



NOTICE TO THE PUBLIC

Citizens are invited to:

- Review the Agenda Packet on the City’s website at: [Agendas and Minutes](#)

Public comment will be taken only during the Public Comment periods as indicated on the agenda and during the Public Hearings, if any are scheduled, under the Regular agenda. Comments may be sent to the Board via email before 12:00 PM on the meeting date. All emails received prior to this time will be entered into the record for the public hearing. Comments may be submitted by:

- Mail: City/County Planning Division, PO Box 1178, Billings MT 59103
- Email: plnonline@billingsmt.gov
- NOTICE: All meetings and official activities of the MPO are held in buildings and locations that comply with accessibility standards according to the Americans with Disabilities Act (ADA). Special arrangements for participation in public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please direct questions to the Planning Div 406-657-8247.

Call the meeting to order.

Introduction of City Zoning Commission Members and Planning Department Staff.

Public Comment

Approval of Minutes:

Minutes of May 5, 2026

Disclosure of any Conflict of Interest-Members of the Commission and Staff

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff

Regular Business:

- A. Opening of public hearings.
- B. Reading of rules for the procedure by which the public hearings will be conducted.
- C. Reading of notices of the public hearings on the following items:

Public Hearings:

- a. **City Zone Change 1084 – Hunters Point Subdivision – NX3 to CMU1** - A zone change request from Mixed residential 3 (NX3) to Corridor Mixed Use 1 (CMU1) on Lot 2, Block 1, Hunter’s Pointe Subd., Document #4130464, S12, T01 S, R25 E, a parcel of land approximately 44,184 square feet. A pre-application neighborhood meeting was held on March 30, 2026, at 5:00 pm at the Hunter’s Point Apartment Clubhouse. Tax ID: Pending (Subdivision recently approved original Tax ID - D12499)

