

Memorandum

REPORT TO: Community Development Board

FROM: Danielle Garber, Senior Planner
Brian Krueger, Development Review Manager
Rebecca Harbage, Deputy Director of Community Development
Erin George, Director of Community Development

SUBJECT: SRX II Subsequent Minor Subdivision Preliminary Plat application to further subdivide 5 lots in Minor Subdivision 494 to create 3 buildable lots, 1 restricted development lot, and road right-of-way extensions. The subdivision is proposed on 35.06 acres and is zoned B-2M (Community Business District Mixed) and REMU (Residential Emphasis Mixed use). Generally located northeast of the corner of West Graf Street and South 19th Avenue, Application 24112 (Quasi-Judicial)

MEETING DATE: October 6, 2025

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 24112 and move for the Community Development Board in its capacity as the Planning Board 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: The Department of Community Development received a Preliminary Plat Application on March 13, 2024 requesting to subdivide 35.06 acres to create 3 buildable lots, 1 restricted development lot, and associated right of way. The subject property is zoned REMU (Residential Emphasis Mixed Use) and B-2M (Community Business District - Mixed).

Proposed land uses for the subdivision are primarily commercial, mixed-use, and multi-household residential (multi-family). Block 1 is intended for mixed use and commercial development and is included in the phase 1 buildable

lots south of Staudaher Street. Block 2 is intended for multi-family residential and currently proposed as the Sage Peak and Alder affordable housing project under Site Plan (SP) Application 24122, also called Alder Ridge and Sage Peak in the submittal materials. Future phases in restricted development lots to the north of phase 1 are currently proposed as commercial mixed use, multi-household residential, and open space or parkland. Development of lots within the subdivision will be subject to Bozeman Municipal Code (BMC) provisions at the time of development for REMU and B-2M Zoning.

Preapplication review was completed on March 8, 2024. BMC 38.220.060.A requires documentation of compliance with adopted standards unless waivers have been granted during the pre-application process. Two waivers were granted during pre-application review for BMC 38.220.060.A.7 for review of Agriculture, and BMC 38.220.060.A.17 for review of Miscellaneous standards. All other supplemental information was provided by the applicant for review with this preliminary application.

On August 8, 2025 the Development Review Committee (DRC) found the application sufficient for continued review and recommends the conditions and code provisions identified in the staff report. The subdivider did not request any variances with this application. Please see the staff report for analysis of the review criteria.

The City scheduled public notice for this application to begin on August 25, 2025. The applicant posted public notice on the subject property on August 22, 2025. The applicant sent public notice to all landowners of record within 200-feet of the subject property via first class mail, on August 21, 2025. No public comment had been received on this application as of the writing of this report. The public notice contained two public meeting dates Planning Board at Community Development Board (CDB) on Monday September 15, 2025, and the City Commission decision on Tuesday October 7, 2025. Staff was notified the week prior to the scheduled September 15, 2025 CDB meeting that the meeting would be cancelled due to a lack of quorum. The City Clerk published the [cancellation notice](#) on the September 15th agenda notifying the public that all items noticed for September 15 will have their meeting continued to October 6, 2025. Staff will update the City Commission on October 7, 2025 if approval was not recommended and any public comment that was provided prior to or at the CDB meeting.

This subdivision meets the criteria for review under 76-3-616 Montana Code Annotated (MCA) - Exemption for Certain Subdivisions. This statute exempts this subdivision from the public hearing requirement. Per BMC 38.240.100 the final decision for this preliminary plat must be made within 60 working days from sufficiency, or by November 4, 2025.

Application materials can be found in the below links for the City's online document repository:

- [Application Documents](#)
- [Application Drawings](#)

The application documents folder will contain the application narrative, the traffic impact study, geotech and groundwater monitoring information, surface water information and a wetlands delineation and report, correspondence with agricultural water users, and environmental response memos, as well as documentation to demonstrate compliance with Chapter 38 including compliance with adopted standards required in BMC 38.220.060 where waivers were not granted.

The application drawings folder will contain the draft plat, phasing exhibits, proposed street plans and profiles, and proposed planting and irrigation plans.

UNRESOLVED ISSUES: None

ALTERNATIVES: As recommended by the Board

FISCAL EFFECTS: Fiscal impacts are undetermined at this time, but will include increased property tax revenues from new development, along with increased costs to deliver municipal services to the property. Impact fees will be collected at the time of building permit issuance for individual buildings along with City sewer and water connection fees.

Attachments:

[24112 Staff Report.pdf](#)

Report compiled on: October 1, 2025