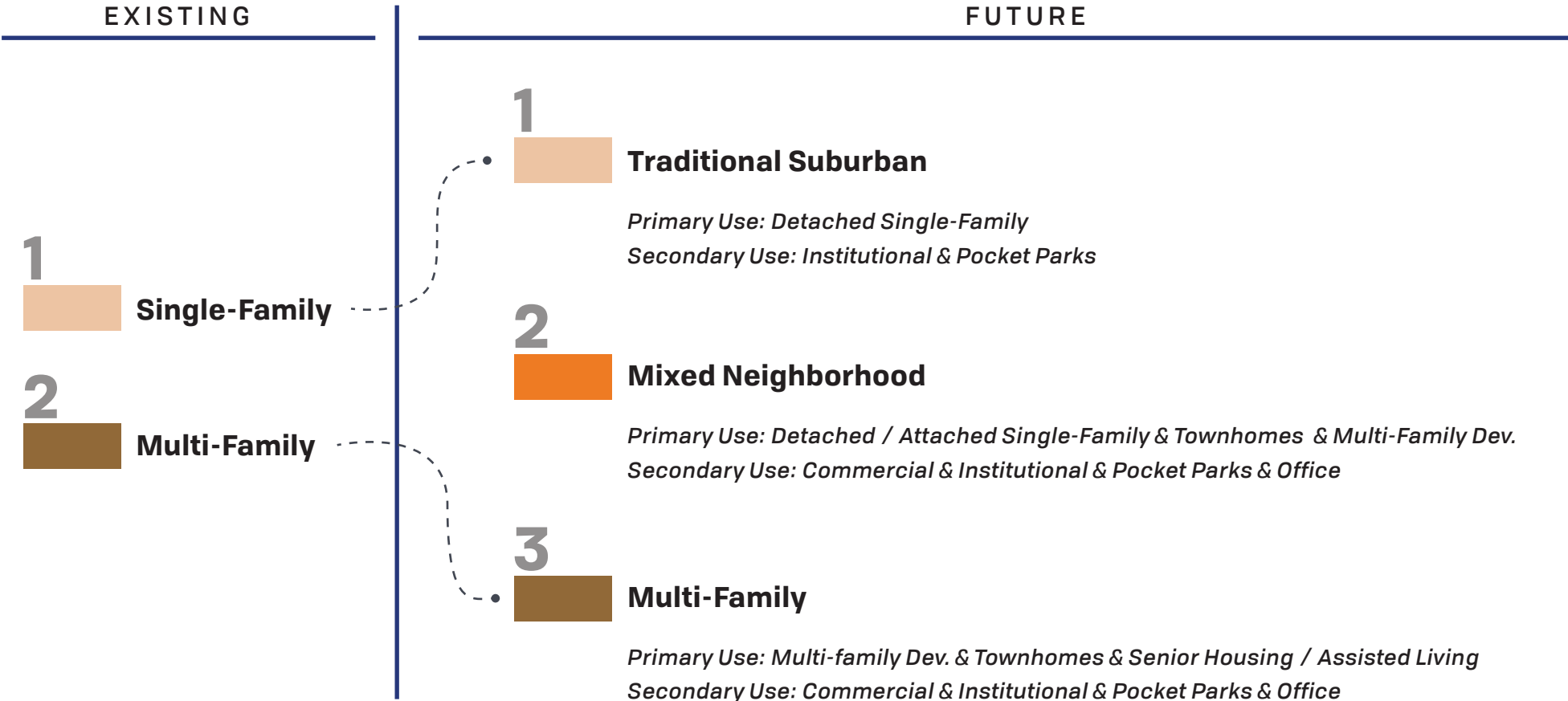
Proposed Changes to Land Use

- » Building off the existing land use and the best assets of the Hobart community, taking into consideration the existing infrastructure.
- » Embrace the healthy mix of uses in Hobart that create our “neighborhoods”
- » Define future development through character-based land uses and districts rather than land uses that focus on single uses.
- » Set forth expectations for the development community through a clear future character, yet allowing for flexibility in uses.
- » Integrates a variety of uses and focuses on appropriate transitions between the different character areas.



FUTURE LAND USE

Residential Land Use



FUTURE LAND USE

Residential Land Use

Traditional Suburban | Hobart



Multi-family | Hobart



Mixed Neighborhood | Hobart







FUTURE LAND USE

Commercial Land Use

EXISTING

-  **Commercial Business**

FUTURE

-  **Auto-Oriented**
Primary Use: Commercial (National Franchise, Auto Repair, Gas Station, etc.)
Secondary Use: Large-scale Office & Undeveloped Areas
-  **General Business**
Primary Use: Commercial (Bank, Office, Medical, Super Market, Restaurant, etc.)
Secondary Use: Large-scale Office & Institutional & Undeveloped Areas
-  **Mixed-Use**
Primary Use: Commercial (Small-scale commercial shops, coffee shops, etc.)
Secondary Use: Multi-Family Residential & Townhomes & Institutional & Office & Open Space
-  **Commercial Center**
Primary Use: Commercial (Integrated within a commercial district - Specialty stores)
Secondary Use: Multi-Family Residential & Institutional & Office & Open Space