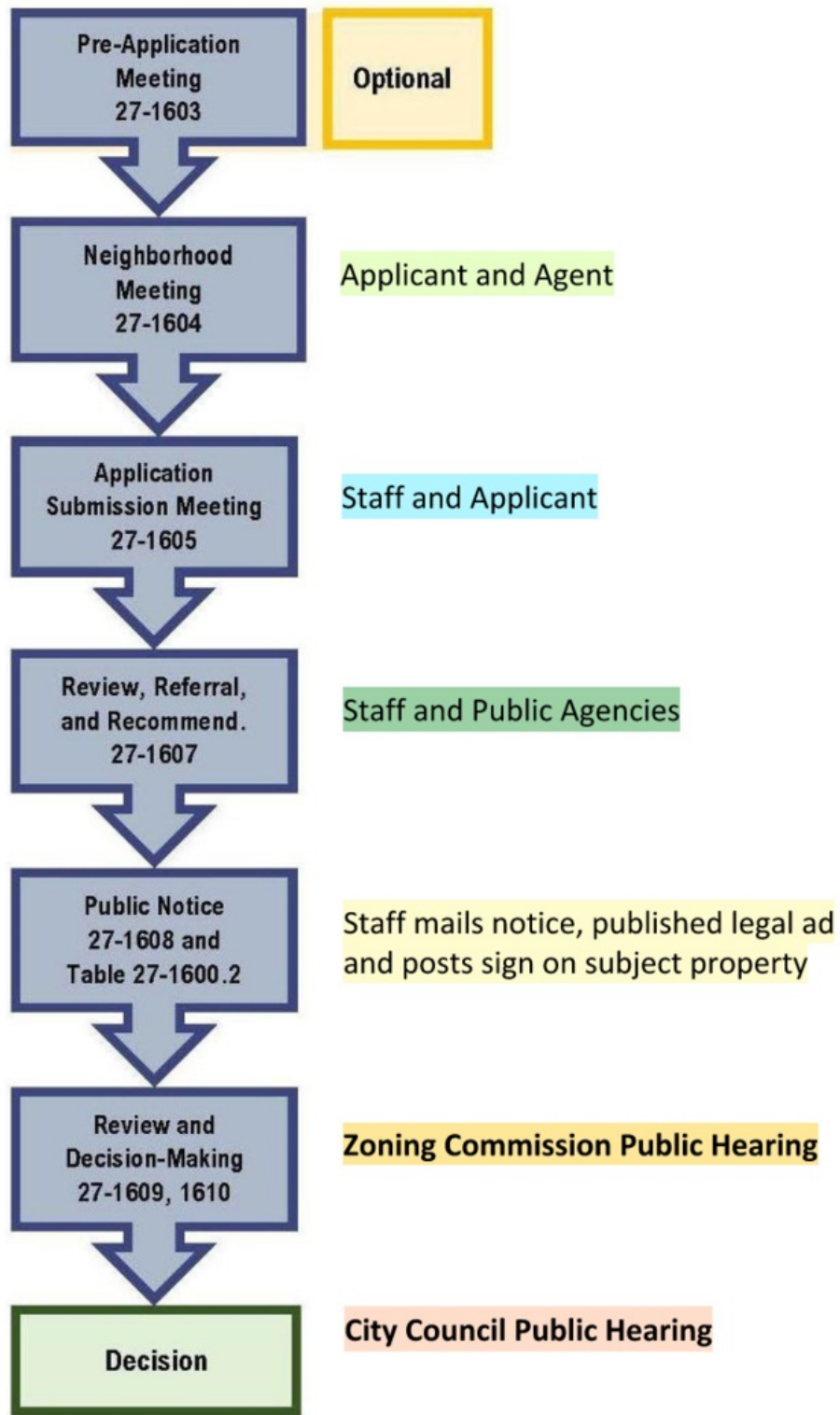
Other Business/Announcements

Adjournment

The City Council has designated June 22, 2026 at 5:30 p.m. as the date and time to receive the Zoning Commission recommendation for the zone changes and hold a public hearing.

Before taking any action on an application for a **Zone Change**, the City Council shall first consider the findings and recommendations of the City Zoning Commission. In no case shall the City Council approve a zone change other than the one advertised. The City Council shall take one of the following actions on the zone change requests: 1) approve the application; 2) deny the application; 3) allow withdrawal of the application; or 4) delay the application for a period not to exceed thirty (30) days.

Testimony regarding the above-mentioned item may also be submitted in writing to the Planning Division, P.O. Box 1178, Billings, MT 59103.



City Zoning Commission

Meeting Date: 06/02/2026

TITLE:

Department: Planning & Community Services

Presentation:

Legal Review:

Project Number:

Information

RECOMMENDATION

The minutes of the Board meeting of May 5, 2026

EXECUTIVE SUMMARY

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

FISCAL EFFECTS

STAKEHOLDERS

ALTERNATIVES

Attachments

Minutes of May 5, 2026

City of Billings Zoning Commission
Tuesday, May 5, 2026 at 4:30pm

Commission		01/06/2026	02/03/2026	03/03/2026	04/07/2026	05/05/2026	06/02/2026	07/07/2026	08/04/2026	09/01/2026	10/06/2026	11/03/2026	12/01/2026
Daniel J Brooks	Chairman	C	C	1	1	1							
Greg McCall	Vice Chairman	C	C	1	1	A							
David Goss	Commissioner	C	C	1	1	1							
Beau Mulvaney	Commissioner	C	C	1	1	1							
Andy Megorden	Commissioner	C	C	1	1	A							

Please note: "A" stands for excused absence, "1" stands for present, "V" stands for Zoom participation, "C" stands for Canceled

Total Number of 2025 Applications	01/06/2026	02/03/2026	03/03/2026	04/07/2026	05/05/2026	06/02/2026	07/07/2026	08/04/2026	09/01/2026	10/06/2026	11/03/2026	12/01/2026	TOTAL
Zone Change	-	-	2	3	2								7
Special Review	-	-	2										2

Call the Meeting to Order: Chairman Brooks called the meeting to order at 4:30 PM

Attending Staff: Karen Husman, Zoning Coordinator; Hunter Kelly, Planner; Brenda Berns, Planning Clerk

Public Comment

Chairman Brooks called for public comments on items not on the agenda. No members of the public provided comments on non-agenda items.

Approval of Minutes: April 7, 2026

Motion was made by Commissioner Goss to approve the April 7, 2026 meeting minutes with correction. Second made by Commissioner Mulvaney. Motion carried unanimously.

Disclosure of Ex-Parte Communication

COMMISSIONER	DISCLOSED	NONE	ABSTAINED	ABSENT
Daniel J Brooks		X		
Greg McCall				A
David Goss		X		
Beau Mulvaney		X		
Andy Megorden				A

Disclosure of Conflict of Interest

COMMISSIONER	DISCLOSED	NONE	ABSTAINED	ABSENT
Daniel J Brooks		X		
Greg McCall				A
David Goss		X		
Beau Mulvaney		X		
Andy Megorden				A

Site Visits:

ZC 1081 – 0-
 ZC 1082 –0-

Chairman Brooks opened the Public Hearing

a. City Zone Change 1081– 1039 Lincoln Ln – from N4 to N3 –A zone change request from Large Lot Suburban Neighborhood (N4) to Suburban Neighborhood (N3), on Tract A, COS 539, S27, T01 N, R26 E, a parcel of land approximately 13,802 square feet. A pre-application neighborhood meeting was held on March 14, 2026, at 1:00 pm, at the subject property. The zone change is concurrent with an application for annexation, changing from a County zone to a City zone district. Tax ID: D05549. Presented by Hunter Kelly, Planner

Recommendation

Staff recommends approval of the zone change and adoption of the proposed review criteria.

Strong Neighborhoods:

- Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels in neighborhood areas.
- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, goodwill and social interaction.
- Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, connectivity, pedestrian-scale streetlights, street trees and walkable access to public spaces.
- Neighborhoods that are safe and attractive and provide essential services are much desired.

Home Base:

- A mix of housing types that meet the needs of a diverse population is important.
- Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe.
- Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings.
- Homes that are safe and sound support a healthy community.

