

MOOSE CAN GULLY

City of Missoula

Location Description:

Runs out of Moose Canyon below Mt. Dean Stone and ends at Garland Park on 23rd Avenue.

Size: 804.2 acres

Date of Creation: 1996

City Council Ward/Representatives:

Ward 4 - Lyn Hellegaard and Jon Wilkins
Ward 5 - Dick Haines and Renee Mitchell

Population*:

2000 – 4,624
2010 – 4,377

Housing*:

2000 – 1,639 units
2010 – 1,722 units

Zoning Districts: 804.2 acres

- » Residential – 759.1 acres (94.4%)
- » Industrial – 14.2 acres (1.7%)
- » Open Space/Public – 20.5 acres (2.5%)
- » Unzoned – 10.4 acres (1.3%)

Land Use Designations:

- ◆ Residential – 1 Dwelling Unit per Acre
- ◆ Residential – 2 Dwelling Units per Acre
- ◆ Residential – 4 Dwelling Units per Acre
- ◆ Residential – 6 Dwelling Units per Acre
- ◆ Existing Parks
- ◆ Parks and Open Space

Parks and Open Spaces: 98.5 acres

- Floral Park - 2.4 acres
- Garland Park - 0.9 acres
- Skyview Park - 3.9 acres
- Black Thorn Conservation Lands - 0.1 acre
- High Conservation Lands - 10.8 acres
- Hillview Heights Conservation Lands - 1.4 acres
- Meadowlark Acres Conservation Lands - 7.7 acres
- Peery Conservation Lands - 3.0 acres
- Woodbine Conservation Lands - 2.2 acres
- Amber Ridge Common Area - 0.2 acres

- Big Sky Addition Common Area - 0.1 acre
- The Cedars Common Area - 1.0 acres
- Clearview Village Common Area - 2.6 acres
- Elk Hills Common Area - 4.9 acres
- Grand View Common Area - 2.8 acres
- Hamlet Court Common Area - 2.4 acres
- Hillview Heights - 1.4 acres
- Hillview Heights Common Area - 11.7 acres
- Lolo View Common Area - 4.4 acres
- Meadowlark Gables Common Area - 0.4 acre
- Moose Can Gully Common Area - 15.9 acres
- Rawlings Addition Common Area - 0.3 acre
- Ravenwood Hills Common Area - 3.3 acres
- The Ridge Common Area - 13.1 acres
- Riverpines Common Area - 0.6 acres
- Willow Ridge Common Area - 1.0 acre

Miles of Trails: 1.79

Miles of Roads: 15.3

Schools: Chief Charlo (K-5)

Neighborhood Development (2008-2010):

Single Family Residence - 1
All Minor Subdivisions - 1

Neighborhood Guidance Document:

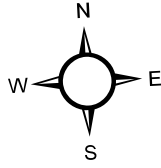
South Hills Plan

Moose Can Gully

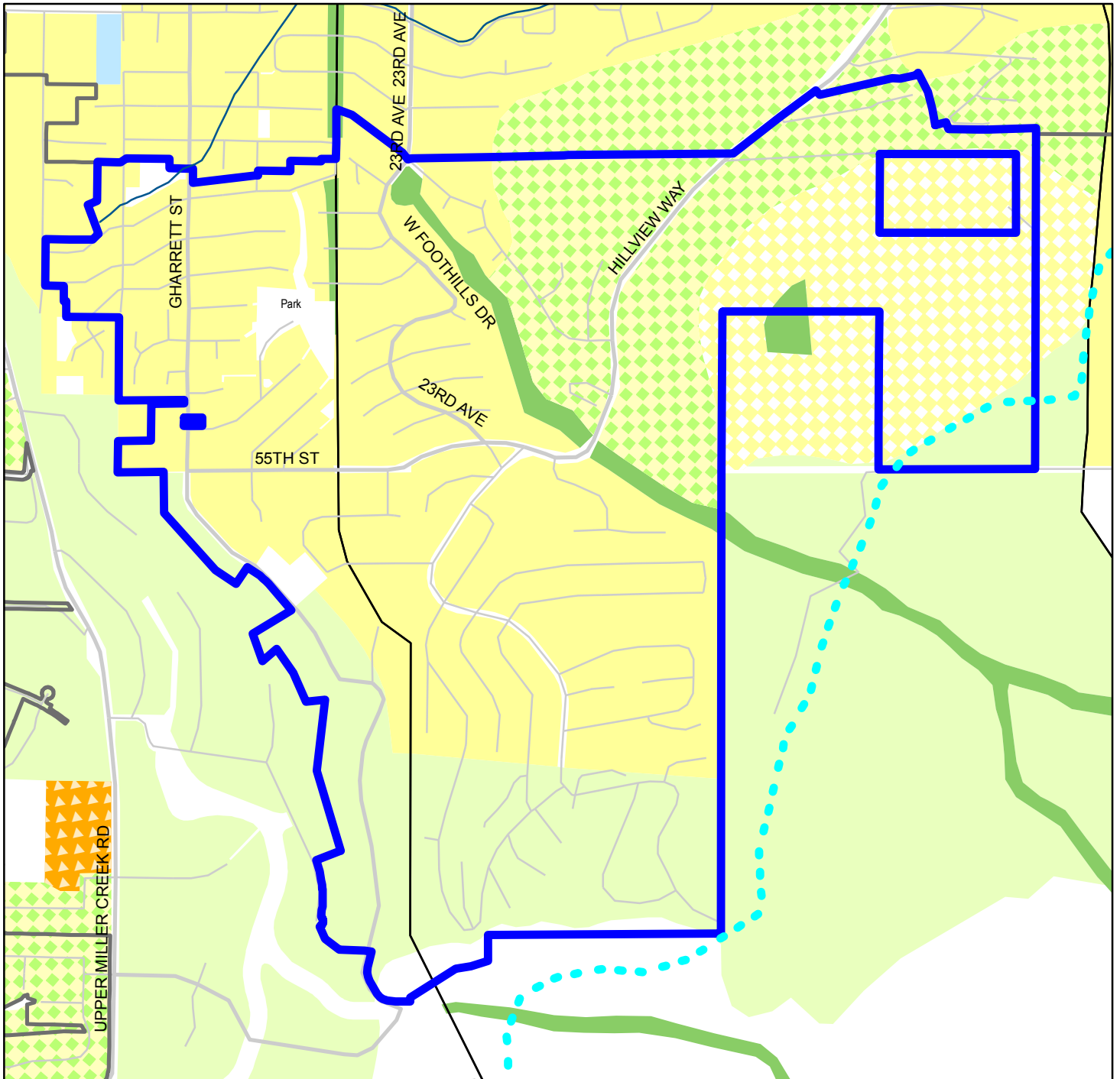
Land Use Designation

- Roads
- Open Space Cornerstones
- ▭ Comp Plan Boundaries
- ▭ Neighborhood Boundary
- Open and Resource
- ▴ Neighborhood Commercial
- 6 dwelling units per acre
- 4 dwelling units per acre
- 2 dwelling units per acre
- 1 dwelling unit per acre
- 1 dwelling unit per 5 acres
- Public and Quasi-public Lands and Facilities
- Parks and Open Space