FUTURE LAND USE

Commercial Land Use

Auto-Oriented | Hobart



Mixed-Use



General Business | Hobart



Commercial Center



FUTURE LAND USE

Industrial

EXISTING

1
Industrial

FUTURE

1
Employment Center

Primary Use: Light Industrial (Research & Development - Storage - Incubator Spaces)

Secondary Use: Office

As Permitted: Mixed-use / Multi-family / Commercial

2
Industrial Use

Primary Use: Industrial (Manufacturing / Warehouse / Distribution)

Secondary Use: Office

FUTURE LAND USE

Industrial

Industrial | Hobart

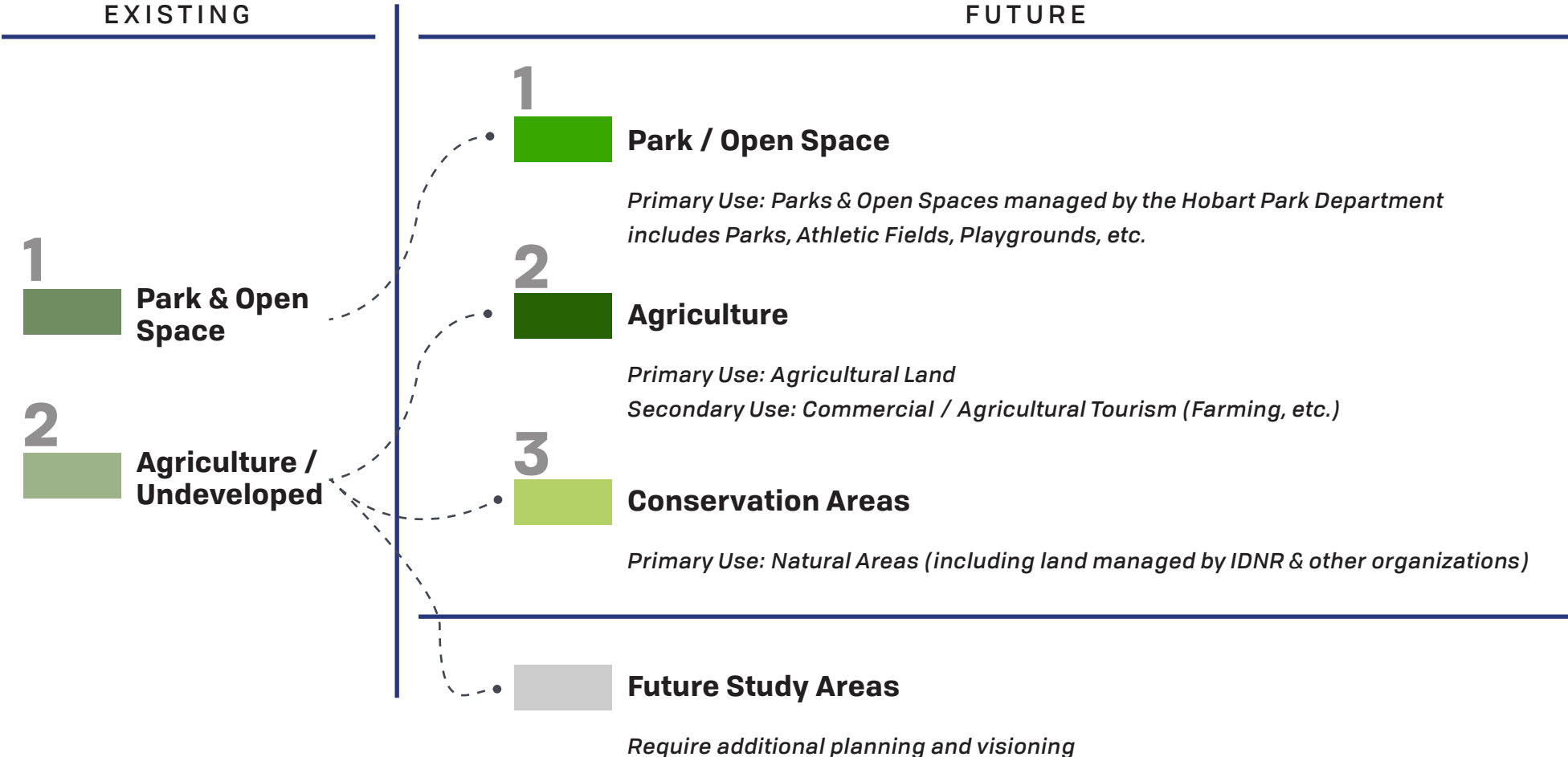


Employment Center



FUTURE LAND USE

Park & Recreation



FUTURE LAND USE

Park & Recreation



FUTURE LAND USE

Existing vs Proposed Categories

EXISTING

- Single-Family
- Multi-Family
- Commercial Business
- Industrial
- Park & Open Space
- Agriculture / Undeveloped
- Institutional
- x Office
- Utility
- x Vacant

FUTURE

- Traditional Suburban
- Mixed Neighborhood
- Multi-Family
- Auto-oriented
- General Business
- Mixed-Use
- Commercial Center
- Employment Center
- Industrial Use
- Parks / Open Space
- Agriculture
- Conservation Areas
- Institutional
- Future Study Areas
- Utility

