
The rezoning request for the property at 685 Peak View Drive

1 message

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To: planning@estes.org

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We oppose rezoning request for the proerty at 685 Peak View Drive for these reasons:

The original town plan to keep this area zoned E-1 is the main reason we invested a substantial amount of our hard earned money in order to retire and build the house of our dreams here.

It was never the plan of the town to have anything other than E-1 housing in this area. We are aware that the town wants affordable work force housing, but this project will not meet that goal. The 5,000 square foot lots and the 1,500 square foot houses proposed for those lots would cost well above “affordable” for workers earning even above minimum wage.

We have no objection to the owner parcelling the land in keeping with the original plan of E-1. However, rezoning from E-1 to R-1 will change the demographic of the neighborhood for the worse. We see it as a money grab at the expense of us and over 80 of our neighbors who would see their property values plummet.

The housing density proposed will be detrimental to traffic safety, infrastructure, environment, wildlife habitat and it would enhance wildfire danger (viz. the tragedy of the Marshal fire last year).

This past Saturday and Sunday saw a vast herd of over 100 elk using the property at 685 Peak View for grazing and respite. This huge herd repeats this several times during the year. The property is also used by deer, coyotes, badgers, fox, bobcats, hawks, and many varieties of birds and smaller creatures. Displacing these creatures would take away what makes Estes Estes, for residents and for visitors.

Thirty-nine houses with a possibility of two cars each would raise traffic density to a possible 78 vehicles. And some of those houses with children would be less safe with that type of traffic density. Peak View is a busy thoroughfare normally and even more so during tourist season. With that much added traffic it would be a nightmare and a real danger to the senior citizen demographic as well as the additional numbers of children. During the evacuation of Estes Park due to the Troublesome fire in 2020, the traffic volume was a nightmare and dangerous. With an additional 80 cars trying to escape from Peak View onto Highway 7, any necessity for evacuation would become much more problematic.

Putting a housing project in this area of Estes is absurd, an eyesore and an affront to the majority of residents in this part of town who have expensive homes on one acre lots.

We just hope that the town officials listen to the concerns of the residents and deny this objectionable rezoning request.

Respectfully,

Timothy and Norma McKern
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