

GRANT CREEK

City of Missoula

Location Description:

Broadway (Hwy. 10) to include the Canyon Creek area along Expressway, and north from W. Broadway (Hwy. 10) up the Grant Creek Drainage.

Size: 1,174.7 acres

Date of Creation: 1996

City Council Ward/Representatives:

Ward 2; Pam Walzer and Cynthia Wolken

Population*:

2000 – 1,076

2010 – 1,461

Housing*:

2000 – 403 units

2010 – 717 units

Zoning Districts: 1,175.9 acres

- » Residential – 731.0 acres (62.2%)
- » Commercial – 7.9 acres (7.9%)
- » Industrial – 308.6 acres (26.2%)
- » Open Space/Public – 17.6 acres (1.4%)
- » Unzoned – 23.5 acres (1.9%)
- » Missoula County – 1.2 acres (0.1%)

Land Use Designations:

- ◆ Residential – 2 Dwelling Units per Acre
- ◆ Residential – 6 Dwelling Units per Acre
- ◆ Residential – 16 Dwelling Units per Acre
- ◆ Residential – 10 Dwelling Units per Acre
- ◆ Mixed Uses: Commercial & Residential
- ◆ Highway/Heavy Commercial
- ◆ Heavy Industrial
- ◆ Light Industrial
- ◆ APD-Light Industrial and Commercial
- ◆ Parks and Open Space
- ◆ Public / Quasi-public Lands & Facilities

Parks and Open Spaces: 116.36 acres

- Grant Creek Village Common Area - 1.12 acres
- Grantland Common Area - 2.86 acres
- Lime Springs Common Area
- Prospect Common Area - 94.48 acres

- North Reserve Business Park Common Area - 0.29 acre

Miles of Trails: 0.61

Miles of Roads: 13.6

Neighborhood Development (2008-2010):

Larson Addition – 4 lots, 4 Dwelling Units—2008
Staybridge – 3 lots – 2008
Missoula Hilton – 2 lots – 2008

Single Family Residence - 1

All Minor Subdivisions - 4

Store/Customer Services - 2

Office/Bank Professional - 1

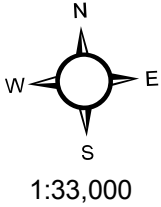
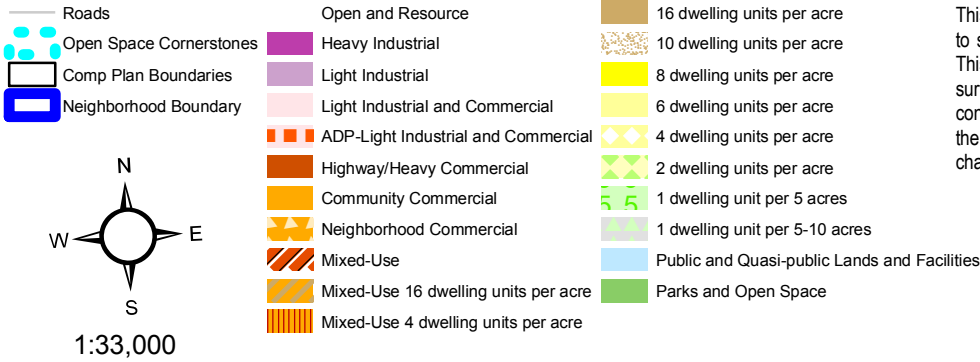
Commercial Other - 2

Neighborhood Guidance Documents:

