

# CAPTAIN JOHN MULLAN

## City of Missoula

### **Location Description:**

Reserve St. to the Wye and from the Clark Fork River to Broadway (Highway 10 West).

**Size:** 1,195.4 acres

**Date of Creation:** 2007

### **City Council Ward/Representatives:**

Ward 2 - Pam Walzer and Cynthia Wolken

### **Population:**

2000 – 819  
2010 – 3,224

### **Housing:**

2000 – 371  
2010 – 1,579

### **Zoning Districts:** 1209.8 acres

- » Residential – 876.2 acres (72.4%)
- » Commercial – 174.2 acres (14.4%)
- » Industrial – 46.0 acres (3.8%)
- » Open Space/Public – 54.3 acres (4.4%)
- » Unzoned – 44.6 acres (3.7%)
- » Missoula County – 14.4 acres (1.1%)

### **Land Use Designations:**

- ◆ Residential – 2 Dwelling Units per Acre
- ◆ Residential – 6 Dwelling Units per Acre
- ◆ Highway/Heavy Commercial
- ◆ Commercial – General
- ◆ Park-Open Space
- ◆ Public / Quasi-Public Lands & Facilities

### **Parks and Open Spaces:** 29.94 acres

- 44 Ranch Public Park - 10.68 acres
- Pleasant View Park - 5.53 acres
- Hellgate Meadows Common Areas - 3.4 acres
- Phantom Hill Common Areas - 3.1 acres
- Windsor Park Common Area - 7.1 acres

**Miles of Trail:** 2.5 **Miles of Roads:** 23.3

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

- George Elmer Drive Roundabout
- England Boulevard/Reserve Right Turn Lane

**Schools:** Hellgate (3-5), Hellgate Middle (6-8)

**Public Facilities:** Missoula Rural Fire Department, Station #6

**Grocery Store:** Wal-mart

**Historic Resources:** Flynn Farm

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

Single Family Residence - 137  
Single Family Townhouse - 24  
Major Commercial Subdivision - 1  
All Minor Subdivisions - 1  
Multi-Family 3-4 units - 1  
Multi-family 5+ units -  
Store/Customer Services - 2  
Office/Bank Professional - 3  
Commercial Other - 2

Country Crest – 14 lots, 15 Dwelling Units (DUs) – 2008

Country Crest 3A – 2 lots, 2 DUs – 2008

Flynn Ranch – 94 lots – 2008

Golden West – 2 lots, 2 DUs – 2008

Golden West Addition – 2 lots, 2 DUs – 2008


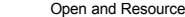
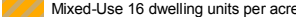