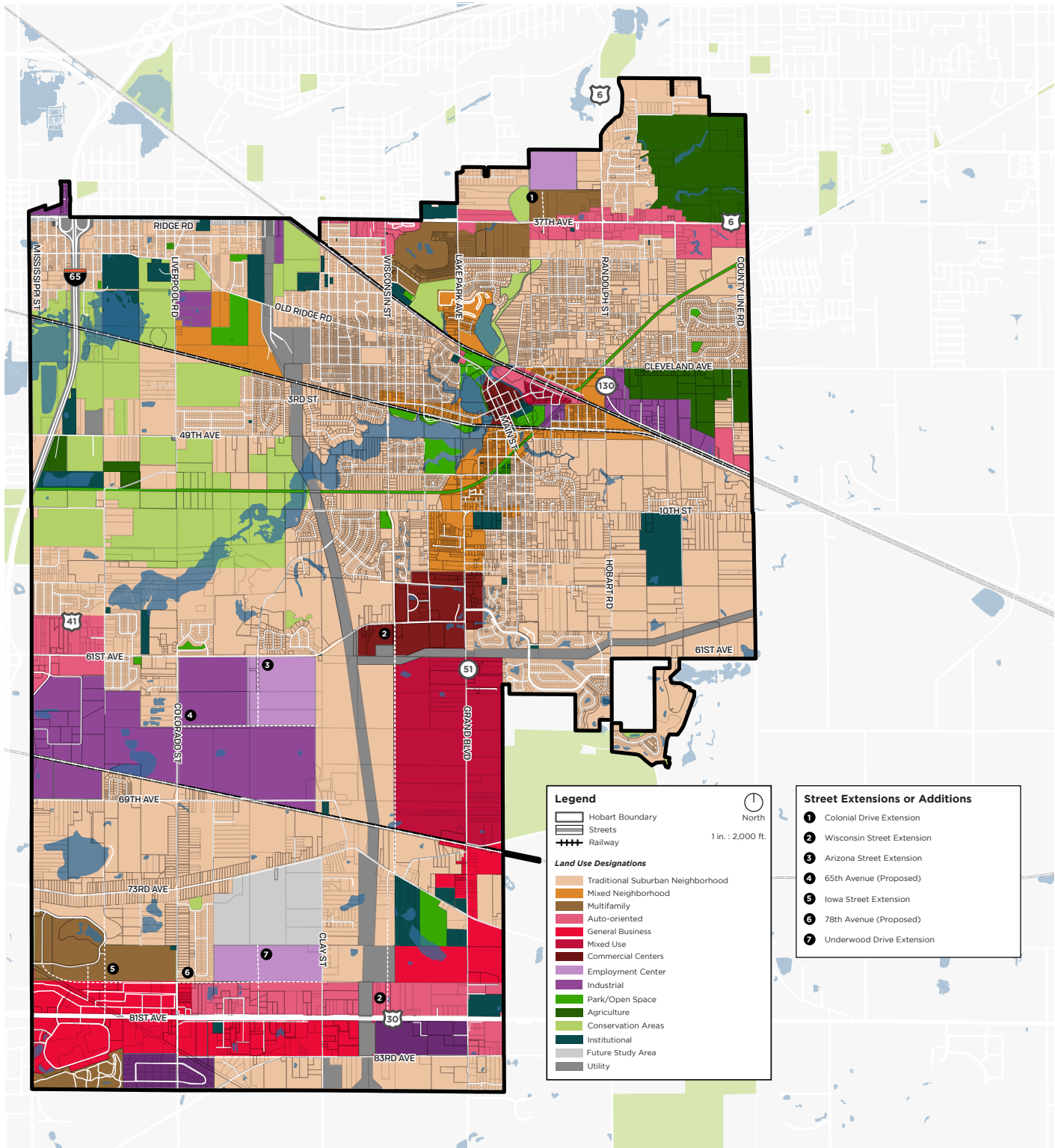
- Traditional Suburban**
- Mixed Neighborhood**
- Multi-Family**

- Auto-oriented**
- General Business**
- Mixed-Use**
- Commercial Center**

- Employment Center**
- Industrial Use**

- Parks / Open Space**
- Agriculture**
- Conservation Areas**

- Institutional**
- Future Study Areas**
- Utility**




Legend

- Hobart Boundary
- Streets
- Railway

Land Use Designations

- Traditional Suburban Neighborhood
- Mixed Neighborhood
- Multifamily
- Auto-oriented
- General Business
- Mixed Use
- Commercial Centers
- Employment Center
- Industrial
- Park/Open Space
- Agriculture
- Conservation Areas
- Institutional
- Future Study Area
- Utility

- Street Extensions or Additions**
- 1 Colonial Drive Extension
 - 2 Wisconsin Street Extension
 - 3 Arizona Street Extension
 - 4 65th Avenue (Proposed)
 - 5 Iowa Street Extension
 - 6 78th Avenue (Proposed)
 - 7 Underwood Drive Extension

