

# Memorandum

**REPORT TO:** City Commission

**FROM:** Tom Rogers, Senior Planner  
Anna Bentley, Director of Community Development

**SUBJECT:** The Cloverleaf zone map amendment requesting amendment of the City Zoning Map for a city block bounded by East Cottonwood Street, Ida Avenue, East Peach Street, and Plum Avenue consisting of approximately 3.1995 acres and the accompanying adjacent right-of way from NEHMU (Northeast Historic Mixed Use) to B-2M (Community Business District Mixed).

**MEETING DATE:** November 1, 2022

**AGENDA ITEM TYPE:** Community Development - Legislative

**RECOMMENDATION:** 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 22218 and move to recommend approval of the Cloverleaf 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 owners, Bronken's Distributing, Box 188, Bozeman, MT 59771, and applicant Cloverleaf LLC, Box 161236, Big Sky, MT 59716 submitted an application to rezone a city block totaling 3.1995 acres from NEHMU (Northeast Historic Mixed Use) to B-2M (Community Business-Mixed). The property currently hosts variety of existing buildings primarily supporting Bronken's Distributing. No future development plans or indication of future development plans were submitted with the application.

The property is a central component of the NEHMU zoning district, see Section 2: Map Series. The intent of the northeast historic mixed-use district is to provide recognition of an area that has developed with a blend of uses not commonly seen under typical zoning requirements. The unique qualities and nature of the area are not found elsewhere in the city and should be preserved as a place offering additional opportunities for creative integration of land uses.

Both the NEHMU and B-2M districts are classified as commercial and mixed-use districts. The intent and purposes of the commercial zoning districts are

to establish areas within the city that are primarily commercial in character and to set forth certain minimum standards for development within those areas. The purpose in having more than one commercial district is to provide opportunities for a variety of employment and community service opportunities within the community, while providing predictability. There is a rebuttable presumption that the uses set forth for each district will be compatible with each other both within the individual districts and to adjoining zoning districts when the standards of this chapter are met and any applicable conditions of approval have been satisfied. Additional requirements for development apply within overlay districts.

The proposed change from NEHMU to B-2M in building form and permitted uses is considerable. Differentiating these districts creates a complex tapestry of divergent scale and use. Never-the-less, the primary differences relate to residential and commercial intensity. Please refer to Appendix C for a complete of permitted uses. NEHMU follows the R-2 zoning designation for permitted residential uses.

The property is within the Northeast Neighborhood Association boundary and the Neighborhood Conservation Overlay District. The southern edge of the property is bounded by East Peach Street. East Peach Street is a designated Collector street according to the Bozeman Area Transportation Plan, 2007 Update. All other streets are considered local streets.

During the development and adoption of the Bozeman Community Plan 2020 (BCP 2020) the underlying Future Land Use designation was modified from Industrial to Community Commercial Mixed Use. This action paved the way for subsequent zoning changes that differ from the prevailing historical uses of the area and indicate a shift in character over time. Both NEHMU and B-2M are implementing districts of the CCMU future land use designation.

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

**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:

[22218 Cloverleaf ZMA CC SR.pdf](#)

Report compiled on: October 21, 2022