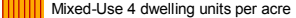












### **Neighborhood Guidance Documents:**

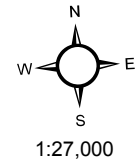
Wye-Mullan Plan - 2005

Missoula County Growth Policy - 2005

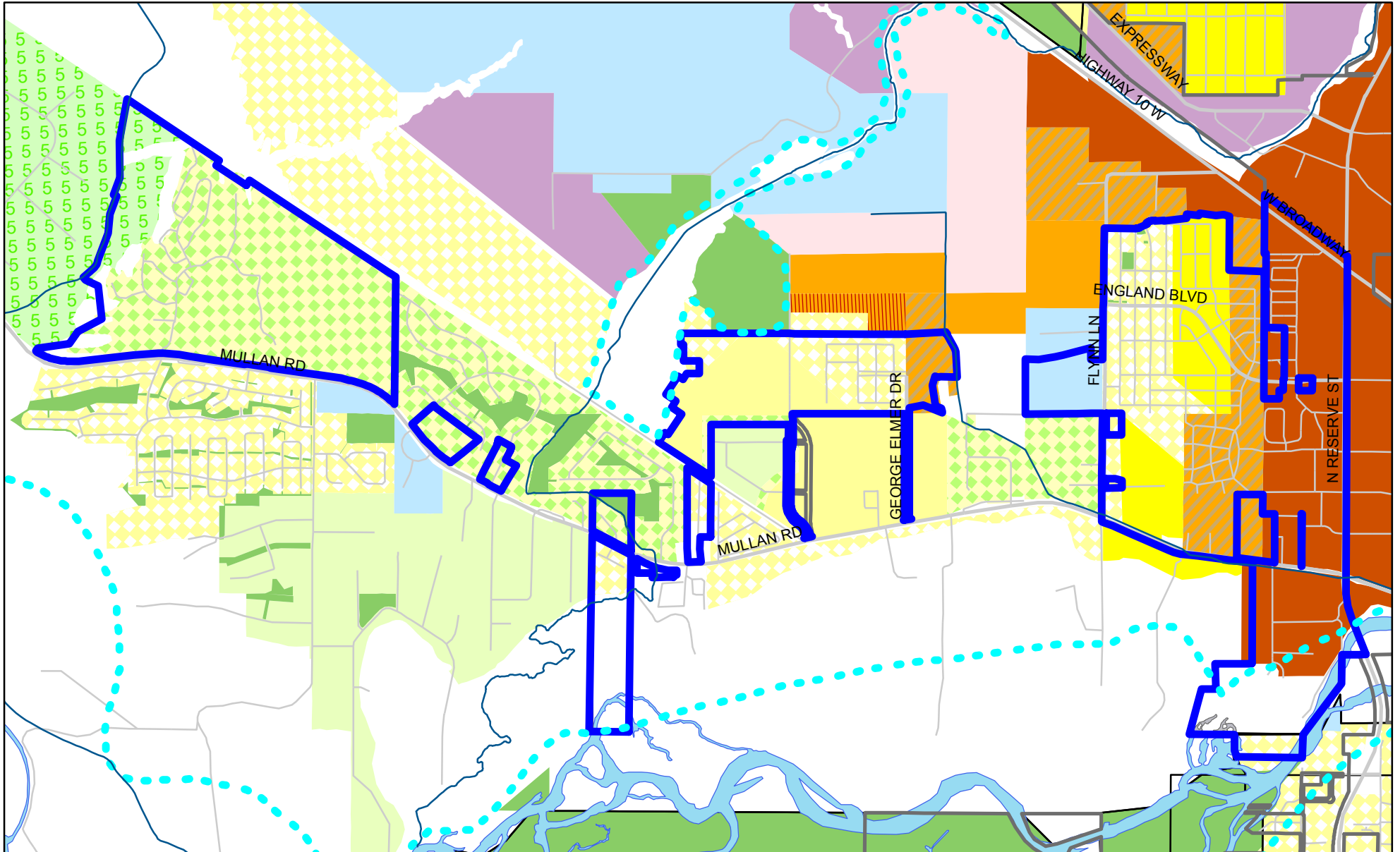
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## Land Use Designation

- |  |   |  |   |
|--|---|--|---|
|  Roads                   |  Open and Resource               |  Mixed-Use 16 dwelling units per acre |  2 dwelling units per acre                    |
|  Open Space Cornerstones |  Light Industrial                |  Mixed-Use 4 dwelling units per acre  |  1 dwelling unit per acre                     |
|  Comp Plan Boundaries    |  Light Industrial and Commercial |  8 dwelling units per acre            |  1 dwelling unit per 5 acres                  |
|  Neighborhood Boundary   |  Highway/Heavy Commercial        |  6 dwelling units per acre            |  Public and Quasi-public Lands and Facilities |
|  |  Community Commercial            |  4 dwelling units per acre            |  Parks and Open Space                         |



