

Memorandum

REPORT TO: City Commission

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

SUBJECT: Annexation and Zone Map Amendment Requesting Annexation and the Establishment of an Initial Zoning Designation of R-3 Residential Medium Density District (R-B Residential Mixed Use Low-Medium), for 9.979 Acres, the Hanson Lane Annexation, Located North of Durston Road and East of Hanson Street, Application 25775

MEETING DATE: May 5, 2026

AGENDA ITEM TYPE: Community Development - Legislative

RECOMMENDATION: **Recommended City Commission Annexation 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 25775 and move to approve the Hanson Lane Annexation subject to the terms of annexation and direct staff to prepare an annexation agreement.

Recommended City Commission Zoning Motion: Having reviewed and considered the staff report, application materials, public comment, recommendation of the Zoning Commission, and all information presented, I hereby adopt the findings presented in the staff report for application 25775 and move to approve the Hanson Lane Zone Map Amendment with contingencies of approval necessary to complete adoption of an implementing 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 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 Mixed Use-B) District. 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.

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.

Community Development Board (Zoning Commission) Summary
The Community Development Board acting in their capacity as the Zoning Commission held a public hearing on April 20, 2026. After receiving presentations from Staff and Applicant's representative, and comment from the public, the board discussed the appropriateness of the requested R-B zoning for the property, compliance with review criteria, and public comment. The Board voted unanimously (7:0) to recommend to the City Commission to approve the zoning.

Public comment was provided at the hearing. Fourteen (14) members of the public provided comment on the proposed zone map amendment. A recording of the deliberation can be viewed at the following link. The discussion starts at time stamp 39:21. The public comment starts at time stamp 1:22:20. [View CDB Meeting Recording \[External Link\]](#)

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. Approve the application with contingencies as presented;
2. Approve the application with modifications to the recommended zoning;
3. Deny the application based on findings of non-compliance with the applicable criteria contained within the staff report; or
4. 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 CC.pdf](#)

[ANNEXATION MAP.pdf](#)

[ZMA MAP.pdf](#)

Report compiled on: April 23, 2026