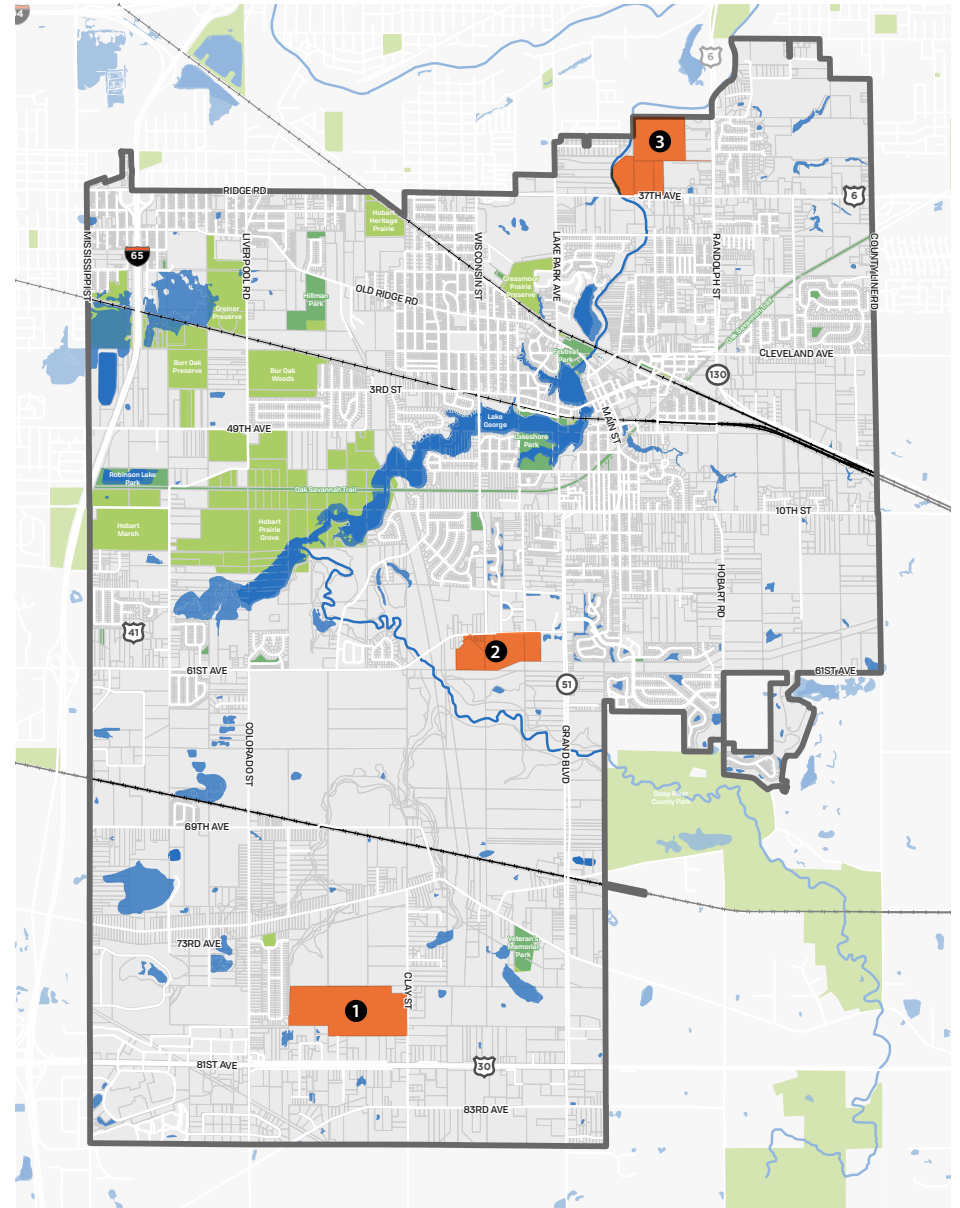
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**OPPORTUNITY
SITES**

