

Memorandum

REPORT TO: City Commission

FROM: Chris Saunders, Community Development Manager
Martin Matsen, Community Development Director

SUBJECT: Ordinance 2067, Provisional Adoption Amending the Zoning Map to Establish 10.6154 Acres as REMU, Residential Emphasis Mixed-use, 8.18998 Acres as R-5, Residential Mixed Use High Density, and 71.6945 Acres as B-2M, Community Business District- Mixed, Norton Ranch 2020 Zone Map Amendment, Application 20288

MEETING DATE: February 2, 2021

AGENDA ITEM TYPE: Ordinance

RECOMMENDATION: Provisionally adopt Ordinance 2067 as presented.

STRATEGIC PLAN: 4.2 High Quality Urban Approach: Continue to support high-quality planning, ranging from building design to neighborhood layouts, while pursuing urban approaches to issues such as multimodal transportation, infill, density, connected trails and parks, and walkable neighborhoods.

BACKGROUND: Greg Stratton of Kilday & Stratton, representing Norton Properties, LLC, requested amendment of the zoning map designations in Phase 4 of the Norton Ranch Subdivision located north of Huffine Lane at the western edge of the Bozeman City Limits. The applicant requested to rezone the property from R-O (Residential Office), B-P (Business Park), and R-3 (Residential Medium Density) to R-5 (Residential Mixed-Use High Density), REMU (Residential Emphasis Mixed-use), and B-2M (Community Business Mixed-Use). The future land use designation for most of the property was changed with the adoption of the Bozeman Community Plan 2020 which was adopted on November 17, 2020. Portions of the existing zoning no longer corresponded to the future land use designation.

On January 5, 2021, the City Commission preliminarily approved the zone map amendment with several contingencies. The contingencies have been met. The necessary ordinance is drafted and attached to this action item. Adoption of the implementing ordinance must receive provisional and final adoption before becoming effective.

UNRESOLVED ISSUES: None.

ALTERNATIVES: Determine that the earlier approval was in error and do not provisionally adopt Ordinance 2067.

FISCAL EFFECTS: None.

Attachments:

[Ordinance 2067 Norton Ranch 2020 ZMA No 20288.docx](#)
[14300 X-ZMA \(2021.01.14\).pdf](#)

Report compiled on: January 22, 2021