

City Zone Change 1084 Attachments

CITY ZONE CHANGE APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # _____ Project # _____

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings Zoning Regulations.

Present Zoning NX-3

Proposed Zoning: CMU-1

PARCEL TAX ID# D12499 CITY ELECTION WARD 5

Legal Description of Property: _____

Address or General Location (If unknown, contact City Engineering): 2970 Central Ave

Size of Parcel (Area square feet or acres): 44,184 Sq Ft

Present Land-Use: Vacant

Proposed Land-Use: Commercial

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s) Shon Rindlisbacher

(Record Owner)

11650 S State St Suite #300 Draper UT, 84020

(Address)

801727-9500

(Phone Number)

sr@bachhomes.com

(email)

Agent(s): Cedar Jordan

(Name)

11650 S State St Suite #300 Draper UT, 84020

(Address)

801-727-9514

(Phone Number)

cedar.jordan@bachhomes.com

(Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature:  Date: 4/22/26
(Record Owner – Digital Signature Allowed)

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ZONE CHANGE APPLICATION – WRITTEN STATEMENT

Project Name: Hunter’s Pointe Subdivision Lot 2 Rezone
Property Address / Location: 2970 Central Ave, Billings, Montana 559102
Parcel Number(s): [Insert Parcel Number(s)]
Current Zoning: NX3
Proposed Zoning: CMU1
Applicant / Owner Name: Brevon Holmes
Date: March 27, 2026

1. Request Overview

The applicant respectfully requests a zone change from **NX3** to **CMU1** to permit commercial development on Lot 2 of the Hunter’s Pointe Subdivision. The subject property was originally zoned CMU1. The Applicant rezoned it in the fall of 2022 to NX3. The property is currently vacant, encompassing approximately 44,184 sq. ft., and is located in the northeast section of the subdivision with direct frontage along Central Avenue. The proposed CMU1 designation will accommodate a variety of commercial uses compatible with the existing CMU1 zoning designation to the east, as well as the other surrounding development.

2. Consistency with Growth Policy and City Plans

A. 2016 City of Billings Growth Policy

The City of Billings encourages development within existing city limits where infrastructure is available or can be extended. Lot 2 is fully within city boundaries and has access to existing infrastructure. The proposed rezone supports the Growth Policy’s objective of fostering strong and vibrant neighborhoods by promoting safe, well-planned development that enhances economic growth, creates jobs, and diversifies commercial opportunities within the community.

B. West Billings Neighborhood / Area Plan (2001)

As noted above, Lot 2 was previously zoned CMU1. The West Billings Plan emphasizes orderly urbanization of rural and agricultural lands while ensuring new development is compatible with existing surroundings. Lot 2 offers an ideal opportunity to implement these objectives, supporting quality of life, efficient land use, and economic opportunity in the area.

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3. Compatibility with Surrounding Area

A. Existing Development

Lot 2 of the Hunters Pointe Subdivision fronts Central Avenue, a four-lane arterial road providing high visibility and convenient access. Surrounding land uses include:

- **North (across Central Avenue):** The parcels immediately north of Lot 2 are currently zoned N4 - Large Lot Suburban Neighborhood. Its existing use aligns with those permitted under the N4 – Large Lot Suburban Neighborhood zoning designation, which include single family and townhomes.
- **East:** The parcel immediately east of Lot 2 is currently zoned CMU1. Its existing uses align with those permitted under the CMU1 zoning designation, which include, but are not limited to, dental clinics, banks, orthodontic offices, and various other commercial establishments.
- **South:** The parcel immediately South of Lot 2 is currently zoned NX-3. Its existing uses are consistent with the types of development permitted under the NX-3 zoning designation, which include the Hunters Pointe Apartments Phase 2 project.
- **West:** The parcel immediately west of Lot 2 is currently zoned NX-3. Its existing uses are consistent with the types of development permitted under the NX-3 zoning designation, which include the Hunters Pointe Apartments Phase 1 project.
- Given its adjacency to existing CMU1 and NX3 zoning designations, the proposed CMU1 zoning is consistent and compatible with surrounding development, particularly with the CMU1 parcels immediately to the east.

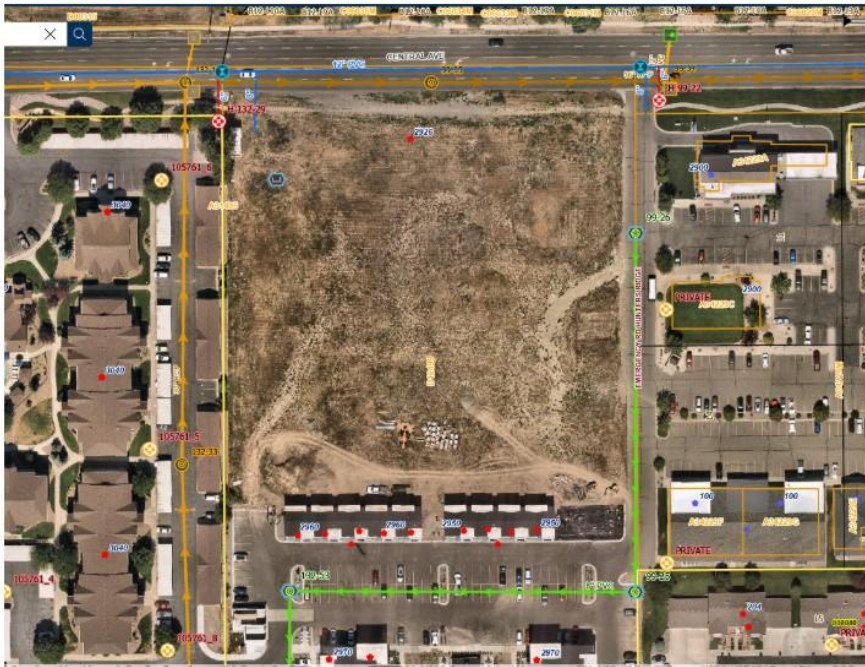
B. Planned Development

Sanbell Engineering is working with the city of Billings to update the West Billings 2001 Neighborhood Plan to address ongoing population growth and infrastructure expansion. The updated plan will guide continued urban development and commercial growth. The proposed rezone aligns with this vision, supporting orderly growth and integration with planned transportation and utility networks. [Homepage - West Billings Plan](#)

C. Infrastructure & Services

- **Access:** Primary access via Central Avenue, with shared access arrangements with Lot . Additional access is provided via Summer Ridge Drive to the east.
- **Utilities:** Water, sewer, and storm drainage services are available from Central Avenue and sufficient to support proposed commercial development.
- **Impact:** The development is expected to have minimal additional infrastructure requirements due to existing city services.

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4. Public Benefit / Justification

The proposed rezone positions Lot 2 for potential development by a financial institution, providing multiple community benefits, including:

- Establishment of a stable, high-quality commercial presence
- Creation of local employment opportunities
- Increased tax revenue to the city
- Enhancement of neighborhood functionality and community services

5. Conclusion

The proposed rezone from NX3 to CMU1 is consistent with the objectives of the City of Billings Growth Policy, the West Billings Neighborhood Plan, and the surrounding land use patterns. The property's visibility, accessibility, and existing infrastructure make it a prime location for commercial development that supports local economic growth, enhances community assets, and integrates seamlessly with the surrounding area.

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6. Additional Information

Supporting Materials: - Zoning Map exhibit.