10 Review Criteria – The Zoning Commission shall consider the recommended findings of the review criteria.

The Zoning Commission shall consider the recommended findings of the review criteria:

1. Whether the new zoning is designed in accordance with the growth policy;
2. Whether the new zoning is designed to secure from fire and other dangers;
3. Whether the new zoning will promote public health, public safety and general welfare;
4. Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
5. Whether the new zoning will provide adequate light and air;
6. Whether the new zoning will effect motorized and non-motorized transportation;
7. Whether the new zoning will promote compatible urban growth;
8. Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;
9. Whether the new zoning will conserve the value of buildings; and
10. Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings.

Applicant

Steve Blazicevich 1039 Lincoln Lane – Mr. Blazicevich stated that he purchased the property approximately 25 years ago and began experiencing problems with the septic system and drain field in January 2026. He is requesting a zone change, concurrent with an application for annexation, to transition from a County zoning designation to a City zoning district in order to obtain City utility services.

Public Hearing

Chairman Brooks asked for anyone present to speak on Zone Change 1081. There was none to speak in favor or opposition, the public hearing was closed.

Motion

Motion was made by Commissioner Goss to approve Zone Change 1081 and adopt the findings of the 10 review criteria as presented within the staff report. Second made by Commissioner Mulvaney. The motion carried unanimously.

b. City Zone Change 1082 – 1935 Avenue B - from N2 to P2 - A zone change request from Mid-Century Neighborhood (N2) to Public Civic and Institutional (P2), on Lots 7-12, Block 4, Glock Subd., S36, T01 N, R25 E, a parcel of land approximately 43,000 square feet. A pre-application neighborhood meeting was held on March 24, 2026, at 5:00 pm, at the subject property. Tax ID: A07548. Presented by Karen Husman, Zoning Coordinator.

Ms. Husman stated that the intent is for the desire to upgrade signage.

Recommendation

Staff recommends approval of the zone change and adoption of the proposed review criteria.

- *Strong Neighborhoods*
 - Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, goodwill and social interaction.
- *Essential Investments*
 - The history and heritage of Billings are cornerstones of our community.
 - Neighborhoods that are safe and attractive and provide essential services
- *Prosperity*
 - *Retaining and supporting existing businesses*

10 Review Criteria – The Zoning Commission shall consider the recommended findings of the review criteria.

The Zoning Commission shall consider the recommended findings of the review criteria:

1. Whether the new zoning is designed in accordance with the growth policy;
2. Whether the new zoning is designed to secure from fire and other dangers;
3. Whether the new zoning will promote public health, public safety and general welfare;
4. Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
5. Whether the new zoning will provide adequate light and air;
6. Whether the new zoning will effect motorized and non-motorized transportation;
7. Whether the new zoning will promote compatible urban growth;
8. Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;
9. Whether the new zoning will conserve the value of buildings; and
10. Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings.

Applicant

John Kennedy 1935 Ave B – Mr. Kennedy stated that he works for Grace Church and hosts multiple community groups. He explained that traditional signage has been difficult to manage because it must be manually changed for different events. The church would prefer an electronic sign that can be updated from within the building. He noted that the goal is to keep the facility accessible to the community and help keep the public informed about upcoming events.

Public Hearing

Chairman Brooks asked for anyone present to speak on Zone Change 1082. There was no one present to speak in favor or opposition; the public hearing was closed.

Motion

Motion was made by Commissioner Mulvaney to recommend approval of Zone Change 1082 and adopt the findings of the 10 Review Criteria as presented within the staff report. Second made by Commissioner Goss. Motion carried unanimously.

Other Business

Chairman Brooks stated that, as the City moves toward adoption of the Billings2045 Plan and the Montana Land Use Planning Act updates, he requested staff provide an overview of the new Commission's administrative process. Ms. Husman explained that the process will be substantially different, with no public hearing required unless a proposal does not meet what was planned or differs from what was proposed. She noted there will still be an opportunity for public input, but the goal is for variances and zone changes to be handled administratively.

Future Business

Karen Husman advised the Board that there may be one additional meeting for this board in June, before the process changes are implemented.

Adjournment: The meeting adjourned at 4:47 PM

Brenda J Berns, Planning Division Clerk

City Zoning Commission

Meeting Date: 06/02/2026
TITLE: Zone Change 1084- Hunter's Pointe Subd. - NX3 to CMU1
PRESENTED BY: Karen Husman
Department: Planning & Community Services
Presentation: Yes
Legal Review: Yes
Project Number: PL20260142

Information

RECOMMENDATION

Planning staff is recommending approval of Zone Change 1084 and adoption of the findings of the 10 review criteria.

EXECUTIVE SUMMARY

The applicant is requesting a zone change from Mixed Residential 3 (NX3) to Corridor Mixed Use 1 (CMU1) for Lot 2, Block 1 of the Hunter's Pointe Subdivision (Document #4130464), located in Section 12, Township 1 South, Range 25 East, Principal Meridian Montana, Yellowstone County, Montana. The proposed rezoning is consistent with the goals and policies outlined in the 2016 Billings Growth Policy (GP) and the 2001 West Billings Neighborhood Plan (WBNP). Specifically, the request supports the encouragement of mixed-use development patterns, promotes a diversity of housing options, and enhances connectivity within the area. Additionally, the transition from a residential zoning designation to a corridor mixed-use district is intended to provide an appropriate land use buffer between more intense commercial corridors and adjacent residential neighborhoods, aligning with long-range planning objectives for orderly and compatible growth.