OPPORTUNITY SITES

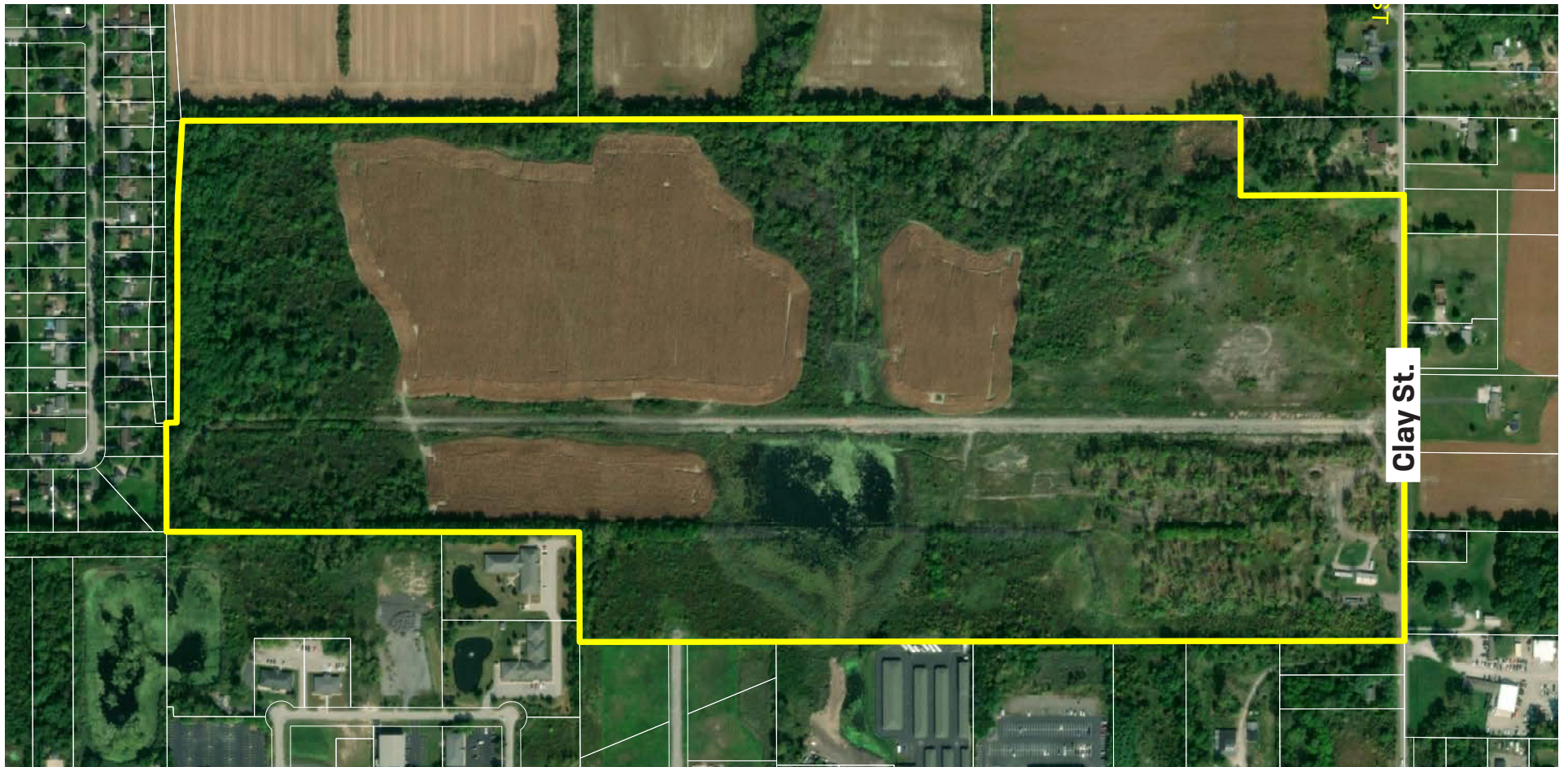
Overview

- » Are potential future redevelopment areas within the Hobart community.
- » Allow the community to visualize potential development scenarios or outcomes for each of the sites.
- » Illustrate the future land use, scale, and site layout in line with the overall community vision.
- » Informs and visualizes the Comprehensive Plan vision and helps shape and manage community development.



