
Proposed Rezoning of 685 Peakview Drive

1 message

'Tom Farber' via Planning Forward <planforward@estes.org>

Tue, Jan 10, 2023 at 11:44 AM

Reply-To: Tom Farber <nachum_80014@yahoo.com>

To: Community Deveopment <planning@estes.org>

To our Planning Board,

Last month, I sent a note on this subject to Jessica Garner. Here is the text of that note, which should be shared with the entire planning and rezoning organizations at the Town:

My name is Tom Farber, and my wife and I are owners of the home at 1641 Juniper Drive, which is directly across Devon Drive from the parcel that is the subject of this correspondence. While I will not be able to attend the December 15th public meeting held by CMS, I have looked into the Estes Park Development Code to see what our current zoning is, including in the area concerned, as well as the proposed zoning for this area.

The entire area surrounding this acreage is evidently zoned either E-1 or E. Though a map of Estes Park which is supposed to show zoning for this site did not show the zoning for this lot, it's reasonable to suppose it's currently designated as RE, which would allow only perhaps 2 more homes to be built on the land.

I have no protest to developers looking to build on this land; that seems inevitable. Nor have I any objection to it being developed in the density of the surrounding areas. And while it would make some sense to allow this to be rezoned from RE to E-1, it also makes sense to allow it to be rezoned to "E", allowing 2 single family homes per acre. That's slightly more dense than the surrounding areas, but not markedly out of character.

However, I strongly object to the proposal to rezone to R-1, which allows as many as 8 homes per acre - which would add about 50-60 densely developed homes on that site. While Estes Park undoubtedly needs more housing stock for its residents, this proposal represents a high density neighborhood surrounded by much lower density neighborhoods. Zoning it as E-1 would not add much housing stock; zoning it as E would add about a dozen homes to the town's housing stock.

A person canvassing the neighborhood told me that the proposal to be presented would add fewer than the allowable 8 homes per acre - about 40 homes. Even if that is true, the density of that development would be completely out of character with the surrounding neighborhoods. My reading of the EPDC indicates that it's the goal of the Zoning practices under EPDC to maintain the general character of surrounding parcels. A proposal of this density is out of character, and there are many other sites around our town that would be better suited to an R-1 zoning.

In conclusion, I object to the proposed R-1 zoning; however, I would support it being rezoned to either E-1 or E designations.

*Sincerely,
Tom Farber*

You've received many comments since I sent this note from others in the area expressing similar sentiment. We trust the Town and its departments and boards will consider such comments, and while allowing development of the parcel, will keep it a low-density zoning designation.

Sincerely,
Tom Farber