This zone change is not subject to the Billings 2045 Land Use Plan and Future Land Use Map as it was submitted prior to adoption or effective dates of the new land use regulations. Incidentally, this request matches the Future Land Use Map designations for this area as Urban Node. Applications that will be subject to the new regulations, Plan and Map will be processed after July 1, 2026.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The applicant has submitted a request to rezone Lot 2, Block 1 of the Hunter's Pointe Subdivision from Mixed Residential 3 (NX3) to Corridor Mixed Use 1 (CMU1). The surrounding area has experienced substantial recent growth and development, including both residential and commercial expansion. As development continues in west Billings, considerations related to land use transitions between existing neighborhoods and developing urban areas become increasingly important. While such transitions do not require uniformity in land use or site design, they should incorporate appropriate buffering, connectivity improvements, and right-of-way dedications that support the broader neighborhood network and transportation system.

The subject property is located within an area identified for mixed-use and transitional development in both the Billings Growth Policy (GP) and the West Billings Neighborhood Plan (WBNP). These planning documents encourage coordinated land use patterns, improved transportation connectivity, and a mixture of housing and commercial opportunities along major transportation corridors. The proposed CMU1 zoning district is consistent with these objectives, as it is intended to accommodate a blend of residential, commercial, and neighborhood-serving uses in a manner that supports walkability and compatibility with surrounding development patterns. This zone change is not subject to the Billings 2045 Land Use Plan and Future Land Use Map as it was submitted prior to adoption or effective dates of the new land use regulations. Incidentally, this request matches the Future Land Use Map designations for this area as Urban Node. Applications that will be subject to the new regulations, Plan and Map will be processed after July 1, 2026.

Specifically, the WBNP emphasizes the importance of creating compatible transitions between residential neighborhoods and more intensive mixed-use areas through thoughtful site design, buffering, and transportation planning. The plan also supports a variety of housing types and densities to accommodate continued population growth and evolving market demands in Billings. The proposed rezoning advances these policies by allowing for a broader range of residential and mixed-use development opportunities while maintaining consistency with the area's planned urban form.

The request is also consistent with the Billings 2045 Lan Use Plan and Future Land Use Map (Plan and Map), which identifies the property within an "Urban Node" designation. Urban Nodes are intended to serve as centers of mixed-use activity that incorporate residential, commercial, and service-oriented development at an appropriate urban scale. The Plan and Map includes CMU1 as a preferred zoning district within the Urban Node areas because it supports compact development patterns, enhanced connectivity, and integrated land uses envisioned for future growth areas. Accordingly, the proposed rezoning is consistent with the adopted long-range planning framework and supports the community's broader goals for coordinated and sustainable growth.

APPLICATION DATA:

APPLICANT: Shon Rindlibacher
AGENT: Cedar Jordan
LEGAL DESCRIPTION: Lot 2, Block 1, Hunter's Pointe Subd., Document #4130464, S12, T01 S, R25 E
ADDRESS: N/A
CURRENT ZONING: NX3

PROPOSED ZONING: CMU1
EXISTING LAND USE: Vacant
PROPOSED LAND USE: Mixed Use
SIZE OF PARCEL(S): 44,184 square feet

SURROUNDING LAND USE & ZONING:

NORTH Zoning: Mid-Century Neighborhood (N2)
Land Use: Residential two-family development
SOUTH Zoning: NX3
Land Use: Residential mufti family — Hunter's Ridge Apartments
EAST Zoning: CMU1
Land Use: Commercial condominium complex
WEST Zoning: NX3
Land Use: Residential mufti family — Hunter's Point Apartments

SUMMARY

Before making a recommendation to the City Council, the Zoning Commission shall consider the following findings of the ten review criteria:

1) Is the new zoning designed in accordance with the Growth Policy?

The proposed CMU1 zoning is consistent with the GP. The development supports the City's goals for housing diversity, walkable and safe neighborhoods, efficient use of infrastructure, and long-term economic vitality. The following sections summarize key GP goals.

Strong Neighborhoods:

- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools, and public gathering spaces foster health, goodwill, and social interaction.
- Neighborhoods that are safe, attractive, and provide essential services are highly desired.

Essential Investments:

- Infill development and development near existing city infrastructure may be the most cost-effective.
- Neighborhoods that are safe and attractive and provide essential services are highly desired.
- Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve environmental quality far into the future are desirable.

The proposed zoning supports these objectives by providing a mix of residential types intended to meet a variety of housing needs within the community. The inclusion of commercial uses creates opportunities for convenient neighborhood-serving destinations, which may foster walkability, social interaction, and reduced reliance on vehicle trips for daily services. Future development standards are anticipated to incorporate complete street principles, pedestrian connectivity, and pedestrian-scale lighting to support safe and accessible streetscapes. Additionally, the location of the development near existing city infrastructure promotes the efficient use of public services and supports orderly growth patterns. The integration of residential and commercial uses also contributes to long-term economic activity and neighborhood sustainability.