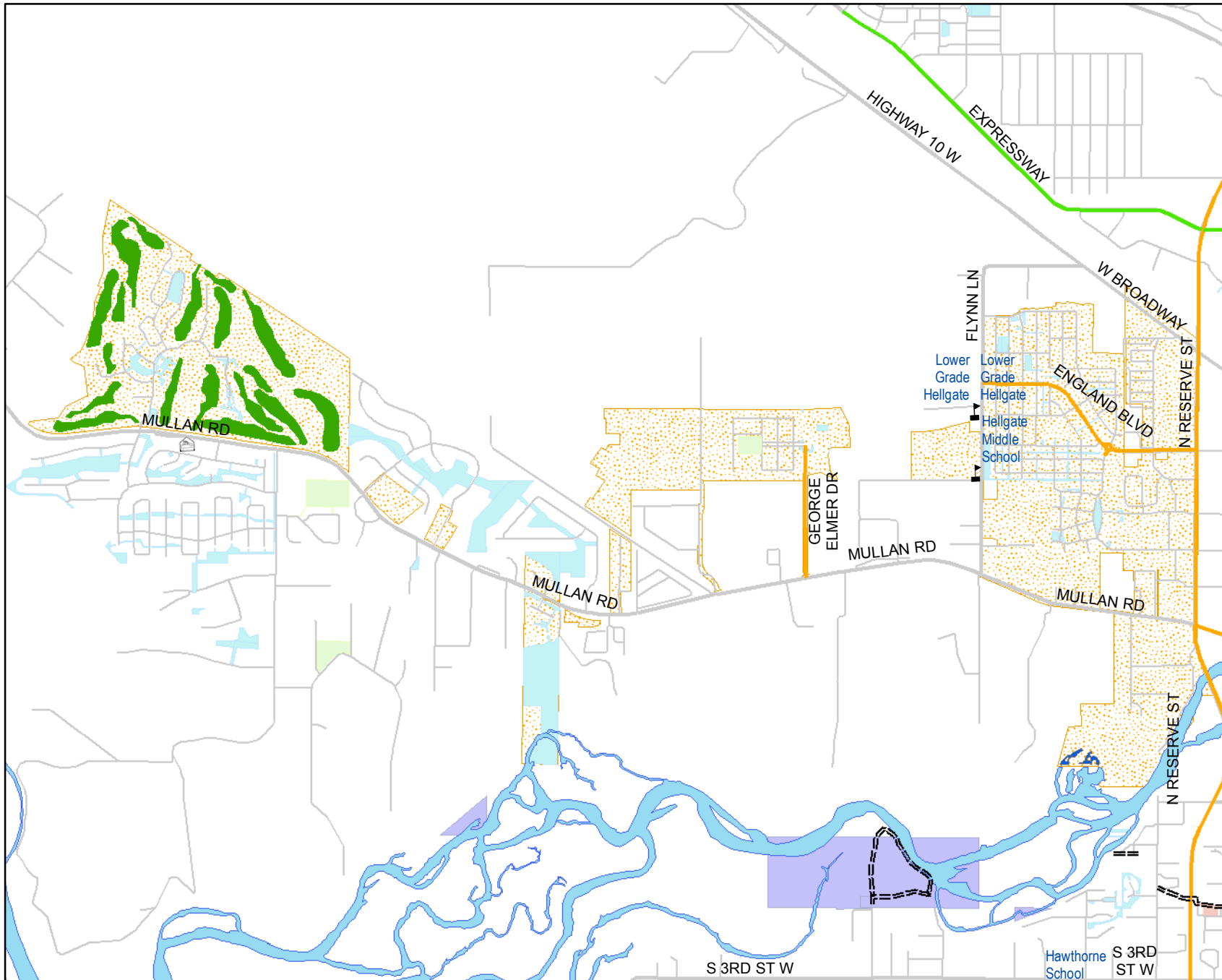
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## Public Facilities



**Legend**

**Commuter Network**

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

**Parks & Open Spaces**

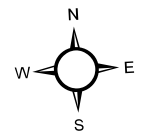
- Community Park
- Neighborhood Park
- Pocket Park
- Regional Park
- Conservation Land
- Common Area
- Playground
- Baseball Diamond
- Field
- Golf Course

