

Memorandum

REPORT TO: City Commission

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

SUBJECT: Ordinance, Provisional Adoption, Establishing a Zoning Designation of R-1, Residential Low-Density District, in Association with the Annexation of 0.903 Acres, the 1727 Kenyon Drive, Application 25051

MEETING DATE: January 13, 2026

AGENDA ITEM TYPE: Ordinance

RECOMMENDATION: Provisionally adopt Ordinance 2026 - ____.

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 Application 25051 on August 13, 2025, to annex 0.903 acres and establish an initial zoning designation of R-1, Residential Low-Density District, subject to terms of annexation and contingencies for zoning. Final documents and easements have been received. A signed annexation agreement was received on December 18, 2025.

The property is addressed at 1727 Kenyon Drive. The property owner owns two adjacent parcels, one being in city limits and the other, the subject of the annexation, was not. The property not within city limits is undeveloped.

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 Neighborhood on the Future Land Use Map. The R-1 district is an implementing district of this land use classification.

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:

[25051 1727 Kenyon Drive Ordinance 2026-_____.pdf](#)
[004 - A804 - PROPOSED ZONING MAP.pdf](#)

Report compiled on: December 22, 2025