

Memorandum

REPORT TO: City Commission

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

SUBJECT: Ordinance, Provisional Adoption, Establishing Zoning Designations of R-5 (RD), Residential High Density Mixed District, and R-3 (RB), Residential Medium-Density District, in Association with the Annexation of 163.9 Acres, the 5211 Baxter Lane Annexation, Generally Located at the Northwest Corner of Baxter Lane and Harper Pucket Road, Application 24570

MEETING DATE: August 4, 2026

AGENDA ITEM TYPE: Ordinance

RECOMMENDATION: Provisionally 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 approved Application 24570 on July 8, 2025, to annex 163.9 acres and establish initial zoning designations of R-3 (RB), Residential Medium Density, on 103.5 acres and R-5 (RD), Residential High Density Mixed, on 60.47 acres, subject to terms of annexation and contingencies for zoning. Final documents and easements have been received.

The property is addressed at 5211 Baxter Lane and generally located on the northwest corner of Baxter Lane and Harper Pucket Road.

Final documents and easements were received by the Applicant. A signed annexation agreement was received on June 16, 2026, and signed easements on July 17.

The Commission voted (4:1) to approve the annexation, Commissioner Madgic dissenting. The Commission voted (4:1) to approve the zone map amendment for the property, Commissioner Madgic dissenting.

The proposed annexation would bring in additional right of way to build sections of Harper Pucket Road, Baxter Lane, Cattail Street, and Laurel Parkway, and upon future development additional internal local street network.

The property is currently vacant with no existing development or city services on the parcel. Nearby municipal zoning includes REMU, R-5, R-4, and R-1. The remaining area is bordered by un-annexed property zoned A-S in the Gallatin County Bozeman Area Zoning District. The subject properties are within the urban planning and municipal service area for the City.

UNRESOLVED ISSUES: There are no unresolved issues with this application.

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:

[24570 5211 Baxter Annex Ord.pdf](#)
[002 - ZMA Map.pdf](#)

Report compiled on: July 21, 2026