BOZEMAN MT

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-4 on 0.44 Acres Including the Adjacent Right of Way, the 1519 Alder Court Lane Annexation, Application 24428

MEETING DATE: March 25, 2025

AGENDA ITEM TYPE: Community Development - Legislative

RECOMMENDATION: **Consider the 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 24428 and move to approve the 1519 Alder Court Annexation subject to the terms of annexation and direct staff to prepare an annexation agreement.*

Consider the 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 24428 and move to approve the 1519 Alder Court 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: The property owners seek to annex a single parcel totaling 0.3 acres plus adjacent rights-of-way into the City limits and establish an initial zoning of R-4, Residential High-Density District. The property is currently zoned "Residential Suburban" (RS) within the County administered Gallatin County Bozeman Area Zoning District (the Donut).

The Beatty's Subdivision was subdivided in 1956. Little change has occurred since the construction of the homes on these lots with the exception of the Lincoln Properties (now called the Bridgeview Condominiums) apartment buildings to the north and east of the subject property. The Bridgeview Condominiums is a 42-unit residential development in three buildings.

Adjacent city zoning includes R-4, R-2, and R-S districts. The properties to the south and east have not been annexed and are zoned R-S, Residential Suburban in the Gallatin County/Bozeman Area Zoning District.

The Future Land Use Map in the Bozeman Community Plan (BCP) 2020 designates the property as "Urban Neighborhood" which includes the R-4 district as an implementing zoning district. The subject properties are 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 Alder Court Lane.

The proposed annexation would bring in additional right of way to build out sections of Alder Court Lane upon future development.

Community Development Board (Zoning Commission) Summary:

The Community Development Board acting in their capacity as the Zoning Commission held a public hearing on March 3, 2025. After hearing the staff summary, applicant presentation, and offering an opportunity for public comment, no public comment was provided, moved to recommend approval of the requested R-4 zoning by voting 6:1 to recommend the City Commission approve the requested zoning.

No public comment has been received on this application. A recording of the Community Development Board discussion can be reviewed at the following web link.

External Web 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:
24428 Alder Court Annx-ZMA CC.pdf

Report compiled on: March 12, 2025