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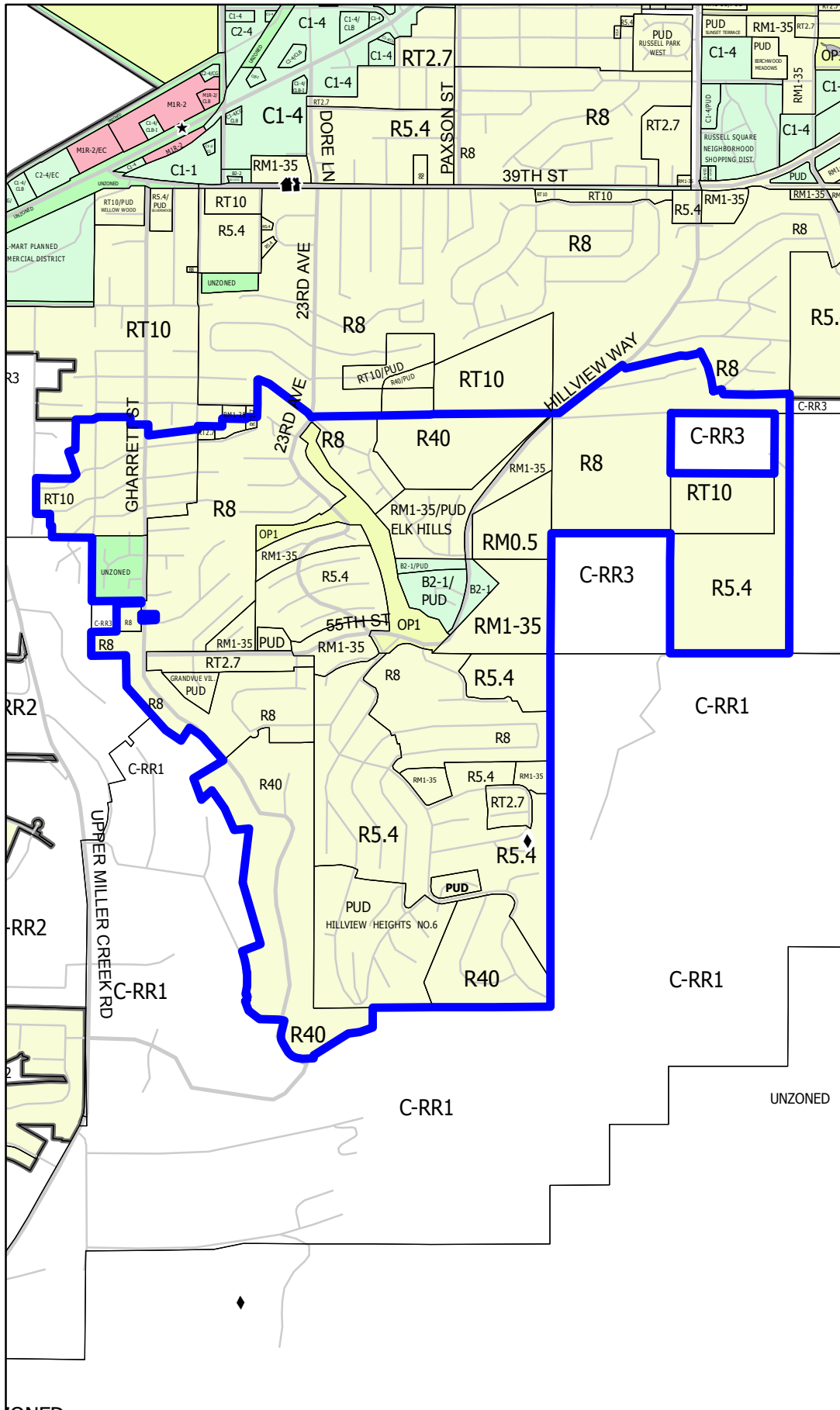


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Moose Can Gully

Zoning and Development



City Zoning Districts

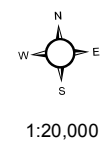
- Commercial
- Industrial
- Open Space
- PUD
- Residential
- Special Zoning Dist.
- Unzoned

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
- Moose Can Gully
- City Limits

