

City Zone Change 1084 Attachments

CITY ZONE CHANGE Pre-Application Statement of Owner(s) and Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** NX-3

2. **Written description of the Zone Change Plan** including existing and proposed new zoning:
The Existing Zoning is (NX3), the proposed new zoning will be (CMU1)

3. **Legal Description of Property:**
Lot #2 Hunter's Pointe Subdivision

4. **Neighborhood Task Force Area:** Yes /// No . If Yes, Name of Task Force
Yes - West End

5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to on line application

6. **A brief synopsis of the meeting results including any written minutes or audio recording.**
please attach to on line application

7. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 30th, day of March 2026.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s):

Shon Rindlisbacher Telephone: 801-727-9500

Address:

11650 S State St Suite #300 Draper, UT Email: sr@bachhomes.com

Agent (s):

Cedar Jordan Telephone: (801) 727-9514

Address: 11650 S State Suite #300 Draper, UT Email: cedar.jordan@bachhomes.com

Complete this form and upload to your on-line Zone Change application

City Pre-app statement 2024-2025

City Zone Change 1084 Attachments

TIME NEIGHBORHOOD/APPLICANT MEETING NOTICE

INVITATION
TO
NEIGHBORHOOD-APPLICANT MEETING

Dear Neighbor:

You are cordially invited to attend a virtual meeting to discuss the **Rezoning of lot #2 in the Hunter's Pointe Subdivision**. The property is located at 2970 Central Ave, Billings Montana 559102 lot #2. The current zoning is (NX-3) mixed residential, Bach Homes is proposing to modify the existing zoning to (CMU-1) corridor mixed use, which allows for a multitude of commercial uses. The intent is to sell the property for commercial development.

WHAT: Bach Homes will be applying to rezone the existing zoning of lot #2 of the Hunters Pointe Subdivision from NX-3 to CMU-1.

WHO: Bach Homes, property owners and residents in the surrounding area.

WHEN: March 26th, 2026 @ 5:00 pm

WHERE: Hunters Pointe Apartment's Clubhouse (3040 Central Ave), Microsoft Teams

URL: <https://teams.microsoft.com/meet/27164739164614?p=y0VNfEJyOprM0SHYsN>

Meeting ID: 271 647 391 646 14

Password: Md29BS7a

For more information, please feel free to contact Brevon Holmes by telephone at 801-727-9513 or via email at Brevon.holmes@bachhomes.com.

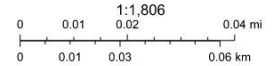
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Hunters Pointe Rezone



3/16/2026, 2:51:29 PM

County Border	Federal/State/Arterial	Address - city	Road information	NAIP2025.sid
Township	County Rd, Collector	1- Residence	Fire_Union	Red: Band_1
Sections	Local/Private Roads	2 - Business	Elections_Union	Green: Band_2
	Private Rd	3 - Public Place	School union	Blue: Band_3
	TaxParcel			



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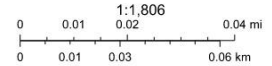
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Meeting synopsis

Meeting Introduction

- Discussion of zoning, development, and property matters.
- Key participant: Bill Hanser (HOA President).

Zoning Inquiry (CMU-1)

- Inquiry about CMU-1 zoning and its allowance for casinos.
- CMU-1 allows casinos with 10 or more gambling devices, requiring special review and subject to use restrictions.
- CMU-1 is the most open zoning classification.

Development Trends

- Observation: A significant number of banks are being established in Helena.

Property Subdivision and Sale (CMU-1 Property)

- Current parcel is being subdivided into three additional lots.
- Lot number two (44 acres) is for sale.
- Preliminary discussions for lot number two have involved commercial developers.
- The sale of lot number two is confirmed to be unrelated to casino development.
- The anticipated buyer for lot number two is a financial institution.
- Consideration is given to subdividing lot one and selling its frontage to another commercial builder.
- The remainder of the property may be developed for residential use or other purposes.

Construction Issue (South Project)

- Traffic disruption occurred in the HOA parking lot during construction of an adjacent south project.
- Commitments for cleanup work were not fulfilled after the project manager's departure, and subsequent resolution attempts were unsuccessful.

Shared Private Drive (Summer Ridge)

- A shared private drive, labeled "emergency road Summer Ridge," runs north-south along the west property border.
- This drive serves as primary access for apartments to the west and for the south construction project.
- The drive is privately owned, with ongoing maintenance costs.
- Inquiries regarding cost-sharing for maintenance have not received a response.
- Lot number two will have an additional 40-foot wide access from Central Avenue, shared with lot one, reducing reliance on the emergency road as the primary access for lot two.
- Maintenance performed on the emergency road includes sweeping and crack sealing.
- HOA is responsible for a portion of the private drive's annual maintenance costs, which have previously ranged from \$1,400 to \$1,800.
- Contact information (phone and email) for Katie has been requested to facilitate further discussion on maintenance cost-sharing.