

Memorandum

REPORT TO: City Commission

FROM: Sarah Rosenberg, Associate Planner
Addi Jadin, Park Planning and Development Manager
Brian Krueger, Development Review Manager
Martin Matsen, Community Development Director

SUBJECT: Bozeman East Mixed Use Master Site Plan & Conditional Use Permit, Application 19230

MEETING DATE: May 18, 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 19230 and move to approve the Conditional Use Permit for ground level residential uses, the Park Master Plan, and the Bozeman East Mixed Use Master Site Plan subject to conditions and 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 report is based on the application materials submitted and any public comment received to date.
Application 19230 was submitted by TD&H Engineering, 1800 River Drive North, Great Falls, MT 59401 on behalf of Bridger Peak Land Development, LLC, 101 E. Front Street, Suite 304, Missoula, MT 59802, and property owner, Saccoccia Lands, LLC 1234 Springhill Road, Belgrade, MT 59714, pursuant to Chapter 38 - Unified Development Code (UDC) of the Bozeman Municipal Code (BMC). The application is to request a Conditional Use Permit (CUP) allow for ground residential in the B-2 zone district, Community Business District.
The subject property is located in the Bridger Peaks Village Subdivision to the south of Tschache Lane, east of 19th Avenue, north of West Oak Street, and the west of North 15th Avenue. The site is currently vacant. The site is bound to the east by vacant land, to the west and south by commercial development, and the Arrow Leaf mixed use development to the north, all zoned B-2. The subject property is subject to the Mixed Block Frontage standards, Trail/Park block frontage standards, and Special Residential block frontage standards. The 11.83-acre site proposes 305 residential units in

four buildings spread over two phases with 60 studios, 139 one-bedroom units, and 106 two-bedroom units. Buildings 1/A and 4/D are three story buildings that front onto Tschache Lane with 18,045 square feet of commercial on the ground floor and apartments located above it. Buildings 2/B and 3/C are four story buildings that are internal to the site and consist of residential units, a leasing office, and fitness center. Amongst these buildings consists of a courtyard and pedestrian plaza to meet open space requirements. Parkland is satisfied through a conservation area along the east side of the property, improvements-in-lieu and cash-in-lieu. The first phase will construct buildings 4/D and 3/C along with the parking, the courtyard, pedestrian plaza, parkland, and pedestrian circulation. A request for a departure from Section 38.510.030.I Trail/Park block frontage is as follows:

- 38.510.030.I Trail/Park Block Frontage – Where a property fronts on to a park or public trail, such frontages must comply with the mixed block frontage standards set forth in subsection D of this section. The applicant is requesting to allow parking adjacent to the trail/park in-lieu of a building. A waiver from the required parkland dedication (Section 38.420.100.A.2) is requested because the proposed development provides recreational land on site.

UNRESOLVED ISSUES: None.

ALTERNATIVES:

1. Approve the application with the recommended conditions and report findings;
2. Approve the application with modifications to the recommended conditions and modifications to the report findings;
3. Deny the application based on the Commission’s findings of non-compliance with the applicable criteria contained within the staff report; or
4. Open and continue the review on the application with the concurrence of the applicant, with specific direction to staff or the applicant to supply additional information or to address specific items.

FISCAL EFFECTS: None.

Attachments:
[19230_StaffReport_CityCommissionShort.docx](#)

Report compiled on: May 5, 2021