

## SOUTH 39TH

City of Missoula

### **Location Description:**

Between Hillview Way and Gharrett Street, north of S. 39th Street and south of Arcadia Lane and Shadow Lane

**Size:** 429.0 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 – 2,454  
2010 – 2,441

### **Housing\*:**

2000 – 921 units  
2010 – 954 units

### **Zoning Districts:** 429.0 acres

- » Residential – 388.5 acres (90.6%)
- » Commercial – 28.1 acres (6.6%)
- » Unzoned – 12.4 acres (2.9%)

### **Land Use Designations:**

- ◆ Residential – 2 Dwelling Units per Acre
- ◆ Residential – 6 Dwelling Units per Acre
- ◆ Highway/Heavy Commercial
- ◆ Existing Parks
- ◆ Parks and Open Space
- ◆ Public / Quasi-public Lands & Facilities

### **Parks and Open Spaces (Acres):** 20.197

Cohosset Park - 2.363 acres  
Floral Park - 2.5 acres  
Homestead Park - 3.255 acres  
Honeysuckle Park - 4.878 acres  
Wapikia Park - 3.843 acres  
Mountain Shadows Common Area - 1.46 acres  
Pheasant Run Common Area - 0.528 acres  
Silverwood Common Area - 0.11 acres  
Willow Wood Village Common Area - 1.26 acres

**Miles of Trails:** 1.6

**Miles of Roads:** 9.2

### **Sidewalk and Street Improvements (2011)**

- S. Hills Drive (23rd to east end) - pavement
- Barbara Lane - pavement
- Lake Place - pavement

### **Schools:**

Cold Springs (K-5), Meadow Hill (6-8)

### **Public Facilities:**

Missoula Fire Station #3

### **Community Garden:**

Meadow Hill/Flagship School

### **Neighborhood Development (2008-2010):**





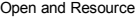
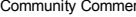

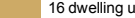
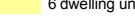
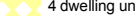
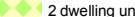
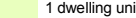
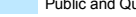

