

Memorandum

REPORT TO: City Commission

FROM: Sarah Rosenberg, Planner II
Brian Krueger, Development Review Manager
Martin Matsen, Community Development Director

SUBJECT: Norton Ranch Phase 5 Major Subdivision, Application 21024 (Quasi-judicial)

MEETING DATE: March 9, 2021

AGENDA ITEM TYPE: Community Development - Quasi-Judicial

RECOMMENDATION: Having reviewed and considered the application materials, public comment, and all the information presented, I hereby adopt the findings presented in the staff report for application 21024 and move to recommend approval of the subdivision with conditions and subject to all applicable code provisions.

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: This application is to modify conditions of approval and phasing of the development from the original application of a subdivision (18278) who's Findings of Fact were approved on December 15, 2020. The applicant, Norton Properties LLC is proposing to subdivide 79.3 acres in order to create 148 lots: 124 residential single household, 14 affordable single household detached lots, 5 common open space lots, 5 City park lots, 4 restricted development lots, and dedicated right of ways. The developable portion of the project is 38 acres while the 4 restricted lots are roughly 41 acres. The developable portion of the project borders West Babcock to the south, Laurel Parkway to the east, Vaughn Drive to the north, and South Eldorado Avenue to the west. The four restricted lots, east of Laurel Parkway, are subject to further subdivision review. These four restricted lots are considered Phase 6. The changes to the conditions of approval and code provisions as outlined below is to allow for those four restricted lots to receive final plat prior to any of the lots within Phase 5. These four restricted lots will not be able to be developed until further subdivision review. Phase 5A will includes all 14 affordable housing lots. These affordable housing lots are expected to be detached 3-bedroom lower priced homes (10% of the total of 70% AMI). Although all 14 lots are along Boomtown Road and clustered together, it was deemed an appropriate layout based on

lot size, design placement and the fact that the City receives affordable housing lots that are oriented onto the street in the first phase of development.

A large City park is set to be constructed with Phase 5D that contains wetlands which are planned to be preserved and additional plantings provided to keep its natural habitat. A trail along the west side of the development is proposed to connect to the existing trails from Norton Ranch Subdivision Phase 3 to the south to Lakes at Valley West to the north.

The City of Bozeman Department of Community Development received a preliminary plat application on January 22, 2021, requesting a modification to the major subdivision as it was approved by City Commission on December 15, 2020. The application was deemed adequate on February 5, 2021 and review continued. The final decision for a Major Subdivision must be made within 60 working days of the date it was deemed adequate, or in this case, by April 6, 2021.

The Planning Board reviewed this application on March 1, 2021 and recommended approval 6:0.

The City Commission is scheduled to review the preliminary plat and make a decision at their March 9, 2021 public hearing.

UNRESOLVED ISSUES: None.

ALTERNATIVES:

1. Recommend approval of the application with the recommended conditions;
2. Recommend approval the application with modifications to the recommended conditions;
3. Recommend denial of the application based on the Board's findings of non-compliance with the applicable criteria contained within the staff report; or
4. Open and continue the public hearing on the application, with specific direction to staff or the applicant to supply additional information or to address specific items.

FISCAL EFFECTS: The development will generate the typical costs and revenues of residential development.

Attachments:

[NortonRanchPhase5PreliminaryPlat_012021.pdf](#)

[PhasingExhibit_012021.pdf](#)

[A1Form_012121.pdf](#)

[21024_CC_Staff_Report.pdf](#)

Report compiled on: February 22, 2021