

# Memorandum

**REPORT TO:** City Commission

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

**SUBJECT:** Provisional Adoption of a 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 17, 2025

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

**RECOMMENDATION:** **Consider the 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 25035 and move to provisionally adopt the Vaquero Land Swap Zone Map Amendment 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:** Application to rezone a portion of a private property totaling 1.37 acres, plus adjacent right-of-way, from PLI to R-3 to accommodate proposed residential 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 rezone 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. A public street will also be constructed that provides frontage, visual access, and public parking next to the Regional Park. 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. The Community Development Board held a public hearing on June 2, 2025 to consider the request. Public comment was provided at the hearing. No written comment was provided. After consideration of the public comment, application materials, and staff report, the Board voted (6:0) to recommend approval of the zone map amendment to the City Commission. A full recording of the agenda item can be viewed here [[External Web Link](#)].

Ordinance text. In the legal description, section 2 - Said portion contains 1.37 acres (59,514 square feet), more or less; plus the adjacent right of way for Vaquero Parkway.

**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 CC SR final.pdf](#)

[25035 Vaquero Land Swap Ord.pdf](#)

Report compiled on: June 3, 2025