

Memorandum

REPORT TO: City Commission

FROM: Tom Rogers, Senior Planner
Chris Saunders, Community Development Manager
Erin George, Community Development Director

SUBJECT: An Ordinance, Final Adoption, Establishing a Zoning Designation of PLI, Public Lands and Institutions District, on 1.048 Acres for the Museum of the Rockies Property Addressed as 2221 South 3rd Avenue, Application 24714

MEETING DATE: November 18, 2025

AGENDA ITEM TYPE: Ordinance

RECOMMENDATION: Finally adopt 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 (5:0) approved Application 24714 on July 22, 2025, to annex 1.048 acres and establish an initial zoning designation of PLI, Public Lands and Institutions District, subject to terms of annexation and contingencies for zoning. Final documents and easements have been received.

The property is addressed at 2221 South 3rd Avenue. The applicants and property owner, Museum of the Rockies, seek to annex a 1.048-acre parcel into the City limits and establish initial zoning of PLI, Public Lands and Institutions. The property is currently zoned Public Lands and Institutions within the county and hosts a single-household structure with associated out buildings. Immediate vicinity municipal zoning includes R-1, Residential Single-Household Low Density, a recently annexed property directly to the south zoned R-3, Residential Medium-Density, and more diverse zoning designations within one third of a mile that includes R-2, B-P, B-1, R-3, and R-O. Even a small parcel of Agricultural Suburban unannexed property kitty corner across South 3rd to the east.

The Bozeman Community Plan 2020 designates this property as Public Institutions on the Future Land Use Map. The PLI district is an implementing district of this land use classification.

This Ordinance was provisionally adopted on Tuesday, October 21, 2025.

UNRESOLVED ISSUES: None

ALTERNATIVES: As determined by the Commission

FISCAL EFFECTS: No unusual fiscal effects have been identified. No presently budgeted funds will be changed by the Zone Map Amendment. Future development will incur costs and generate revenue according to standard City practices.

Attachments:

[24714 2221 S 3rd Ordinance 2025 - XX.pdf](#)

[002 - ZONE MAP AMENDMENT.pdf](#)

Report compiled on: September 29, 2025