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Understanding the Context of Our Future Decisions

The decisions and directions that we have made in this Plan were not made in a vacuum. Our decisions as a community during this process were shaped by a number of influences. These influences or ‘givens’ were shared with our citizens during the public outreach efforts.

THE TOWN'S AREA OF INFLUENCE

Parker’s future geographic boundaries and the boundaries of this Plan are defined by the Urban Growth Area established in the Intergovernmental Agreement and Comprehensive Development Plan adopted by the Town of Parker and Douglas County in 2002, as amended (see figure 2A). Nevertheless, the Town only has jurisdiction over development of lands that are located within the annexed portions of the Urban Growth Area. Unincorporated lands within this Urban Growth Area are the jurisdiction of Douglas County. Moreover, lands adjacent to and outside of the Urban Growth Area are the jurisdiction of either an adjacent county or municipality.



Our decisions during the Master Plan process were shaped by a number of influences.

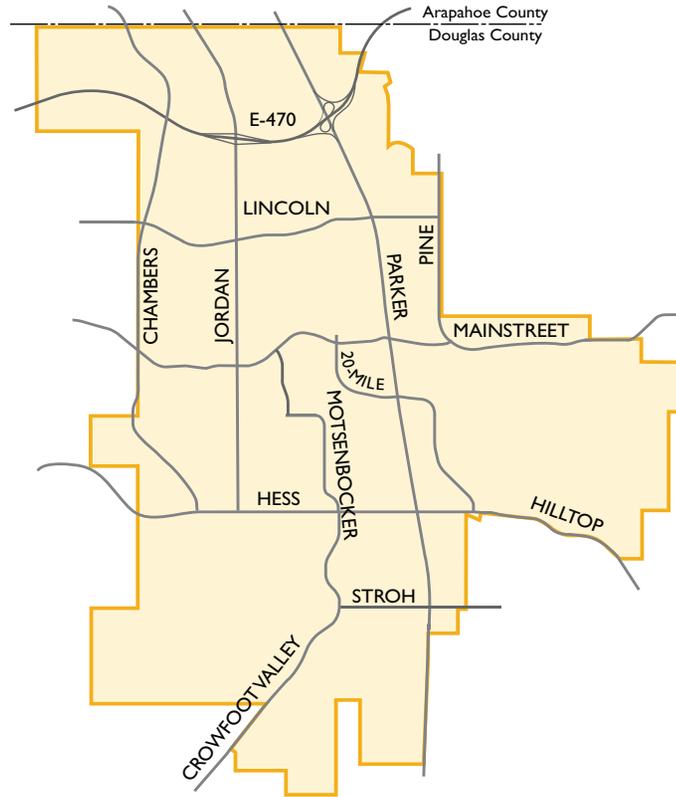


Although the Town does not have decision making authority for development beyond its limits, the Town coordinates with governmental entities when reviewing development proposals. Such coordination efforts are primarily formalized through intergovernmental agreements that provide the legal mechanism for neighboring jurisdictions to jointly plan and guide future land use decisions.



Figure 2A: **Urban Growth Boundary**

Source: *Town of Parker*



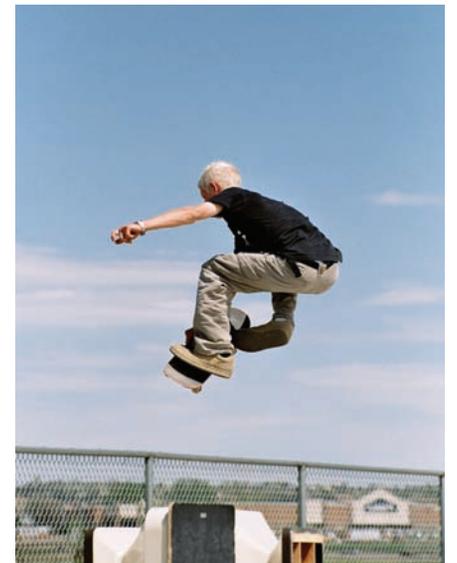
The decisions and directions we have made were shared with our citizens during the public outreach effort.

APPROVED ZONING

The Town has already approved zoning that could accommodate a population of approximately 80,000 people. The timing and amount of development will be based on actual growth. The Master Plan will not change the existing zoning that was already approved; however, the Plan will direct future zonings of unincorporated lands within the Urban Growth Boundary and requests for rezonings of existing properties already annexed in the Town.

SPECIAL DISTRICTS

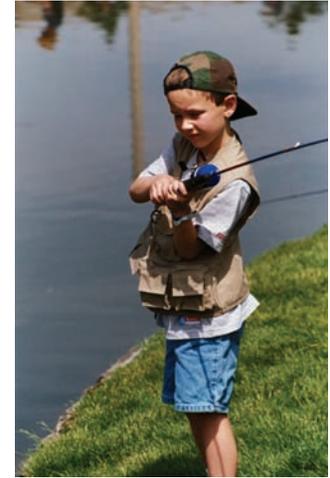
Issues pertaining to water, sanitation, fire services and schools are under the control of separate jurisdictions, not the Town. Although jurisdiction are not under the Town's control, the development review process for proposed land use applications are jointly reviewed by these jurisdictions to ensure adequate public services are available.



FUTURE GROWTH DEMAND

The Denver Metropolitan area is home to 2.8 million people today and another million people are expected in the metro area by 2035. This growth will not only be experienced by Denver proper, but by the communities across the Front Range, including Douglas County and the jurisdictions therein. Parker will continue to receive a share of this growth over the next 20 years.

Future growth in Parker is not limited to residential construction only. As the Parker area population grows, our employment, service and retail industries will continue to grow proportionally. If the Town is not able to provide housing or the economic base for our share of the region's demand, development will occur in unincorporated Douglas County and other areas surrounding our community. If this occurs, the Town will still be impacted by the growth, but we will not have control over the decisions being made about the growth.



As the population grows, our employment, service and retail industries will grow proportionally.