Single Family Residence - 4

### **Neighborhood Guidance Documents:**

South Hill Comprehensive Plan - 1986

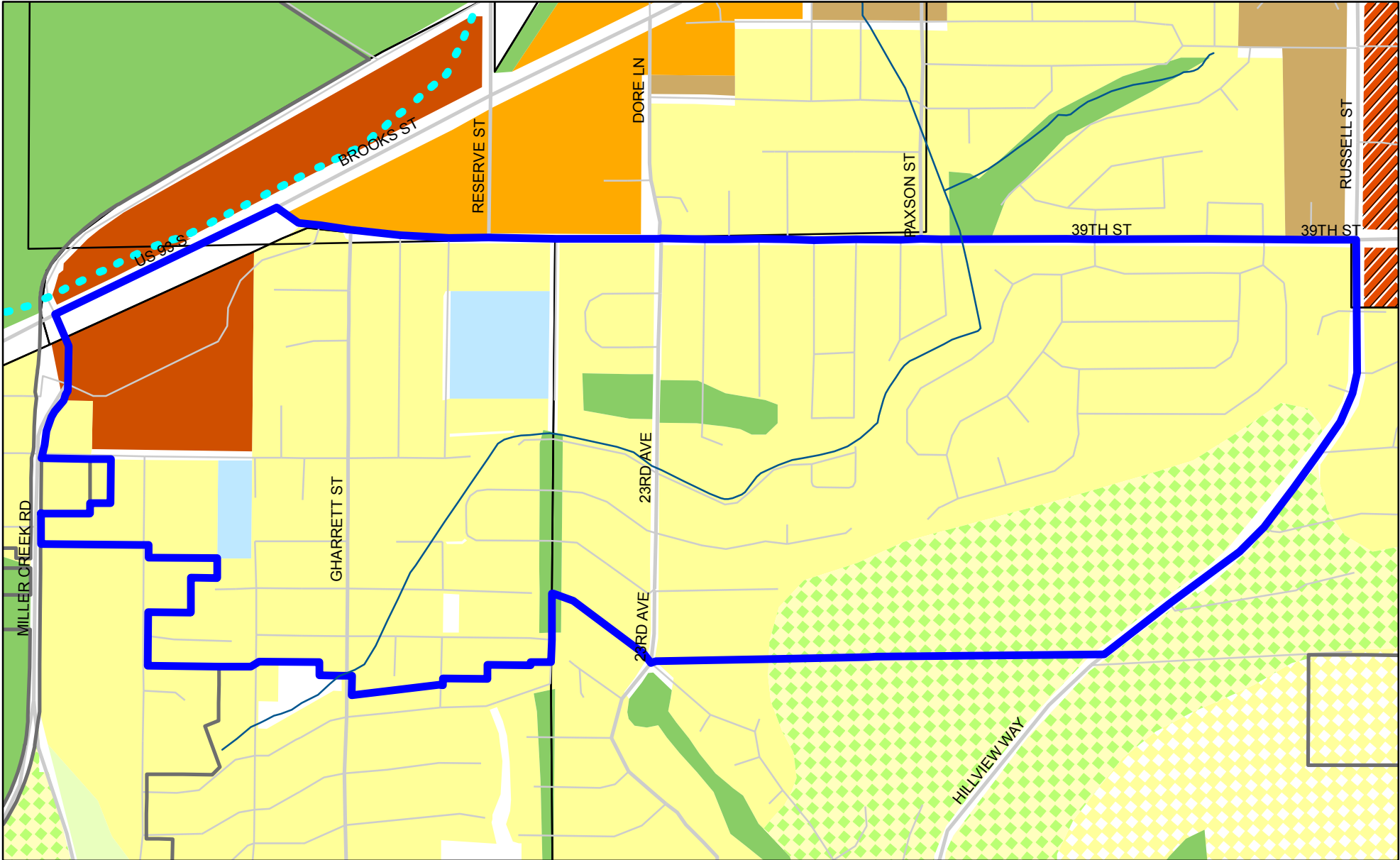
# South 39th Street

## Land Use Designation

-  Roads
-  Open Space Cornerstones
-  Comp Plan Boundaries
-  Neighborhood Boundary
-  Open and Resource
-  Highway/Heavy Commercial
-  Community Commercial
-  Mixed-Use
-  16 dwelling units per acre
-  6 dwelling units per acre
-  4 dwelling units per acre
-  2 dwelling units per acre
-  1 dwelling unit per acre
-  Public and Quasi-public Lands and Facilities
-  Parks and Open Space