The subject property is located within an area identified for mixed-use and transitional development in the GP. The GP supports a mixture of housing types, enhanced connectivity, and coordinated land use patterns along major transportation corridors. The proposed zoning designation is consistent with the goals and policies of the GP, particularly those encouraging compatible mixed-use development, efficient infrastructure utilization, housing diversity, and coordinated urban growth.

The West Billings Neighborhood Plan (WBNP) goals and objectives identify the need to locate compatible uses and provide a range of housing choices and development densities. The WBNP adopted several Goals, Policies, and Implementation Strategies. The proposed zoning is consistent with the following adopted Policies of Planned Growth:

Goal 1: Establish Development Patterns that Use Land More Efficiently

- **Policy E:** Commercial nodes should contain business development sites of various sizes to accommodate a variety of businesses.
- **Policy M:** Development in the West Billings planning area shall provide for a variety of residential types and densities.
- **Policy R:** Encourage innovative land-use planning techniques to be used in higher-density, mixed-use, and infill developments.

The subject property is located within an area identified for mixed-use and transitional development in the WBNP. The proposed zoning designation is consistent with the goals and policies outlined in both the GP and the WBNP. Both planning documents support a mix of housing types, improved connectivity, and coordinated land use patterns along major corridors.

The request is also consistent with the Billings 2045 Land Use Plan and Future Land Use Map (Plan and Map), which identifies the property within an "Urban Node" designation. Urban Nodes are intended to serve as centers of mixed-use activity that incorporate residential, commercial, and service-oriented development at an appropriate urban scale. The Plan and Map includes CMU1 as a preferred zoning district within the Urban Node areas because it supports compact development patterns, enhanced connectivity, and integrated land uses envisioned for future growth areas. Accordingly, the proposed rezoning is consistent with the adopted long-range planning framework and supports the community's broader goals for coordinated and sustainable growth.

2) *Is the new zoning designed to secure from fire and other dangers?*

The proposed zoning district includes setbacks, build-to areas, height restrictions, and building codes, which help maintain safe separation between structures and minimize fire and other hazards. The recently approved subdivision includes requirements to ensure that streets, access points, and fire hydrants are designed and installed to provide adequate emergency response throughout the development. Building design and materials will comply with the International Building Code and International Fire Code, which regulate safe egress and hydrant location.

3) *Whether the new zoning will promote public health, public safety and general welfare?*

As mentioned in Criteria 2, the proposed zoning complies with applicable setback/build-to-zone requirements, building separation standards, and height limitations, all of which assist in reducing potential fire hazards and other public safety concerns. Future subdivision approval requirements and site development reviews will ensure that streets, sidewalks, access points, and circulation patterns are designed to accommodate emergency vehicle access and provide safe movement for vehicles, pedestrians, and other users within the neighborhood area. In addition, utility infrastructure, including water lines and fire hydrants, will be required to meet City standards to ensure reliable emergency response capabilities. Should future development be determined to create impacts to surrounding intersections or transportation infrastructure, the developer will be required to provide proportionate-share contributions or improvements associated with those impacts in accordance with applicable City requirements.

4) *Will the new zoning facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?*

Transportation: A Traffic Impact Study (TIS) was completed as part of the subdivision approval process. The TIS evaluates intersections within the vicinity of the proposed development to determine existing levels of service and to assess the projected impacts associated with future development of the property. Where impacts on intersections or transportation infrastructure are identified, the developer is required to provide proportionate-share contributions toward necessary improvements. These contributions are utilized to support future transportation and intersection upgrades within the surrounding area.

Water and Sewer: The approved Subdivision Improvements Agreement (SIA) requires that the design and installation of sanitary sewer infrastructure, water mains, and associated appurtenances, including fire hydrants, comply with all applicable design standards, specifications, rules, and regulations of the City of Billings Public Works Department, the Billings Fire Department, and the Montana Department of Environmental Quality. Adequate provision for water and sanitary sewer service is addressed through the subdivision approval and associated infrastructure agreements.

Schools and Parks: The proposed zoning designation itself does not directly impact schools or parks; however, future development of the property may generate additional demand on these facilities. The CMU zoning districts permit residential development as well as commercial uses identified within Use Table 27-1000.1 of the zoning code. Depending upon the specific development plan and residential density proposed in the future, the applicable school district would be notified during subsequent development review processes.

Fire and Police: The subject property will continue to be served by existing City public safety services, including police and fire protection. The Billings Police Department and Billings Fire Department were both contacted for comment regarding the proposed zone change request. As of the preparation of this staff report, no comments or concerns had been received from either department. Both departments were also provided an opportunity to comment during the subdivision review process. The proposed rezoning is not anticipated to create demands on public safety services beyond those typically associated with urban growth in west Billings. The property is located within an area that is already served by existing municipal infrastructure and emergency response systems. As development occurs, future site-specific proposals will continue to be reviewed for compliance with applicable fire access, emergency response, and public safety standards through the development review processes.

