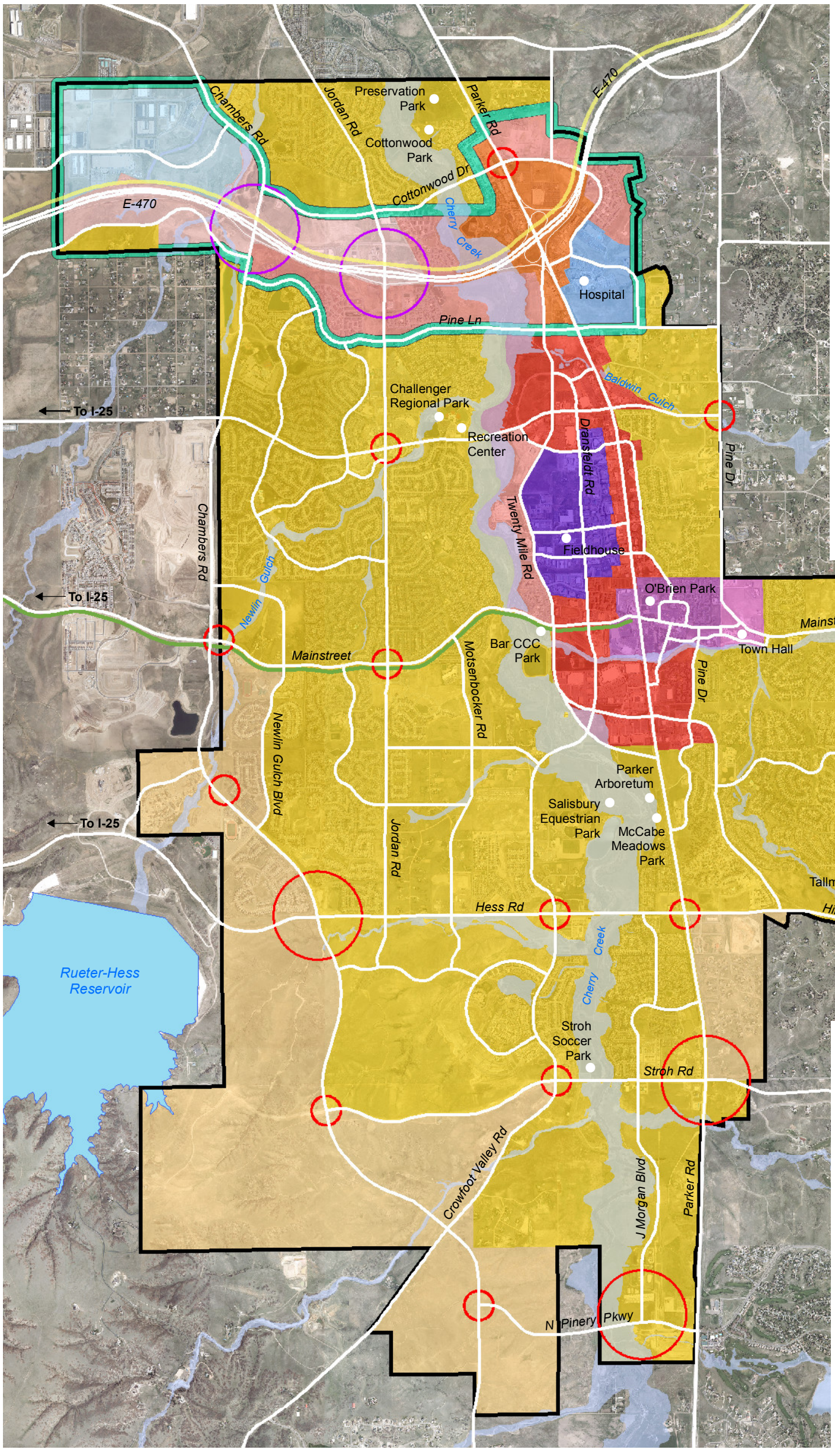
DRAFT (09/02/2014)

Figure 6B: GENERAL LAND USE PLAN

Source: Parker 2035 General Land Use Plan, June 2012



PARKER 2035 GENERAL LAND USE PLAN

Character Areas

- Central Commercial
- Downtown Core
- E-470 Corridor
- East Downtown Gateway
- Employment
- Light Industrial
- Low Density Residential
- Medical
- Medium Density Residential
- Mixed Use
- Mixed Use - Residential Emphasis
- Regional Commercial Retail

Commercial Centers

- Highway Commercial Center
- Community Center
- Neighborhood Center

Other Features

- Proposed Bus Rapid Transit (BRT) System on a Dedicated Lane
- Future Transit Corridor
- Urban Growth Area Boundary
- 100 Year Floodplain

A Framework

The General Land Use Plan provides the framework for making zoning decisions, but does not itself zone land. The Master Plan indicates only broad categories of land use for future development, whereas the Zoning Map delineates the exact boundaries of zone districts and establishes specific, detailed regulations, which apply within them.

Neighborhood and Community Centers depicted on the Plan are not intended to indicate the exact boundaries, but to illustrate the intersections in which these areas are located.

Parks and Open Space

Parks and open space are defining attributes of the Town. Our community will have a balanced system of open lands, natural areas, recreational spaces and parks, including trails and urban open areas. Development and redevelopment will be required to perserve lands for parks and open space. Guidance for preservation of these lands is provided in the 'Open Space, Trails and Greenways Master Plan' and 'From Values to Visions: A strategic Action Plan for Parker's Parks and Recreation.'

Town of Parker COLORADO

PARKER 2035 Changes and Choices

N W E S

0 0.5 1 Mile

Disclaimer: The property boundaries, titles, legends, scale, reference to individual parcels and any and all other data shown or depicted on this map is for visual representation only and may not be accurate. Further studies and surveys, on a site specific basis, are required to verify this data.