

# Memorandum

**REPORT TO:** Community Development Board

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

**SUBJECT:** Zone Map Amendment Requesting Modifying the Zoning Map from PLI to R-3 on 1.37 Acres Plus the Adjacent Right of Way, the Vaquero Land Swap Zone Map Amendment, Application 25035

**MEETING DATE:** June 2, 2025

**AGENDA ITEM TYPE:** Community Development - Legislative

**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 25035 and move to recommend approval of the Vaquero Land Swap 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:** Application to rezone a property totaling 1.37 acres, plus adjacent right-of-way, from PLI to R-3 to accommodate proposed development. The subject property is adjacent to the Gallatin County Regional Park. The area was originally annexed in 2001 as the Baxter Meadows Annexation by Resolution No. 3487.

The property owner performed a land swap with the County through the Gallatin County Commission to acquire additional land to accommodate their development proposal. The land swap did not go through city review as the city was not an affected landowner. However, the city did review and preliminarily review the subdivision plat for the property. The area of the land swap is zoned PLI and does not allow residential development as a permitted use. Therefore, the property owner seeks to re-zone this area to allow the development to commence.

As noted in the application narrative, the subject property has undergone preliminary plat review, see the Park View Crossings Application No. 21158. The application proposed the subdivision of 7 acres of land into 44 residential lots consisting of: 9 fourplex townhouse lots. 2 triplex townhouse

lots, and 1 duplex townhouse lot, plus 2 open space (mid-block crossing) lots, 1 common area drainage lot, and streets and rights-of-way (ROW). The Applicant would provide a shared-use pathway along its Vaquero Parkway frontage within the ROW as partial fulfillment of its parkland contribution. Final plat approval has not been granted.

The property is not within the NCOD, a historic district, or a city recognized neighborhood. The underlying Future Land Use designation is Urban Residential. The R-3 zoning is an implementing district for this classification. [Application materials](#) [external link] are available through the city's website.

**UNRESOLVED ISSUES:** There are no identified conflicts on this application.

**ALTERNATIVES:**

1. Recommend to approve the application with contingencies as presented;
2. Recommend to approve the application with modifications to the recommended zoning;
3. Recommend to 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:** No unusual fiscal effects have been identified. No presently budgeted funds will be changed by this Zone Map Amendment.

Attachments:

[25035 Vaquero Land Swap ZMA CDB SR.pdf](#)

Report compiled on: May 21, 2025