

# Memorandum

**REPORT TO:** City Commission

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

**SUBJECT:** Ordinance 2171, Final Adoption, Establishing a Zoning Designation of REMU, Residential Emphasis Mixed-Use District, in Association with the Annexation of 2.705 Acres, the 2320 West Babcock Annexation, Application 24106

**MEETING DATE:** December 10, 2024

**AGENDA ITEM TYPE:** Ordinance

**RECOMMENDATION:** Finally adopt Ordinance 2171

**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 approved Application 24106 on July 16, 2024, to annex 2.705 acres and establish an initial zoning designation of REMU, Residential Emphasis Mixed-Use District subject to terms of annexation and contingencies for zoning. Final documents and easements were received by the Applicant on October 2, 2024. A signed annexation agreement was received on October 2, 2024, with final Engineering approval on October 24, 2024.

The Commission unanimously to approve the annexation. The Commission unanimously approved the zone map amendment for the property.

The property is addressed at 2320 West Babcock. The property hosts a single residential structure and accessory structures. The zoning regulations would only allow a two-household dwelling and home occupations on the site. No commercial or more than two-household dwelling is permitted. The property is bisected by the West Fork of Catron Creek which also serves as a conveyance facility for Farmers Canal and Middle Creek Ditch Company.

The proposed annexation would bring in additional right of way to build out sections of West Babcock Street.

The Future Land Use Map in the Bozeman Community Plan (BCP) 2020 designates the property as “Urban Neighborhood” which includes both the

REMU district as implementing zoning districts. Nearby municipal zoning includes R-3, R-O, and B-2. The subject properties are within the urban planning and municipal service area for the City.

The Commission provisionally adopt Ordinance No. 2171 on November 26, 2024.

**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:

[24106 2320 W Babcock Ordinance 2171.pdf](#)

[2 - 2320 West Babcock Street - ZMA Map.pdf](#)

[1 - 2320 West Babcock Street - Annexation Map.pdf](#)

Report compiled on: November 27, 2024