

Preliminary Plat Approval Extension Request—Review Criteria

Annafeld North Subdivision, 2nd Filing

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 Annafeld North Subdivision, 2nd Filing, was conditionally approved March 22, 2021. Since that time, changes to the City Subdivision Regulations have been made. The subdivision regulations were updated in October 2024. The new regulations regarding roads, lighting, parkland dedication and traffic studies are the main changes that would affect this subdivision. Lighting; this developer has been installing street lights with all the other filings of Annafeld. They will be doing that with this filing also. A TIS was provided for the initial subdivision. Any future development proposed in the subdivision may require a TIS update. At that time, they will work with City Engineering on requirements for an updated TIS. This is a major subdivision and does require parkland. The applicant is providing parkland, as shown on the plat. None of the new subdivision regulations will cause this proposed subdivision 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 buildings, homes and commercial in the Annafeld Subdivision to the south. As explained in the letter from the applicant things have slowed down some causing them to have more inventory than they need at this time. They do hope however, to be able to begin the major work on this subdivision before the end of this year.

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 when the final plat is completed. This subdivision was not proposed to be completed in phases.

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 be local roads with carriage lanes (alleys) with parking facilities for commercial buildings and garages for the residential development. 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 two years. The current extension will end on March 22, 2026. The extension request will put the required final plat date at March 22, 2028.

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 20 years. They have indicated that as soon as they have a pick up with demand for lots they will be able to file the final plat. They believe those factors will be met within the two-year extension time.

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

The applicant has a reputation of providing desirable housing and business options for the people of Billings and they will continue to do so with this subdivision. There are no other factors or criteria that are material to this project.