5) *Will the new zoning provide adequate light and air?*

The proposed zoning is designed to maintain adequate light, air, and openness for all residents, patrons and adjacent properties. All zoning districts have established setbacks/build-to, height limits, and will regulate building placement and separation. These standards prevent overcrowding, ensure sunlight reaches streets and open spaces, and allow airflow throughout the development.

6) *Will the new zoning affect motorized and non-motorized transportation?*

Central Avenue is classified as a principal arterial roadway and serves as a major transportation corridor within west Billings. According to 2025 traffic count data, the segment of Central Avenue between 29th Street West and 32nd Street West carries an average daily traffic volume of approximately 17,940 vehicle trips per day. Any internal streets constructed as part of future development of the subject property will be designed and constructed in accordance with applicable City standards to ensure safe and efficient circulation for vehicles, transit services, pedestrians, bicyclists, and emergency response vehicles. Should future development of the property result in identified impacts to nearby intersections or transportation infrastructure, the developer will be required to provide proportionate-share contributions and/or construct associated improvements in accordance with applicable City regulations and infrastructure requirements. In addition, the findings and recommendations of the TIS will be utilized in evaluating and determining any necessary future roadway or intersection improvements associated with development of the site.

7) *Will the new zoning promote compatible urban growth?*

The proposed zoning is designed to promote compatible and orderly urban growth by providing a coordinated mixture of residential and commercial uses that integrate with surrounding development patterns. The CMU1 zoning district allows for a range of housing types, including single-family, duplex, townhouse, and multifamily residential development, which supports a variety of housing choices within the community. In addition, the zoning district permits neighborhood-serving commercial uses that may provide services and amenities to surrounding residential areas. Commercial nodes are strategically located along Central Avenue, a principal arterial roadway, where higher-intensity development is anticipated and supported by existing transportation infrastructure. Concentrating commercial activity along the arterial corridor helps reduce potential impacts on adjacent residential neighborhoods

while encouraging efficient land use patterns and improved access to services. The proposed zoning also supports the efficient use of existing streets, utilities, and municipal services, thereby promoting orderly urban expansion. Future development within the site will be subject to site development review processes to ensure compatibility with surrounding properties and compliance with applicable City standards.

8) Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?

The proposed zoning considers both the existing character of the district and the suitability of the property for the proposed uses. The surrounding area has experienced substantial recent residential and commercial growth and continues to transition toward a more urban development pattern. As development continues within west Billings, there is increasing demand for a variety of housing types, including single-family homes, attached housing, townhomes, and multifamily residential development, as well as neighborhood-serving commercial uses. The proposed CMU1 zoning district is intended to accommodate this transition by allowing mixed residential with commercial uses in an area identified for mixed-use and transitional development. The property's location along Central Avenue, a principal arterial corridor, makes it particularly suitable for neighborhood-serving commercial uses and higher-intensity residential development due to its accessibility, visibility, and proximity to existing infrastructure. The placement of commercial uses along the arterial corridor also minimizes potential impacts on lower-density residential areas by directing higher activity levels toward roadways designed to accommodate increased traffic volumes. Overall, the proposed zoning reflects the evolving character of the area while maintaining compatibility with surrounding development patterns.

9) Will the new zoning conserve the value of buildings?

The proposed zoning is not anticipated to negatively impact the value of surrounding buildings or properties. Development within the proposed zoning district will be required to comply with applicable zoning and development standards, including setbacks, build-to-zone requirements, building orientation standards, landscaping requirements, building separation standards, and height limitations. These standards are intended to minimize impacts on adjacent properties while promoting compatible development patterns and maintaining neighborhood character. The proposed zoning also provides an appropriate transition between surrounding residential development and higher-intensity uses located along major transportation corridors. The compatibility of the proposed zoning with surrounding land uses and zoning districts is expected to support long-term neighborhood stability and continued investment within the area.

10) Will the new zoning encourage the most appropriate use of land throughout the City of Billings?

The proposed CMU1 zoning district will encourage the appropriate use of land by supporting development patterns consistent with the adopted growth policy and planned urban expansion areas within west Billings. The property is identified for urban and mixed-use development and is located adjacent to existing transportation corridors, infrastructure, and municipal services. Utilizing the property for a coordinated mixture of residential and commercial uses promotes efficient land utilization while supporting a variety of community needs. The proposed zoning allows for diverse housing opportunities, neighborhood-serving commercial uses appropriate for an arterial corridor, and integrated development patterns that support walkability and long-term economic activity. As discussed throughout the preceding review criteria, the proposed zoning supports efficient infrastructure utilization, compatibility with surrounding development, and orderly growth patterns. The development's integration of residential and commercial uses also supports broader City goals related to housing diversity, economic development, and sustainable urban growth.

