

# Memorandum

**REPORT TO:** City Commission

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

**SUBJECT:** Ordinance, Final Adoption, Establishing a Zoning Designation of R-4, Residential High-Density District, in Association with the Annexation of 0.44 Acres, the 1519 Alder Court Lane, Application 24428

**MEETING DATE:** April 14, 2026

**AGENDA ITEM TYPE:** Ordinance

**RECOMMENDATION:** Finally 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 unanimously (5:0) approved, both the annexation and establishment of zoning motions, Application 24428 on March 25, 2025, to annex 0.44 acres and establish initial zoning designations of R-4, Residential High-Density District subject to terms of annexation and contingencies for zoning. Final documents and easements have been received.

The property is a part of the Beatty's Subdivision and addressed at 1519 Alder Court Lane and generally located south of West Lincoln Street. The Beatty's Subdivision was subdivided in 1956. Little change has occurred since the construction of the homes on these lots apart from 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 Commission provisionally adopted the Ordinance on January 13, 2026.

**UNRESOLVED ISSUES:** None

**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:

[24428 1519 Alder Court Ord.pdf](#)

[001.1-ZMA-1-Zoning Map Exhibit.pdf](#)

Report compiled on: March 31, 2026