

Memorandum

REPORT TO: City Commission

FROM: Tom Rogers, Senior Planner
Chris Saunders, Community Development Manager
Erin George, Interim Director of Community Development

SUBJECT: An Ordinance Finally Adopting of the Gallatin Center Zone Map Amendment, Modifying Zoning from a combination of B-2 and B-P to B-2M, Community Commercial-Mixed District, on 67.709 Acres on Property Located on the northwest corner of North 19th Avenue and Baxter Lane, the Gallatin Center Zone Map Amendment, Application 24626

MEETING DATE: September 23, 2025

AGENDA ITEM TYPE: Community Development - Legislative

RECOMMENDATION: Finally adopt Ordinance 2025 ____.

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 owner, Gallatin Center Limited Partnership, P.O. Box 906, Bozeman, MT 59771, submitted application to rezone a property totaling 63.33 acres, plus adjacent right-of-way, from B-P and B-2 to B-2M (Community Commercial Mixed). The property is within the Gallatin Center Planned Unit Development (PUD) which includes businesses such as Target, WinCo Foods, Bob Ward's Sports, PetSmart, and Staples, among others. See Application Z-98192 for the original PUD. The area requesting rezoning is not within the developed area but to the south of Cattail Street and is undeveloped.

The subject property is a part of a minor subdivision originally platted in 1997 by the current owners, Gallatin Center Limited Partnership. No future development plans were submitted with the application. The primary purpose of the original PUD was to allow alternative street design standards, see Applications Z-98192 and Z-04033.

The property is not within the NCOD, a historic district, or a city recognized neighborhood. The underlying Future Land Use designation is Regional Commercial and Service. The existing B-P and B-2, as well as the proposed B-2M zoning are implementing districts of the Community Commercial Mixed-Use classification. The properties directly to the south and west are in the Urban Neighborhood designation. The properties to the east are Maker

Space Mixed-Use.

The property is bounded by a Principal Arterial to the east (19th Avenue), a Minor Arterial on the south (Baxter Lane), and Collectors on the west and north (27th Avenue/Thomas Drive and Cattail Street), according to the Bozeman Transportation Master Plan.

On June 3, 2024, the City Commission voted (4:0) to approve Application 24626 to change the zoning classification on 67.709 acres from B-2 and B-P to B-2M, Community Commercial-Mixed District subject to contingencies necessary for final adoption. The applicant has met all contingencies to finalize the documents necessary for the final approval steps.

The Commission provisionally adopted the implementing Ordinance on August 16, 2025.

UNRESOLVED ISSUES: There are no unresolved issues.

ALTERNATIVES: As determined by the Commission

FISCAL EFFECTS: No unusual fiscal effects have been identified. No presently budgeted funds will be changed by the Zone Map Amendment. Future development will incur costs and generate revenue according to standard City practices.

Attachments:

[24626 Gallatin Center Ordinance.pdf](#)
[001 ZMA Exhibit.pdf](#)

Report compiled on: August 20, 2025