

Memorandum

REPORT TO: City Commission

FROM: Collin Mieras, Associate Planner
Chris Saunders, Community Development Manager
Erin George, Community Development Director

SUBJECT: Ordinance for the Final Adoption of a Zoning Designation of R-B, Residential Mixed-Use Low-Medium District, in Association of 9.979 Acres, the Hanson Lane Annexation, Located North of Durston Road, West of New Holland Drive, and East of Hanson Street, Application 25775

MEETING DATE: June 16, 2026

AGENDA ITEM TYPE: Community Development - Legislative

RECOMMENDATION: Final Adoption of the Ordinance.

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 Commission unanimously (4:0) approved Application 25775 on May 5, 2026, to annex 9.979 acres, subject to terms of annexation, and voted (3:1) to establish an initial zoning designation of R-B (Residential Mixed Use Low-Medium District).

A signed annexation agreement was received on May 26, 2026. The City Commission approved the Resolution of Annexation and provisionally adopted the Zone Map Amendment Ordinance on June 2, 2026.

The Hanson Lane property is undeveloped, consists of 9.979 acres and is generally located north of Durston Road, east of Hanson Street, and west of New Holland Drive. The property is part of a larger inholding of unincorporated land, with city limits immediately adjacent to the property on three sides: the south, east, and northwest. The property is currently zoned SRR, Semi-Rural Residential, within Gallatin County. The Future Land Use Map in the Bozeman Community Plan (BCP) 2025 designates the property as “Urban Neighborhood” which includes R-B as an implementing zoning district. Adjacent municipal zoning includes R-A to the east and south, and R-A and PLI to the northwest.

This application was deemed complete before the effective date of the update to Chapter 38, Unified Development Code. Therefore, review is being

completed under the prior documents and criteria. Any future development of the property will be completed under the current Unified Development Code at that time. The property owner does not have any current plans to develop the property after the completion of the annexation, zone map amendment, and subdivision exemption. Any possible future development will need to comply with the permitted uses and standards in the R-B zone district.

UNRESOLVED ISSUES: None.

ALTERNATIVES: As determined by the City Commission.

FISCAL EFFECTS: None.

Attachments:

[25775 Hanson Lane Zoning Ordinance 2026-____.pdf](#)
[Hanson Lane ZMA Map.pdf](#)

Report compiled on: June 3, 2026