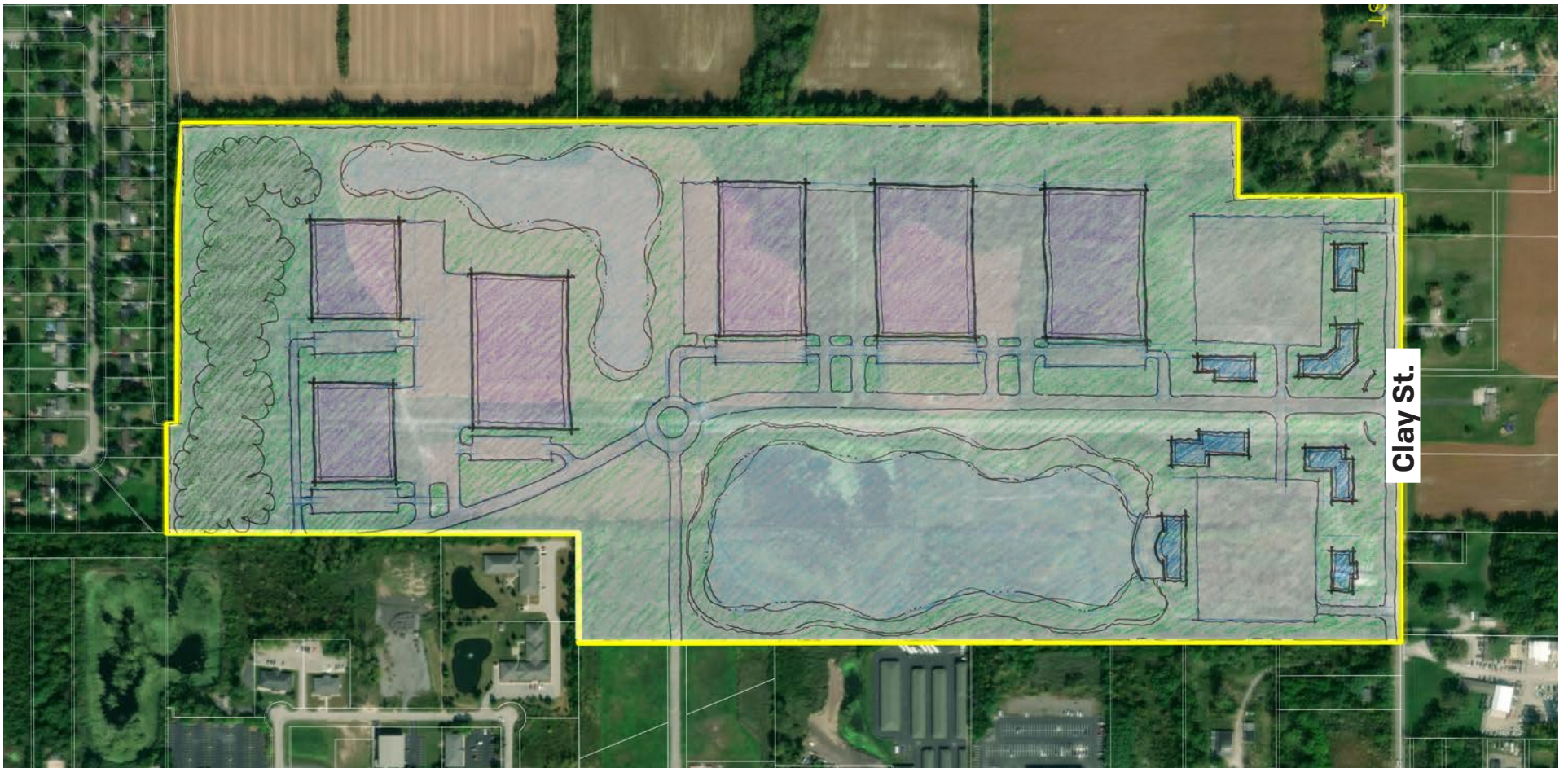
OPPORTUNITY SITES

Site 1: Former Drag Strip Property



OPPORTUNITY SITES

Site 1: Former Drag Strip Property



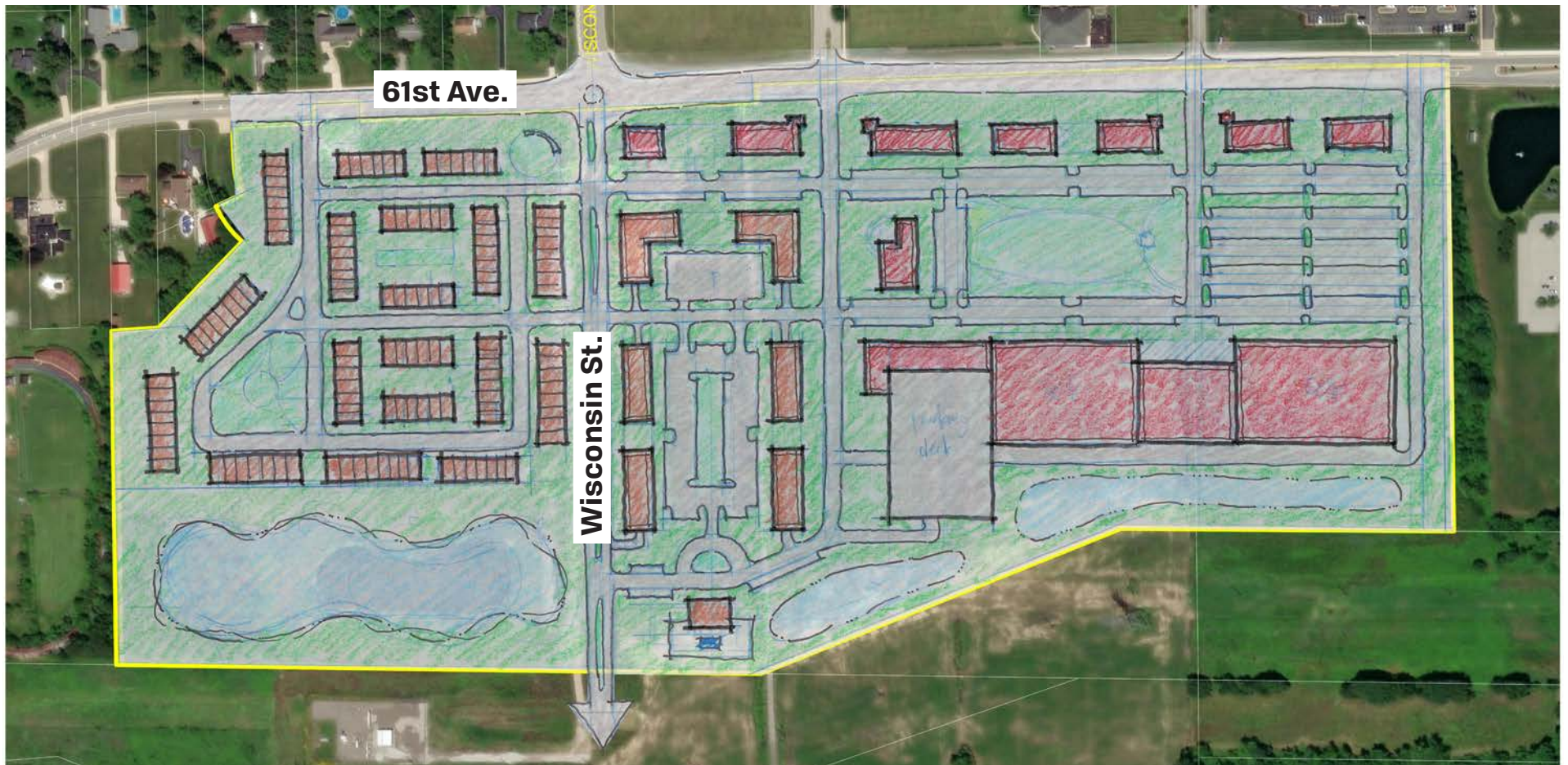
OPPORTUNITY SITES

Site 2: Hospital Sanitary District Property



OPPORTUNITY SITES

Site 2: Hospital Sanitary District Property





THEMES & GOALS

PLAN STRUCTURE

The Hobart 2040 Plan is organized through:

