

Memorandum

REPORT TO: City Commission

FROM: Collin Mieras, Associate Planner
Chris Saunders, Community Development Manager
Erin George, Community Development Director

SUBJECT: Ordinance for the Provisional Adoption of a Zoning Designation of R-B, Residential Mixed-Use Low-Medium District, in Association with the Annexation of 9.979 Acres, the Hanson Lane Annexation, Application 25775

MEETING DATE: June 2, 2026

AGENDA ITEM TYPE: Ordinance

RECOMMENDATION: Provisionally 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 (4:0) approved Application 25775 on May 5, 2026, to annex 9.979 acres, subject to terms of annexation, and voted (3:1) to establish an initial zoning designation of R-B (Residential Mixed Use Low-Medium District). The landowner has agreed to the terms of the annexation agreement as identified in the staff report from the May 5, 2026 City Commission meeting. A signed annexation agreement was received on May 26, 2026.

The Hanson Lane property is undeveloped, consists of 9.979 acres and is generally located north of Durston Road, east of Hanson Street, and west of New Holland Drive. The property is part of a larger inholding of unincorporated land, with city limits immediately adjacent to the property on three sides: the south, east, and northwest. The property is currently zoned SRR, Semi-Rural Residential, within Gallatin County.

The Future Land Use Map in the Bozeman Community Plan (BCP) 2025 designates the property as “Urban Neighborhood” which includes R-B as an implementing zoning district. Adjacent municipal zoning includes R-A to the east and south, and R-A and PLI to the northwest.

This application was deemed complete before the effective date of the update to Chapter 38, Unified Development Code. Therefore, review is being completed under the prior documents and criteria. Any future development

of the property will be completed under the current Unified Development Code at that time.

The property owner does not have any current plans to develop the property after the completion of the annexation, zone map amendment, and subdivision exemption. Any possible future development will need to comply with the permitted uses and standards in the R-B zone district.

UNRESOLVED ISSUES: None.

ALTERNATIVES: As Determined by the Commission.

FISCAL EFFECTS: None at this time.

Attachments:

[25775 Hanson Lane Zoning Ordinance 2026-____.pdf](#)
[Hanson Lane Annexation Zoning Map.pdf](#)

Report compiled on: May 18, 2026