The request is also consistent with the Billings 2045 Land Use Plan and Future Land Use Map (Plan and Map), which identifies the property within an "Urban Node" designation. Urban Nodes are intended to serve as centers of mixed-use activity that incorporate residential, commercial, and service-oriented development at an appropriate urban scale. The Plan and Map includes CMU1 as a preferred zoning district within the Urban Node areas because it supports compact development patterns, enhanced connectivity, and integrated land uses envisioned for future growth areas. Accordingly, the proposed rezoning is consistent with the adopted long-range planning framework and supports the community's broader goals for coordinated and sustainable growth.

FISCAL EFFECTS

Approval or denial of the proposed zone change will not have a financial impact on the Planning Division budget.

STAKEHOLDERS

In accordance with City procedures, the applicant conducted a pre-application neighborhood meeting on March 30, 2026, at 5:00 p.m. at the Hunter's Pointe Apartment Clubhouse to provide information regarding the request and to solicit input from surrounding property owners and interested parties. There were three members of the public who attended the meeting, excluding the applicant and agent. A summary of the neighborhood meeting is included in the application materials.

In accordance with requirements, staff sent a notification to all property owners and interested parties within a 300 foot radius of the subject property.

At the time of writing this report, staff had not received any correspondence from surrounding property owners or others in the area.

ALTERNATIVES

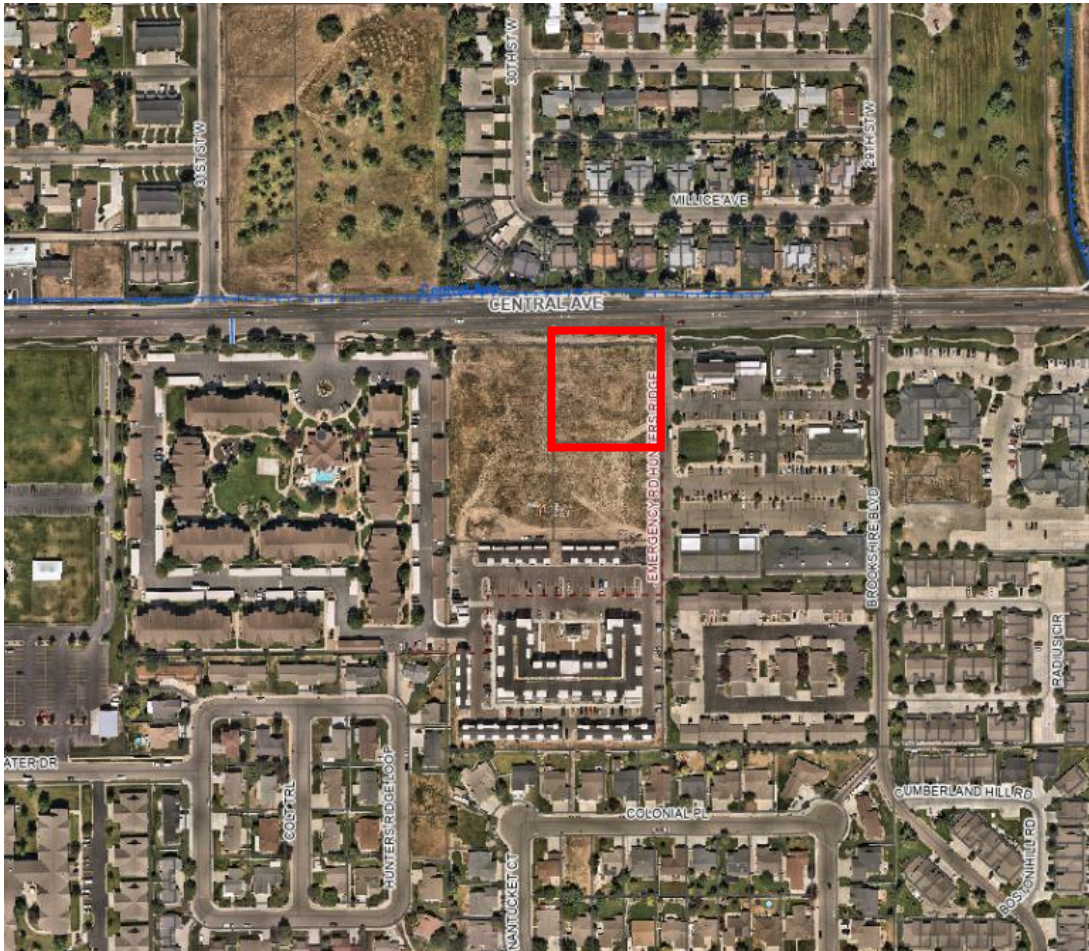
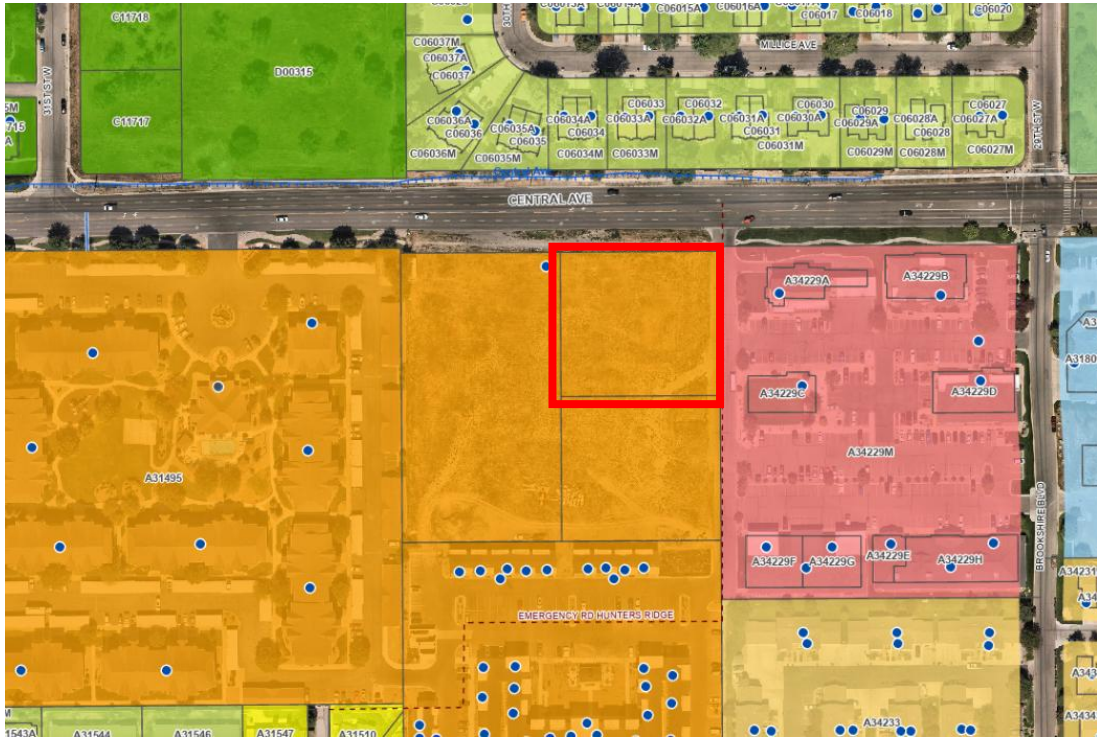
The Zoning Commission may take one of the following actions:

- Recommend approval and adoption the findings of the ten review criteria for Zone Change 1084; or,
- Recommend denial and adopt different findings of the ten review criteria for Zone Change 7084; or,
- Delay action on the zone change request to a certain date not more than 60 days in the future; or,
- Allow the applicant to withdraw the zone change request.

Attachments

Zoning Map & Site Photos
Application & Applicant Letter
Neighborhood Meeting Info.
Zoning History

City Zone Change 1084 Attachments



City Zone Change 1084 Attachments



East



South-- Hunter's Ridge

City Zone Change 1084 Attachments



West-- Hunter's Pointe



North-- toward Central Ave. from the south east side

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)

City Zone Change 1084 Attachments

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.

City Zone Change 1084 Attachments

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.

City Zone Change 1084 Attachments



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.

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.

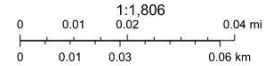
City Zone Change 1084 Attachments

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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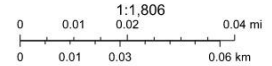
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City Zone Change 1084 Attachments

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.

Zoning History for City ZC 1086

SUBJECT PROPERTY	Zone Change #	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
None					
SURROUNDING PROPERTY	Zone Change #	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
BLUE CREEK STORAGE SUB, LT 2	City ZC 1017	9/26/22	CMU1 to CX	N	Valid Protest Petition
Cherry Creek Estates Sub, Block 2 , Lot 1	City ZC 995	8/23/21	RR1 & P1 to N3	Y	Annexed
Tr. 1A-1 and 1A-2, Certificate of Survey 266	City ZC 994	8/23/21	RR1 to N3	Y	Annexed
1093 Lincoln Lane	City ZC 1036	10/3/2023	Annexation & ZC from N4 to N3	Y	Annexed
733 S 31 st St. W	City ZC 999	10/25/2021	CMU1 to CMU2	Y	
Montana Sapphire Sub	City ZC 878	8/11/2022	ELI to HC	Y	New apartments (NX3)
Vista West	City ZC 894	5/12/2012	A-1 to RMF-R	Withdrawn	
Montana Sapphire Sub	City ZC 903	9/12/2024	ELI to HC	Y	Affinity of Billings (NX3)
3815 Hesper Road	City ZC 907	3/13/2025	A-1 to CI	Y	New FedEx Ground
Vista West	City ZC 1004	2/25/2021	A to N2, NX2/NX3 and	Withdrawn	
Ridgeline Development	City ZC 997	9/13/2021	A-1 to MU-PND – NX2,	Y	First PND zone change
Vista West	City ZC 1021	2/12/2023	A to PND N1, NX2/NX3	Y	
4245, 4249, & 4253 King Ave W	City ZC 1030	7/24/2023	A to NX2	Y	
844 Grand Ave.	City ZC 1066	7/14/2025	NX2 to CMU1	Y	