

# Memorandum

**REPORT TO:** City Commission

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

**SUBJECT:** An Ordinance, Provisional Adoption, Establishing a Zoning Designation of R-4, Residential High-Density District, in Association with the Annexation of 10 Acres, the 5532 Fowler Lane Annexation, Application 24492

**MEETING DATE:** September 9, 2025

**AGENDA ITEM TYPE:** Ordinance

**RECOMMENDATION:** Provisionally adopt Ordinance 2025-XX

**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 approved Application 24492 on April 8, 2025, to annex 10 acres and establish an initial zoning designation of R-4, Residential High-Density District, subject to terms of annexation and contingencies for zoning. A signed annexation agreement was received on July 30, 2025.

The Commission voted (4:1) to approve the annexation, Commissioner Madgic dissenting. The Commission voted (4:1) to approve the associated initial zoning of R-4, Commissioner Madgic dissenting. The adoption of the Resolution annexing the property must be approved before the initial zoning can be established.

The property is located just north of Blackwood Road along Fowler Lane. The application received public comment. The applicants are requesting initial zoning of R-4.

The proposed annexation would bring in additional right of way to build out sections of Fowler Lane, and upon future development additional internal local street network.

The property has an existing residence with associated outbuildings. No city services exist on the parcel. Nearby municipal zoning includes R-4 along the northern property line and R-3 on the east property line. The remaining area is bordered by un-annexed property zoned A-S in the Gallatin County

Bozeman Area Zoning District. The subject property is within the urban planning and municipal service area for the City.

**UNRESOLVED ISSUES:** There are no issues with this Ordinance.

**ALTERNATIVES:** As determined by the Commission.

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

Attachments:

[24492 5532 Fowler Lane Ord.docx](#)

[5532 Fowler Lane ZMA MAP.pdf](#)

Report compiled on: August 26, 2025