

Memorandum

REPORT TO: City Commission

FROM: Zachary Moon, Associate Planner
Chris Saunders, Community Development Manager
Erin George, Director of Community Development

SUBJECT: Annexation and Zone Map Amendment Requesting Annexation and the Establishment of an Initial Zoning Designation of R-4 on 10 Acres Including the Adjacent Right of Way, the 5532 Fowler Lane Annexation, Application 24492

MEETING DATE: April 8, 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 24492 and move to recommend approval of the 5532 Fowler Lane 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 applicant and property owner seek to annex one parcel totaling approximately 10 acres and as well as the applicable right of way of Fowler Lane (approximately 0.385 acres) into the City limits and establish initial zoning of R-4, Residential High Density district. The property is currently zoned "Agriculture Suburban" (AS) within the county. The same AS County zoning is also to the south and west.

Nearby municipal zoning to the north is R-4, Residential High Density, and to the east is R-3 Residential Medium Density District.

The Future Land Use Map in the Bozeman Community Plan (BCP) 2020 designates the property as "Urban Neighborhood" which includes the R-4 district as an implementing zoning district. The property is bordered by Fowler Lane to the west (a Bozeman classified minor arterial street), and a park and portion of S 31st Ave to the east (a Bozeman classified local street). The proposed annexation would bring in additional right of way to build out

Fowler Lane to the City's collector standard adjacent to the subject property as would be required with future development.

There are currently three existing structures with associated septic systems on the parcel. To the north is a property with a plan entitlement and under active construction (Application 21-424, Buffalo Run) for residential use, to the south and west are agricultural properties which contain residential uses as well, and to the east are properties with established suburban density residential lots.

The Community Development Board held a public hearing regarding the Zone Map Amendment request portion of this application on 3/17/2025 wherein they made findings and recommended denial of the requested R-4 zone with a (3 for denial:2 for approval) vote.

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 the Commission's findings of non-compliance with the applicable criteria contained within the staff report; or
4. Open and continue the public hearing on the application, 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 Annexation or Zone Map Amendment.

Attachments:

[24492 5532 Fowler Ln Annx-ZMA CC SR.pdf](#)

Report compiled on: March 11, 2025