

# Memorandum

**REPORT TO:** City Commission

**FROM:** Elizabeth Cramblet, Associate Planner  
Chris Saunders, Community Development Manager  
Erin George, Deputy Director of Community Development  
Anna Bentley, Director of Community Development

**SUBJECT:** Ordinance 2150, Final Adoption of the 4840 Fowler Lane Zone Map Amendment Initially Establishing an R-4, Residential High Density District Zone to 20.515 Acres in Association with Annexation of the Same, Resolution 5533, the 4840 Fowler Lane Annexation, Application 22383.

**MEETING DATE:** October 17, 2023

**AGENDA ITEM TYPE:** Ordinance

**RECOMMENDATION:** Finally Adopt Ordinance 2150

**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 parcel totaling approximately 20.515 acres into the City limits and establish initial zoning of R-4, Residential High Density district. The property currently zoned "Agriculture Suburban" (AS) within the county. The same AS County zoning is also to the north, south and west. Nearby municipal zoning to the east and southeast is R-4, Residential High Density, R-5, Residential Mixed Use High Density, and R-3, Residential Medium Density district. The Future Land Use Map in the Bozeman Community Plan 2020 designates the property as "Urban Neighborhood" which includes the R-4 district as an implementing zoning district. The property is bordered by Fowler Lane to the west and Stucky Road to the north. There is an existing residential structure on the property.

The Commission held a public hearing on the request on [April 25, 2023](#) and acted to approve the application including the requested zoning designation. The applicant finalized all required contingencies of the zoning and associated terms of annexation for the related annexation. The associated zoning annexation Resolution 5494 accompanies this Ordinance.

**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 this Annexation or Zone Map Amendment. Future development will incur costs and generate revenue according to standard City practices.

Attachments:

[Ordinance 2150 4840 Fowler Ln Annexation ZMA.pdf](#)  
[4840 FOWLER ZMA MAP.pdf](#)

Report compiled on: September 20, 2023