

Preliminary Plat Approval Extension Request—Review Criteria

Hunter's Pointe Subdivision

When considering a request for an extension of the preliminary plat approval period, the City Council may use the following criteria to evaluate the request. Below each criterion, staff has provided some information for Council to consider.

1. *Changes to the subdivision regulations since the original approval and whether the subdivision as originally approved is essentially compliant with the new regulations;*

The preliminary plat for Hunter's Pointe Subdivision, was conditionally approved April 26, 2021. Since that time, changes to the City Subdivision Regulations have been made, and none of the amendments will cause this proposal to be out of compliance.

2. *Progress to date in completing the subdivision as a whole and any phases;*

The developer of the proposed subdivision has been constructing apartment buildings on the southern half of the proposed subdivision. This has taken a large amount of time to get done and they are still continuing with construction on those buildings. Once that large project is complete they will be more able to focus on getting the subdivision complete.

3. *Phasing of the subdivision and the ability for the existing development to operate without the delayed development;*

The subdivider has not proposed to phase this subdivision, but will develop all the proposed lots or sell to other owners to develop them when the final plat is completed. The phasing mentioned in the extension request letter is in reference to how the building of apartments has been done in steps over time.

4. *Dependence of infrastructure development on the subdivision;*

The subdivision improvements consist mostly of water, sewer and storm water management. Roads within the subdivision will either be local roads or access drives with parking facilities for buildings on the site. Delay of the subdivision should not have a negative impact on infrastructure development needs.

5. *Duration of the requested extension;*

The subdivider has requested an additional one year. The current three years will end on April 26, 2024. The extension request will put the required final plat date at April 26, 2025.

6. *Demonstrated ability of the subdivider to complete the subdivision.*

The subdivider has a history of developing in the City of Billings over the past 10 years. They have indicated that as soon as they meet the required bank factors they will be able to file the final plat. They believe those factors will be met within the one-year extension time.

7. *Such other factors or criteria as deemed material in the discretion of the governing body.*

There are no other factors or criteria that are material to this project.