T H E M E S



G O A L S



S T R A T E G I E S



A C T I O N S T E P S

PLANNING THEMES

The Comprehensive Plan focuses on five Themes

1

*Healthy
Neighborhoods*

2

*Responsible
Growth*

3

*Comprehensive
Mobility*

4

*Wealth of
Recreation*

5

*Quality
Lifestyles*

1 Healthy Neighborhoods

GOAL 1: Wide Range of Housing

Our neighborhoods will be more welcoming, serving current and future residents, and intentionally filling the housing gap as opportunities arise.

GOAL 2: Authentic & Vibrant Neighborhoods

Our neighborhoods will reflect our community character and encourage conservation of the built form, ensuring consistency in the urban fabric.

GOAL 3: Viable Development

Our neighborhoods will be development-friendly, supporting successful and well-managed growth, while maintaining community character.

GOAL 4: Housing at the Core

Our neighborhoods will extend into the heart of the community, supporting a true sense of place and promoting activity and livability.



2 Responsible Growth

GOAL 1: Resilient Economy

Hobart will encourage entrepreneurship, supporting local businesses, both small and large, and working toward establishing a sense of community among Hobart's business owners.

GOAL 2: Vibrant Commercial Areas

Hobart will accentuate and expand its character-defining commercial areas, committing to mixed-use business districts and the development of social centers.

GOAL 3: Thriving Corridors

Our commercial corridors will represent a foundational facet of Hobart's economy and will continue to grow and evolve to meet the City's changing needs.

GOAL 4: Diverse Uses

Hobart will embrace a healthy mix of land uses, carefully planning a future land use strategy that attracts and retains a diverse market.



3 Comprehensive Mobility

GOAL 1: Expanded Network

Our mobility network will support existing and future development, providing necessary access, locally and regionally, and aligning with future community goals.

GOAL 2: Streets for All

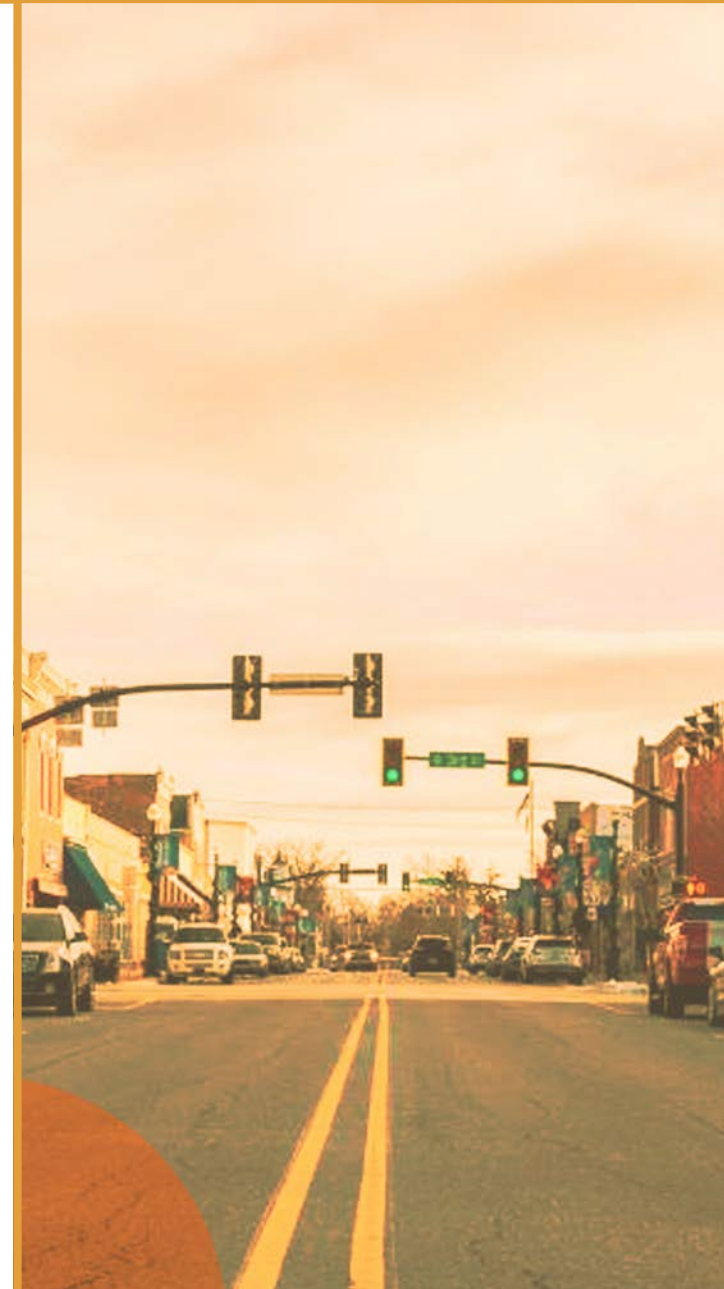
Our mobility network will connect people and places, sustaining a safer and more efficient network that promotes walkability and biking and provides access to key destinations within the community.

