

# Memorandum

**REPORT TO:** City Commission

**FROM:** Elizabeth Cramblet, Associate Planner  
Chris Saunders, Community Development Manager  
Erin George, Deputy Director of Community Development  
Anna Bentley, Director of Community Development

**SUBJECT:** Resolution 5533, Annexation of 20.515 Acres, the 4840 Fowler Lane Annexation , Application 22383.

**MEETING DATE:** October 17, 2023

**AGENDA ITEM TYPE:** Resolution

**RECOMMENDATION:** Adopt Resolution 5533.

**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 and property owner seek to annex one parcel totaling approximately 20.515 acres into the City limits and establish initial zoning of R-4 (Residential High Density) district. The property is currently zoned "Agriculture Suburban" (AS) within the county. The same AS County zoning is also to the north, south and west. Nearby municipal zoning to the east and southeast is R-4, Residential High Density, R-5, Residential Mixed Use High Density, and R-3, Residential Medium Density district. The Future Land Use Map is the Bozeman Community Plan (BCP) 2020 designates the property as "Urban Neighborhood" which includes the R-4 district as an implementing zoning district. The property is bordered by Fowler Lane to the west (a Bozeman classified minor arterial street), and Stucky Road to the north (a Bozeman classified collector street) is nearby. There is an existing residential structure on the property.

The Commission held a public hearing on the request on April 25, 2023 and acted to approve the application. The applicant finalized all required terms of annexation including easements and signed the annexation agreement. The associated zoning Ordinance 2150 accompanies this Resolution of annexation.

**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:

[Resolution 5533 4840 Fowler Lane Annexation.pdf](#)

[4840 FOWLER ANNEXATION MAP.pdf](#)

[FINAL Annexation Agreement 22383 \(4840 Fowler Ln\).pdf](#)

Report compiled on: September 20, 2023