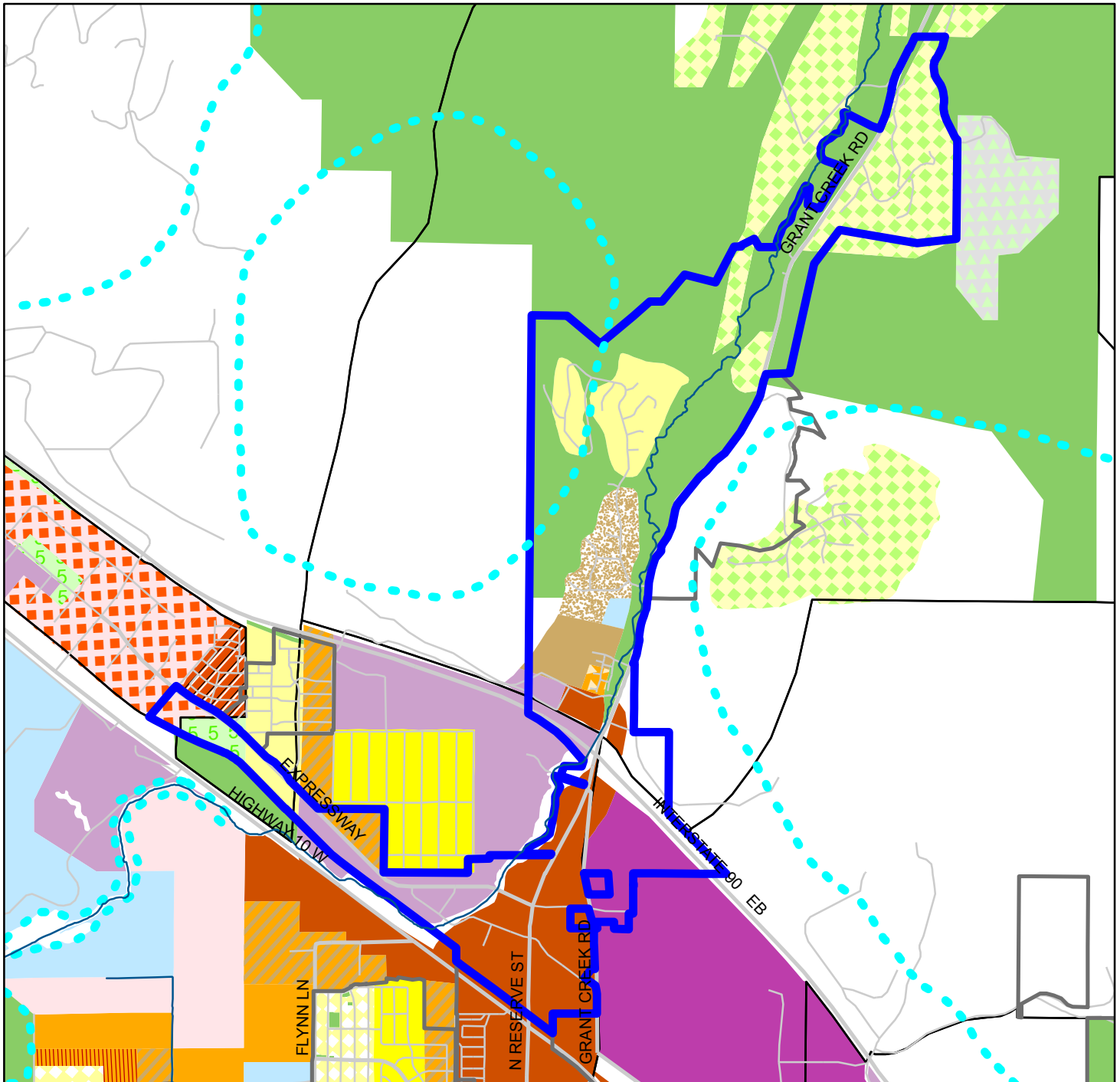
Grant Creek Area Plan – 1980
Airport Development Plan – 1995
Wye-Mullan Area Plan - 2005