GOAL 3: Routes to Success

Our mobility will be a main contributor to the success of our vibrant districts, corridors, and Downtown area, supporting economic development, wellness, and safety.

GOAL 4: Alternative Transportation

Our mobility will be responsive to the growing and changing needs of the community, supporting a forward-looking and sustainable transportation system.



4 A Wealth of Recreation

GOAL 1: Access & Equity

Our parks and natural resources will be accessible, and serve residents citywide equitably, regardless of location, age, ability, or socioeconomics.

GOAL 2: Thriving Environment

Our protected parks and natural resources will be memorable, providing a sense of wonder and discovery supported by meaningful experiences with the natural environment.

GOAL 3: Active Community

Our parks and natural resources will be integral to our active hubs, bringing convenience and enjoyment, as well as tangible benefits to the overall quality of life.

GOAL 4: Expanding Capacity

Our parks and natural resources will benefit from operational and financial capacity building, achieving improved effectiveness and securing more financial control.



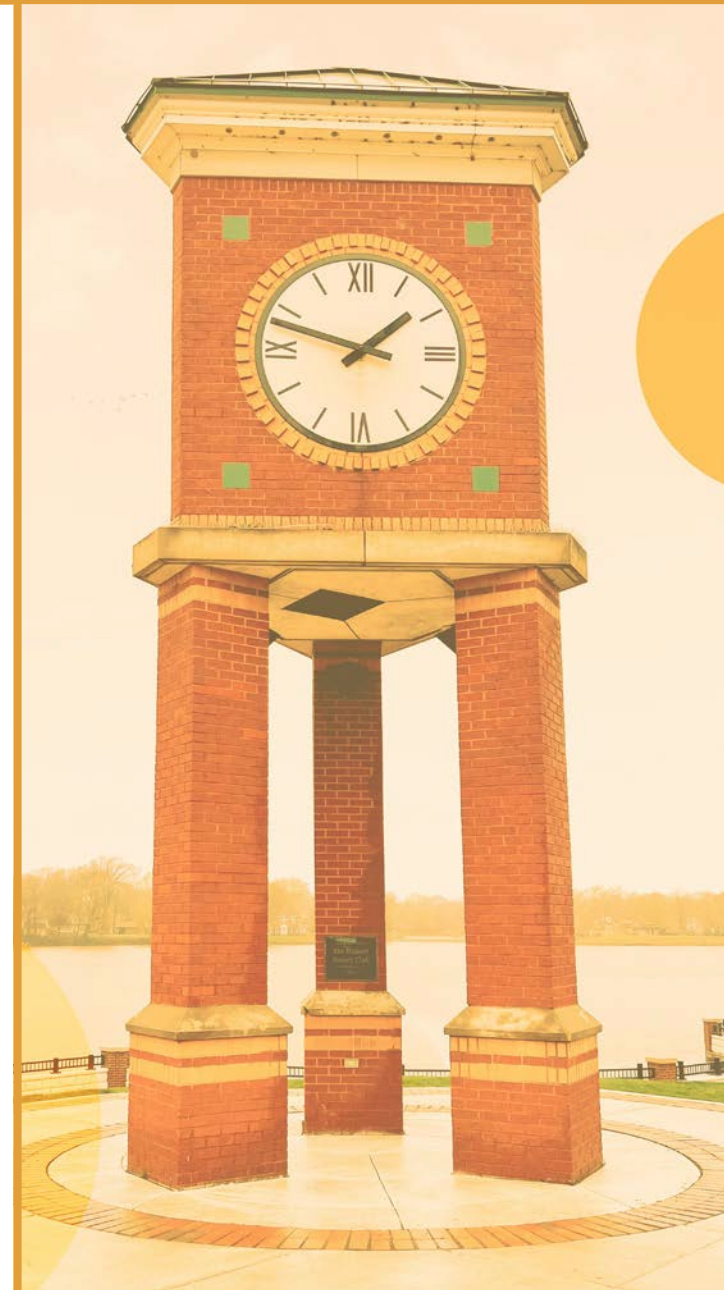
5 Quality Lifestyles

GOAL 1: Quality Arts & Culture

Our community will expand arts and culture efforts that emphasize the City's sense of community and provide educational and entertainment opportunities for residents and visitors.

GOAL 2: Climate-conscious

Our community will remain committed to conservation and sustainable practices, adapting to the changing climate and ensuring a more resilient future.



**SHARE
YOUR
THOUGHTS**

NEXT STEPS

- » **Community Open House #2 - April 20th**
- » **Park Board Mtg - May 8th**
- » **Joint Commission Council Mtg - May 10th**
- » **Community Open House #3 (Virtual) - Mid May**
- » **Plan Commission Mtg - June 1 (Plan Recommendation)**
- » **City Council Mtg - June 7 (Plan Adoption)**

The background features a stylized landscape with a blue sky and yellow/orange ground, overlaid with a dark blue circle containing the text 'THANK YOU!' in white. The entire image has a fine, textured pattern.

**THANK
YOU!**