

Memorandum

REPORT TO: Community Development Board

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

SUBJECT: Hanson Lane Annexation Zone Map Amendment, R-3 Residential Medium Density District (R-B Residential Mixed Use Low-Medium) Initial Zoning, Located North of Durston Road and East of Hanson Street, Application 25775.

MEETING DATE: April 20, 2026

AGENDA ITEM TYPE: Ordinance

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 25775 and move to recommend approval of the Hanson 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 existing parcel consisting of 9.979 acres into the City limits and establish an initial zoning of R-B, Residential Medium-Low Density District. The property is currently zoned SRR, Semi-Rural Residential, within Gallatin County. 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. In determining whether the criteria applicable to this application are met, Staff considers the entire body of plans and regulations for land development. Standards which prevent or mitigate possible negative impacts are incorporated in many locations in the municipal code but are principally in Chapter 38, Unified Development Code. References in the text

of the project report is to Articles, Divisions, or in the form xx.xxx.xxx are to the Bozeman Municipal Code.

Please note that this annexation is separate from the Fowler Housing Project, which is located on the adjacent property to the north/northeast and owned by the City. Following the City's acquisition of the Fowler and Annie Street rights-of-way, the remaining portion of the subject property will remain under private ownership for future use or sale.

The project report showing staff's analysis of the applicable criteria in state law is attached with this agenda item. Application materials are available in the Laserfiche [folder](#) [External Link]. Public comment on this agenda item is available through [Laserfiche](#) [External Link].

UNRESOLVED ISSUES: None.

ALTERNATIVES:

1. Recommend approval of the application with contingencies as presented;
2. Recommend denial of the application based on findings of non-compliance with the applicable criteria contained within the staff report; or
3. 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: None at this time.

Attachments:

[25775 Hanson Lane Annex_ZMA CDB.pdf](#)

Report compiled on: April 15, 2026