

# Memorandum

**REPORT TO:** City Commission

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

**SUBJECT:** Approve the Gran Cielo Phase 3 Major Subdivision Preliminary Plat application to further subdivide 4 lots in Block 14 of Gran Cielo Subdivision Phase 2 into a 42 lot subdivision for residential single household and townhouse/rowhouse uses, Application 25703 (Quasi-Judicial)

**MEETING DATE:** April 21, 2026

**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 25703 and move to approve 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 was deemed complete prior to the February 1, 2026 effective date of the repeal and replace of Chapter 38 of the Bozeman Municipal Code (BMC) also known as the 2025 Unified Development Code (2025 UDC). This project is subject to the standards and review procedures of the UDC in effect prior to February 1, 2026*

The Department of Community Development received a Preliminary Plat Application on November 26, 2025 requesting a major subdivision to further subdivide Lots 1-4 and Common Open Space C of Block 14 of Gran Cielo Subdivision Phase 2 into 42 lots. The subject property is zoned R-5 (Residential High Density District) and contains 6.69 acres of gross lot area. Generally located northwest of the corner of South 27<sup>th</sup> Avenue and Bennett Boulevard.

This land was previously reviewed under the following applications:

- [17522 Gran Cielo Major Subdivision Preliminary Plat](#) (external link to the Finding of Facts and Order signed July 16, 2018)
- [19219 Gran Cielo Major Subdivision Preliminary Plat](#) (external link to the online document repository for this project)

This subsequent major subdivision is located in Gran Cielo Subdivision Phase 2 and the recorded Phase 2 Final Plat may be viewed in the city's online document repository under [document 003 – Existing Recorded Plat](#).

Pre-application review was completed on October 1, 2025. BMC 38.220.060.A requires documentation of compliance with adopted standards unless waivers have been granted during the pre-application process. Waivers were granted from the following documentation requirements: Floodplains; Groundwater; Geology Soils, Slopes; Vegetation; Wildlife; and Agriculture as the site was previously subdivided. Waivers were not requested or not granted for the following documentation requirements: Surface water; Agricultural water user facilities; Water and sewer; Stormwater management; Streets, roads, and alleys; Non-municipal utilities; Land use; Parks and recreation; Neighborhood center; Lighting plan; Miscellaneous; Affordable housing; and growth policy compliance. Please see the attached staff report for analysis of the review criteria.

On January 30, 2026 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. As of the writing of this report one letter of public comment has been received from [J. Bennett on March 17, 2026](#) in support of the proposed subdivision.

On April 6, 2026 the Community Development Board (CDB), acting in its capacity as the Planning Board considered the application and provided a unanimous 6-0 recommendation for approval. Board Member Egnatz asked staff questions related to subsequent building permits and review processes for meeting minimum densities following the subdivision creation under the recently adopted 2025 UDC. Staff responded that minimum density would not be revisited for most of the subdivision since the application proposes primarily single household lots that are not subject to further plan review. No public comment was provided at the 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 April 27, 2026. The City Commission meeting regarding this subdivision is scheduled for August 21, 2026.

Materials in the submittal relevant to the City Commission's review include:

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

The application documents folder will contain subdivision layout and information (document 006), street design (document 008), proposed landscaping (document 018), surface water and agricultural water user facilities (documents 020 and 027), water and sewer design (document 028), stormwater management (document 029), and transportation analysis and the TIS (document 030), 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.

**UNRESOLVED ISSUES:** None

**ALTERNATIVES:** As recommended by the City Commission

**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:

[25703 Staff Report CC.pdf](#)

Report compiled on: April 9, 2026