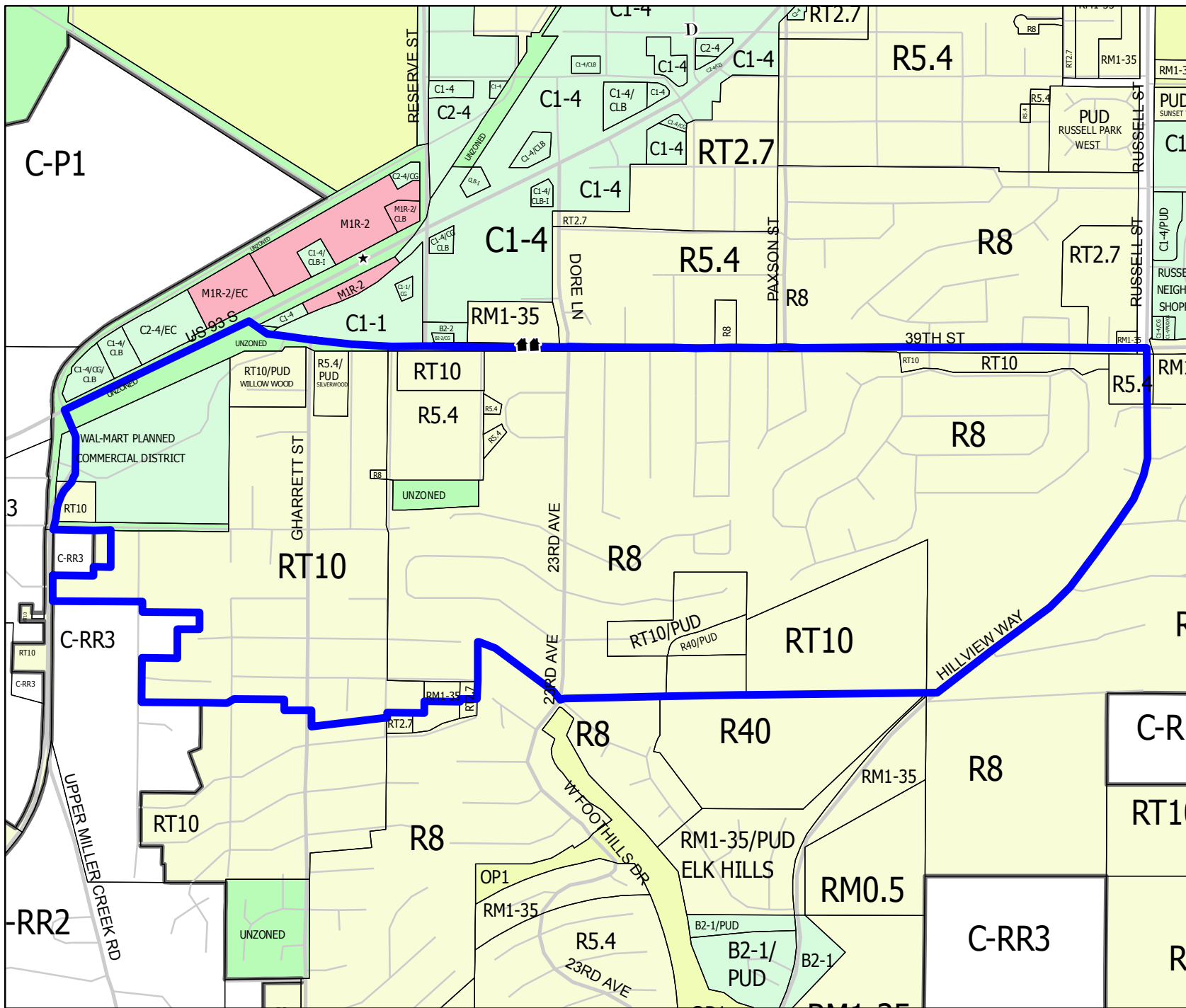


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South 39th Street

# 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

South 39th Street

City Limits



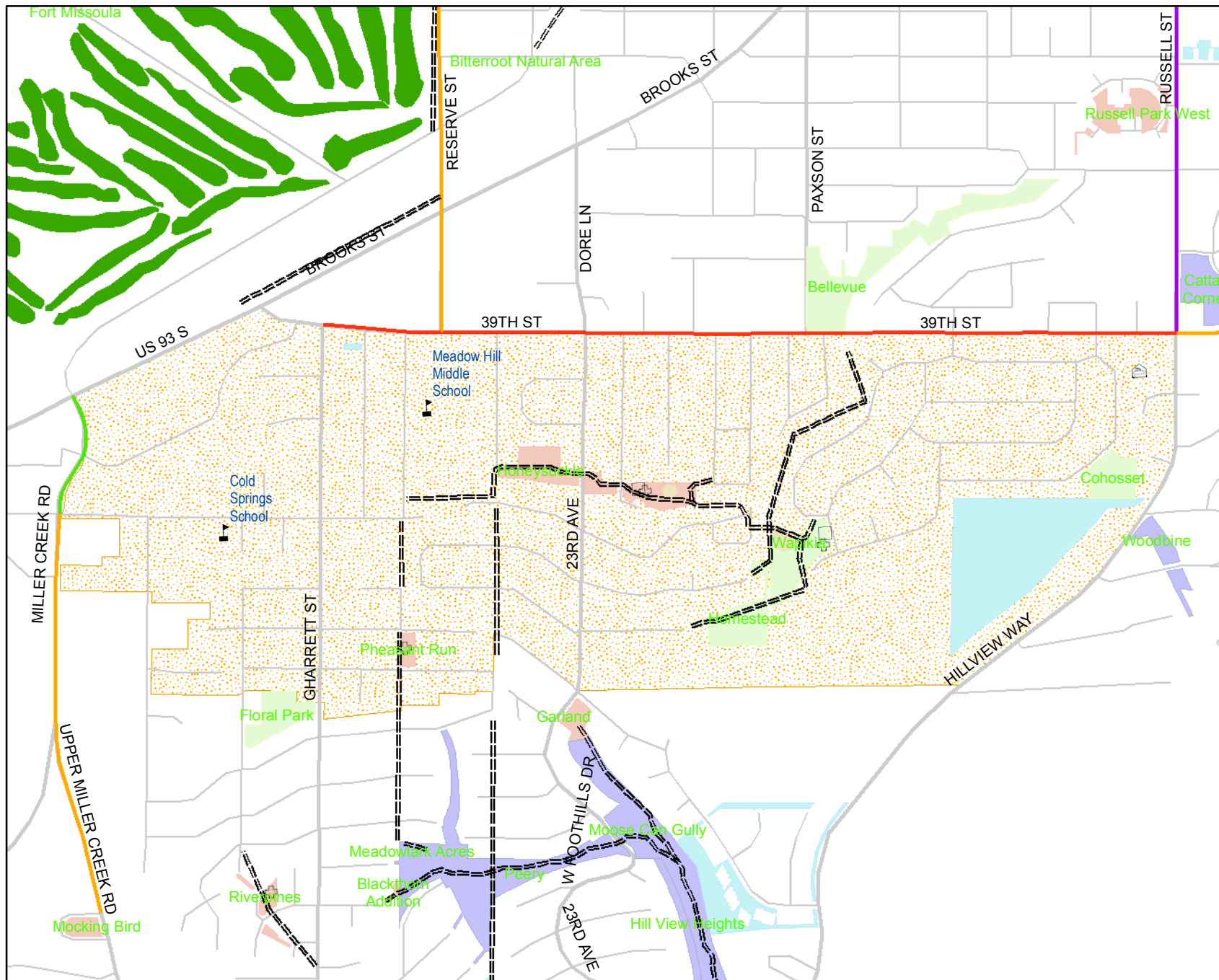
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For detailed zoning designation descriptions see County Zoning Resolution 76-113 and City Zoning Ordinance Title 20 available at Office of Planning and Grants (OPG). Special Districts standards can also be found at OPG. City overlay zones CG, EC, CLB,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

