

# Dransfeldt Road/Commerce District Access and Circulation Plan



July 2004

## ACKNOWLEDGEMENTS

### **Town Council**

Gary Lasater, Mayor  
David Casiano, Mayor Pro-Tem  
Dave Aldridge  
Jack Hilbert  
Tracy Hutchins  
Trace Kaker  
Mary Looney

### **Planning Commission**

Bob Morris, Chair  
Patrick Winters, Vice Chair  
Dianne Bailey  
Tom Barker  
Dale Brinker  
Linda Eller  
Bob Lind  
David Ray  
Jake Jacobs, Alternate  
Gil Mundaca, Alternate  
Jim Young, Alternate

### **Town Staff**

Aden Hogan, Town Administrator  
Jim Maloney, Town Attorney  
Garner Stoll, AICP, Community Development Director  
Susan Pacek, Comprehensive Planning Manager  
Bryce Matthews, AICP, Planner, Comprehensive Planning Division  
Chris Hudson, PE, Project Manager  
Dave Aden, PE, Traffic Engineer  
Jim Looney, GIS Coordinator  
Joan Moody, Public Works Tech – GIS Analyst

## Table of Contents

### Mission

### Executive Summary and Purpose

<b>1)</b>	<b>Introduction.....</b>	<b>4</b>
1.1	Location	
1.2	Background	
1.3	Intent of Plan	
1.4	Relationship to Other Plans and Documents	
<b>2)</b>	<b>Existing Conditions.....</b>	<b>5</b>
2.1	Current Zoning	
2.2	Town of Parker Master Plan	
2.3	Land Use/Development Pressure	
2.4	Impact of IGA with Douglas County	
2.5	Roadway Infrastructure	
2.6	Highway 83 and 86 Corridor Optimization Study	
<b>3)</b>	<b>Analysis and Constraints.....</b>	<b>8</b>
3.1	Existing Buildings and Lot Lines	
3.2	Existing Infrastructure	
3.3	Cherry Creek	
<b>4)</b>	<b>Goals and Principles.....</b>	<b>10</b>
<b>5)</b>	<b>Implementation.....</b>	<b>11</b>

### Maps

- Map 1 - Location Map
- Map 2 - Current Zoning Map
- Map 3 - General Land Use Plan Map
- Map 4- Project Map
- Map 5 - Existing Conditions Map
- Map 6 - Proposed Roadways Map

### Appendices

- Appendix A – Town of Parker Master Plan Proposed Roadways Map

**Mission**

*To enhance connectivity, preserve mobility, and maintain access to Dransfeldt Road and other roadways located within the Commerce District of Parker.*



**Disclaimer**

*This document is for planning purposes only. This document may be subject to change at any time, in whole or in part, as determined by the Town in the exercise of its sole discretion. It should not be relied upon as a promise or commitment by the Town of Parker. Any reliance on this document is made at your sole risk.*



## Executive Summary and Purpose

An important element of any community planning effort is development of a sustainable transportation system. This Plan is intended to function as an internal staff document providing direction in development review and public infrastructure improvement of properties and roadways located in the Commerce District.

Information and concepts set forth in this Plan are intended to be incorporated in the Master Plan update, currently under review.

The Plan sets forth necessary roadway connections with the intent of creating connectivity within the district and combining access points where possible.

In summary, this Plan focuses on three critical transportation elements in the Commerce District – ensuring connectivity, managing access along Dransfeldt Road and balancing the industrial function of the roadways within the District with aesthetic improvements.