Grant Creek

Land Use Designation

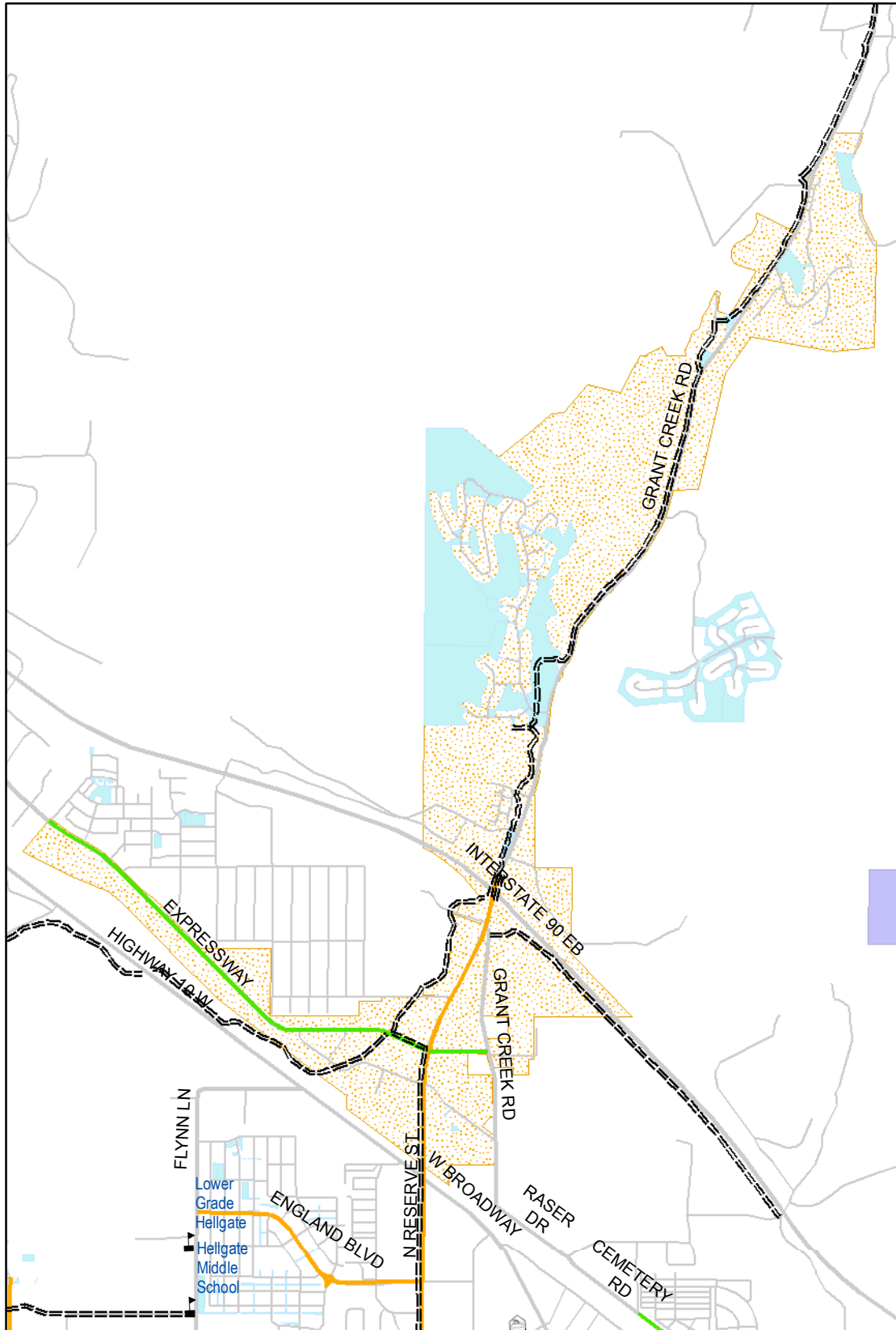


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Public Facilities



Legend

Commuter Network

- Bike Lane
- Bike Route
- 2010 New Bike Lane
- 2011 New Bike Lane
- 2011 Sharrows
- Trails

Parks & Open Spaces

- Community Park
- Neighborhood Park
- Pocket Park
- Regional Park
- Conservation Land
- Common Area
- Playground
- Baseball Diamond
- Field
- Golf Course

Schools

- Schools

Fire Stations

- Fire Stations

Basketball

- Basketball

Horseshoes

- Horseshoes

Tennis

- Tennis

Volleyball

- Volleyball

Shelter

- Shelter

Spray Deck

- Spray Deck

Restroom

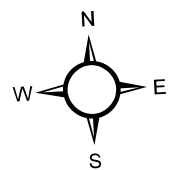
- Restroom

Roads

- Roads

Neighborhood Boundaries

- Grant Creek










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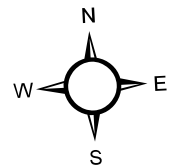
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Transportation

Legend

-  Roads
-  Sidewalks
-  Mountain Line Routes
-  Traffic Lights
- Traffic Calming**
-  Traffic Circle
-  Roundabout
-  Grant Creek



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