# South 39th Street

## 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**

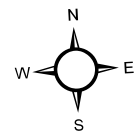
- Schools
- Fire Stations
- Basketball
- Horseshoes
- Tennis
- Volleyball
- Shelter
- Spray Deck
- Restroom

**Roads**

- Roads

**Neighborhood Boundaries**

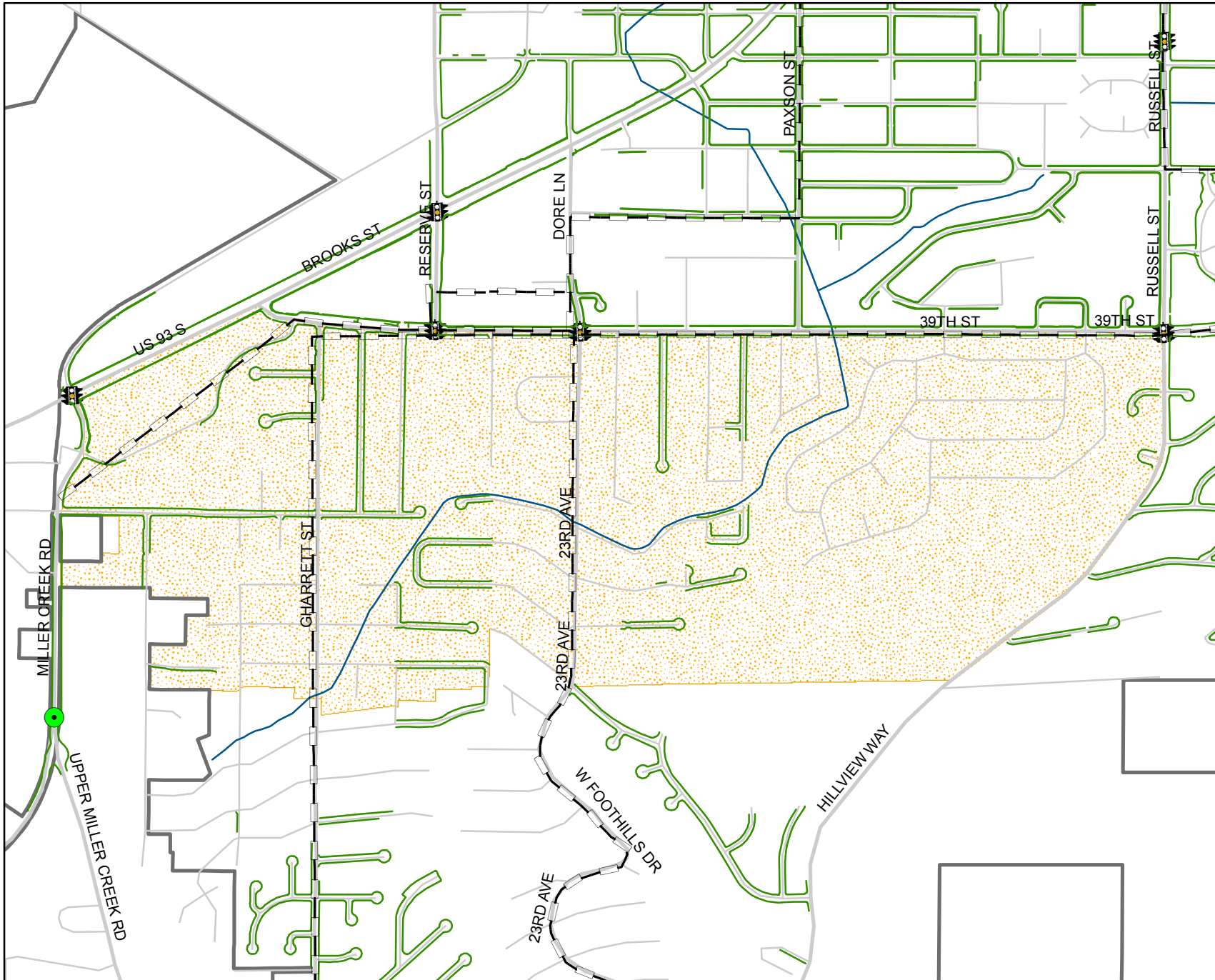
- South 39th Street



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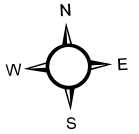
# South 39th Street



## Transportation

**Legend**

- Roads
- Sidewalks
- Mountain Line Routes
- Traffic Lights
- Traffic Calming**
- Traffic Circle
- Roundabout
- South 39th Street



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