

LOWER RATTLESNAKE

City of Missoula

Location Description:

Extends from Waterworks Hill east to Mt. Jumbo and from Lolo St. south to I-90.

Size: 1,333.2 acres

Date of Creation: 1996

City Council Ward/Representatives:

Ward 1; Dave Strohmeier and Jason Weiner

Population*:

2000 – 1,813

2010 – 1,836

Housing*:

2000 – 864 units

2010 – 915 units

Zoning Districts: 1,333.7 acres

- » Residential – 488.5 acres (36.6%)
- » Open Space/Public – 824.6 acres (61.8%)
- » Unzoned – 20.2 acres (1.5%)
- » Missoula County – 0.5 acres (0.3%)

Land Use Designations:

- ◆ Residential – 1 Dwelling Unit per 5-10 Acres
- ◆ Residential – 4 Dwelling Units per Acre
- ◆ Residential – 6 Dwelling Units per Acre
- ◆ Residential – 6-8 Dwelling Units per Acre
- ◆ Community Commercial
- ◆ Parks and Open Space
- ◆ Public / Quasi-public Lands & Facilities

Parks and Open Spaces: 1,680.268 acres

- Greenough Park - 42.598 acres
- Gregory Park - 1.789 acres
- Bugbee Nature Preserve - 8.514 acres
- Mount Jumbo Open Space - 1,594 acres
- North Hills Open Space - 28.199 acres
- Alvina Common Area - 0.536 acres
- Rattlesnake Hills Estates Common Area - 4.65 acres

Miles of Trails: 8.03

Miles of Roads: 11.7

Sidewalk and Street Improvements (2011)

- Lolo Street (Bridge to Duncan/Greenough) - curbs, gutters, sidewalks
- Van Buren (Vine to Missoula) - pavement
- Briar (Harrison to end) - pavement

Schools: International School (Grade)

Historic Resources:

Rattlesnake Historic District, Lincoln School

Neighborhood Development (2008-2010):

Single Family Residence - 5

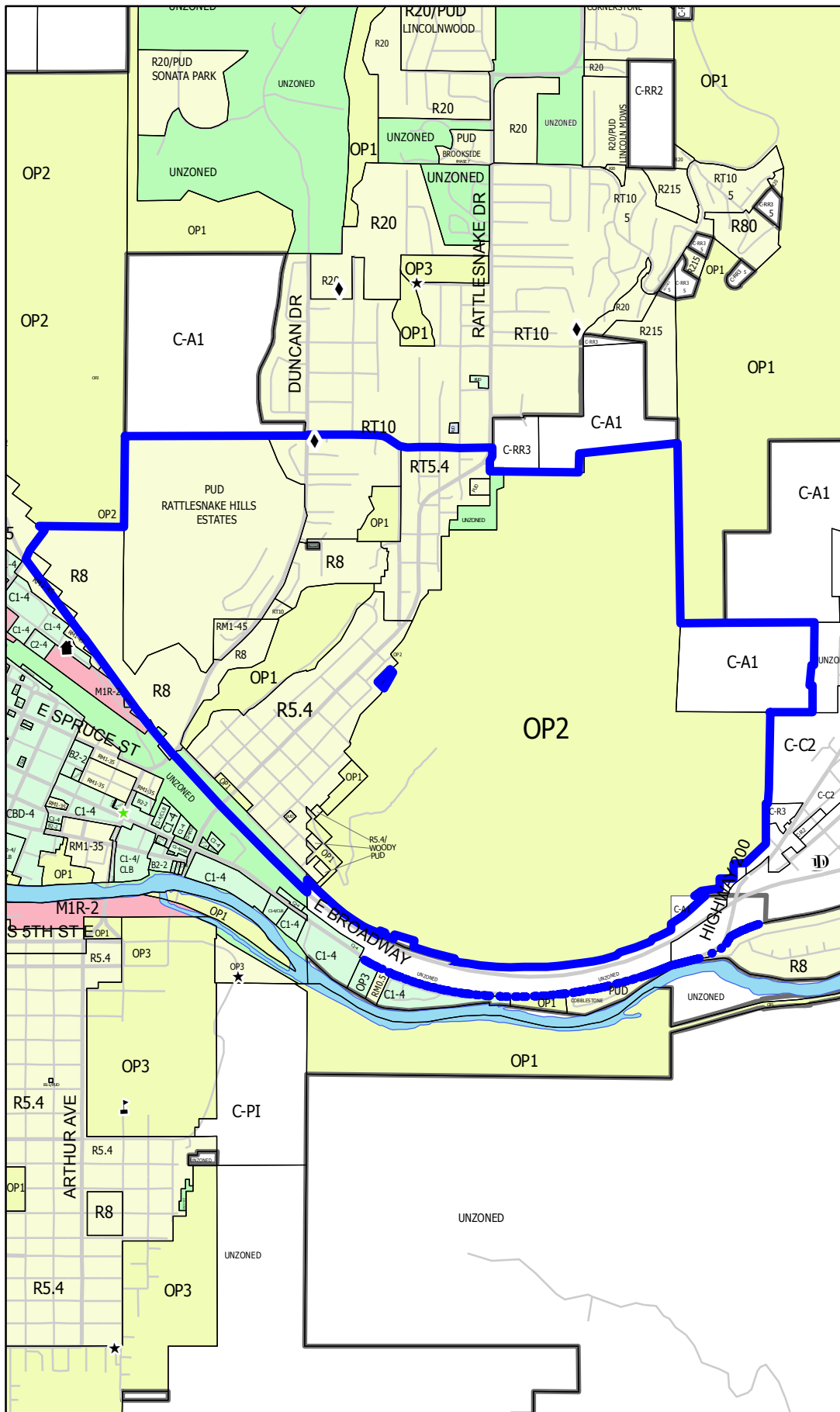
All Minor Subdivisions - 1

Neighborhood Guidance Document:

Rattlesnake Valley Comprehensive Plan - 1995

Lower Rattlesnake

Zoning and Development



City Zoning Districts

- Commercial
- Industrial
- Open Space
- PUD
- Residential
- Special Zoning Dist.
- Unzoned

Subdivisions 2008-2010

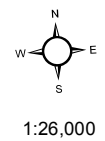
- Major Subdivisions
- Minor Subdivisions

Building Permits 2008-2010

- Duplex
- Multi dwelling 3-4 units
- Multi dwelling 5+ units
- Store/customer svcs
- Office/bank prof.
- Commercial other
- Social/recreational
- School/education
- Hospital or Inst

Lower Rattlesnake

City Limits

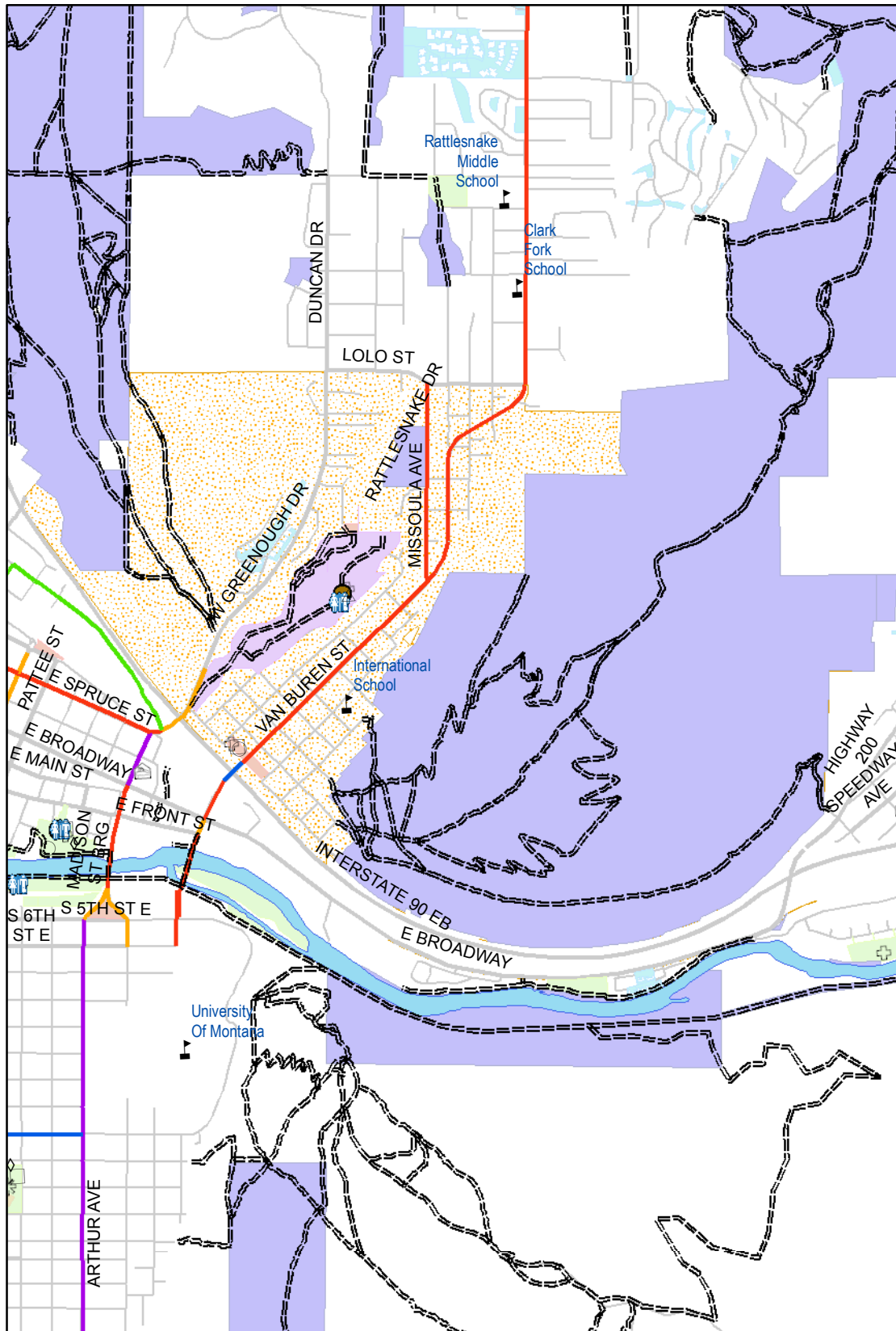


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For detailed zoning designation descriptions see County Zoning Resolution 76-113 and City Zoning Ordinance Title 20 available at Office of Planning and Grants (OPG). Special Districts standards can also be found at OPG. City overlay zones CG, EC, CLB, and CLB-I approved under Title 19 prior to November 4, 2009 are shown on zoning maps.

Lower Rattlesnake

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

Recreation

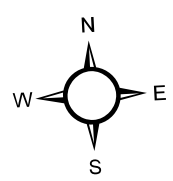
- Fire Stations
- Basketball
- Horseshoes
- Tennis
- Volleyball
- Shelter
- Spray Deck
- Restroom

Roads

- Roads

Neighborhood Boundaries

- Lower Rattlesnake









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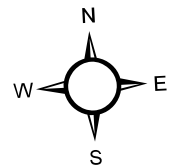
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Lower Rattlesnake

Transportation

Legend

-  Roads
-  Sidewalks
-  Mountain Line Routes
-  Traffic Lights
- Traffic Calming**
-  Traffic Circle
-  Roundabout
-  Lower Rattlesnake



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