

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-1 on 0.903 Acres, the 1727 Kenyon Drive Annexation, Application 25051

MEETING DATE: August 12, 2025

AGENDA ITEM TYPE: Community Development - Legislative

RECOMMENDATION: **Recommended 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 25051 and move to approve the Kenyon Drive Annexation with recommended terms of annexation, and direct staff to prepare an annexation agreement for signature by the parties.

Recommended 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 25051 and move to approve the Kenyon Drive 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: The applicant, Constructive Solutions, and property owner, Mr. Stanley, seek to annex a portion of an existing parcel into the City limits and establish initial zoning of R-1, Low Density Residential, for the purpose of constructing an additional dwelling unit on the newly annexed part of the property.

The property is currently zoned R-S, Residential Suburban, in the Gallatin County Bozeman Area Zoning district. There are no structures on the property to be annexed. Annexed property adjacent are zoned R-1 and other un-annexed properties are also zoned R-S in the County, including a portion of the Burk Park (Peets Hill).

The Bozeman Community Plan 2020 (BCP2020) designates this and the surrounding property as Urban Residential on the Future Land Use Map. The R-1 district is an implementing district of this land use classification.

This application was originally scheduled for August 4, 2025, before the Community Development Board. Due to quorum issues the meeting was cancelled and a special meeting was convened on Monday, August 11, 2025, one day before the Commission hearing. The original separation between the Community Development board and City Commission was shorter than normal because of Commission agendas and staff availability. Therefore, no summary of the Community Development Board discussion or video link is available for this agenda item. A summary will be provided at the Commission hearing.

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:

[25051 1727 Kenyon Drive ANNEX - ZMA CC SR.pdf](#)

Report compiled on: July 31, 2025