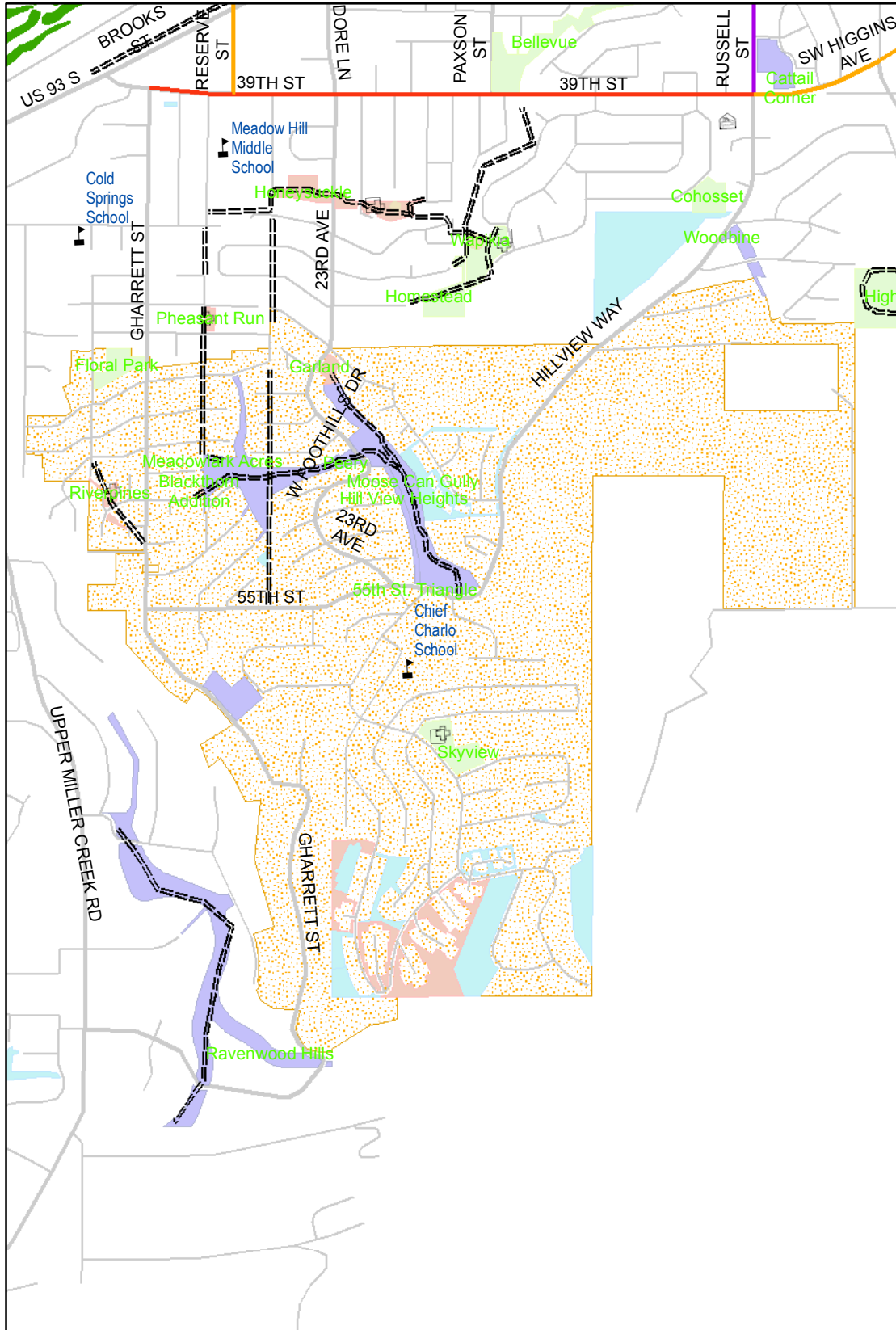


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For detailed zoning designation descriptions see County Zoning Resolution 76-113 and City Zoning Ordinance Title 20 available at Office of Planning and Grants (OPG). Special Districts standards can also be found at OPG. City overlay zones CG, EC, CLB,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

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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

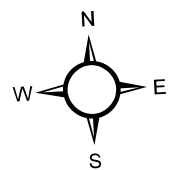
- Community Park
- Neighborhood Park
- Pocket Park
- Regional Park
- Conservation Land
- Common Area
- Playground
- Baseball Diamond
- Field
- Golf Course

Other Facilities

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

Neighborhood Boundaries

- Moose Can Gully









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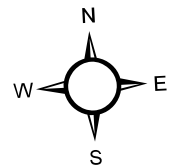
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Moose Can Gully

Transportation

Legend

-  Roads
-  Sidewalks
-  Mountain Line Routes
-  Traffic Lights
- Traffic Calming**
-  Traffic Circle
-  Roundabout
-  Moose Can Gully



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