

Memorandum

REPORT TO: City Commission

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

SUBJECT: The 2025 Gallatin Center Zone Map Amendment Requesting an Amendment to the City Zoning Map from B-P (Business Park) and B-2 (Community Commercial) to B-2M (Community Commercial Mixed-Use) on 68.33 Acres. The Property is located at located on the northwest corner of North 19th Avenue and Baxter Lane; Application 24626

MEETING DATE: July 1, 2025

AGENDA ITEM TYPE: Community Development - Legislative

RECOMMENDATION: **Consider the Motion:** *Having reviewed and considered the staff report, application materials, public comment, and all information presented, I hereby adopt the findings presented in the staff report for application 24626 and move to recommend approval of the Gallatin Center Zone Map Amendment, with contingencies required to complete the application processing.*

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. See Map Series in Section 1 in the staff report.

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.

Community Development Board (Zoning Commission) Summary

The Zoning Commission held a public hearing on the application on June 16, 2025. No public comment was received. In conclusion the Commission voted (6:0) to recommended approval of the zoning request. A full video recording of the hearing can be reviewed at the following link. Board discussion starts at time stamp 42:19.

https://bozeman.granicus.com/player/clip/2509?view_id=1&redirect=true

Public comment has been received on the application and be received at the following link.

Comment [[External Link](#)]

UNRESOLVED ISSUES: There are no identified conflicts on this application.

ALTERNATIVES:

1. Approve the application with contingencies as presented;
2. Approve the application with modifications to the recommended zoning;
3. Deny the application based on findings of non-compliance with the applicable criteria contained within the staff report; or
4. Open and continue the public hearing, with specific direction to staff or the applicant to supply additional information or to address specific items.

FISCAL EFFECTS: No unusual fiscal effects have been identified. No presently budgeted funds will be changed by this Zone Map Amendment.

Attachments:
[24626 Gallatin Center ZMA CC SR.pdf](#)

Report compiled on: June 17, 2025