

Memorandum

REPORT TO: City Commission

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

SUBJECT: Annexation and Zone Map Amendment Requesting Annexation and the Establishment of an Initial Zoning Designation of R-3 and R-5 on 163.98 Acres, the 5211 Baxter Lane Annexation, Application 24570

MEETING DATE: July 8, 2025

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 24570 and move to approve the 5211 Baxter 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 24570 and move to approve the 5211 Baxter 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: Background
The applicant and property owners seek to annex two parcels totaling 163.98 acres plus adjacent rights-of-way into the City limits and establish two initial zoning districts of R-5, Residential High Density Mixed District, and R-3, Residential Medium-Density District. The property is currently zoned "Agriculture Suburban" (A-S) within the County administered Gallatin County Bozeman Area Zoning District (the Donut).

The property is located at the northwest edge of the existing City boundary. The City's planning area extends an additional mile to the west. The

property is bounded by Cottonwood Road to the east, which is a designated Major Arterial, Baxter Lane on the south, a Minor Arterial, Cattail Street to the north, a Collector, and a future extension of Laurel Parkway to the west which is a designated Collector.

Adjacent developments include the existing neighborhood of Baxter Meadows West to the east and the under-construction Northwest Crossing subdivision to the south. Agriculturally used land abuts the property to the north, west, and a portion of the east. The Four Corner Zoning District is also to the west and designates that area as RR/A (Rural Residential & Agriculture).

The process of annexation and establishment of initial zoning does not grant development rights. Development rights are granted after further review and possible approval of a plan including processes of subdivision, site plan review, and sketch plans. These review processes require detailed data on all environmental considerations on the land. These include watercourse, agricultural water user facilities, habitat, wetlands, and more. The annexation process broadly identifies these considerations to ensure future development is informed that additional review and data is required.

The Future Land Use Map in the Bozeman Community Plan (BCP) 2020 designates the property as "Urban Neighborhood" which includes both the R-5 and R-3 districts as implementing zoning districts. Nearby municipal zoning includes R-1 and R4 to the east and REMU to the south. The subject property is within the urban planning and municipal service area for the City.

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

Application materials are available through the City's website. [[External Link](#)].

Community Development Board (Zoning Commission) Summary

The Community Development Board acting in their capacity as the Zoning Commission held a public hearing on June 16, 2025.

Public comment was heard at the meeting. Comments addressed environmental impacts, traffic, and delivery of city services, among others.

Board discussion focused on a variety of concerns including location of commercial activity, that the significant transportation corridors will create barriers to pedestrian movement, construction of utilities and their timing, the property falls in two drainage basins, and a perception that this annexation is not an incremental expansion of the city.

In conclusion the Commission voted (3:3) to recommend approval of the

required zoning designations. The motion failed.

A full recording of the deliberations can be viewed at the following link.
[[External Link](#)]

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

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: No unusual fiscal effects have been identified. No presently budgeted funds will be changed by this Annexation or Zone Map Amendment.

Attachments:

[24570 5211 Baxter Annex_ZMA CC.pdf](#)

Report compiled on: June 18, 2025