**Other Facilities**

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

**Neighborhood Boundaries**

- Captain John Mullan

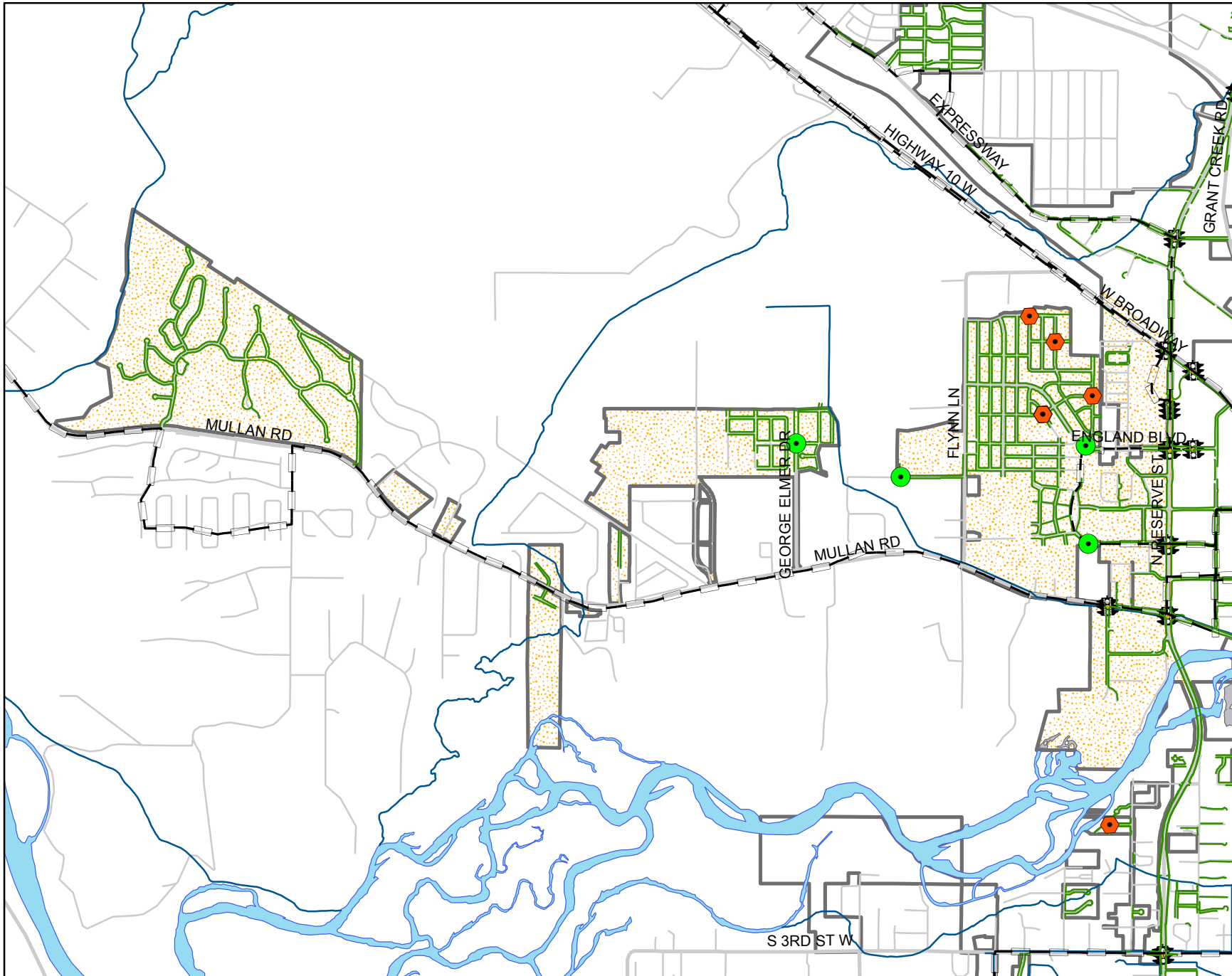


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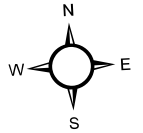
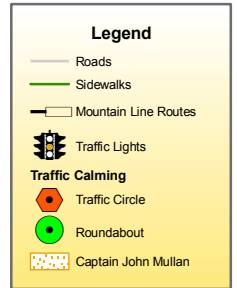
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## Transportation



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