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## Opposition to Rezoning 685 Peak View

1 message

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Steve Wende <> To: "planning@estes.org"  
<planning@estes.org>

Fri, Dec 30, 2022 at 11:49 AM

To: members of the Planning Commission,

We are writing to strongly oppose the redevelopment plan proposed by Mr. Frank Theis. We would have no problems with development of this property according to the current zoning restrictions. Mr. Theis justified his request for a zoning variance with the claim that this project would provide much needed affordable housing. We agree that Estes needs affordable housing, but Mr. Theis's claim that this project will provide it is specious. His projected costs for a finished home are nowhere near "affordable" for those needing it, and given present building costs in the area those projections are probably low.

In addition, we can easily foresee the development of significant problems if the current zoning was changed to accommodate a housing density five times higher. The imposition of massive amounts of impermeable surfaces (such as paved streets and roofs) will interfere with in-place drainage and create both erosion and water absorption problems, ultimately affecting the vegetation on that part of Prospect Mountain. Such building density will also affect the considerable wildlife populations. We regularly see deer, elk, turkeys, raptors and even occasionally moose and bears. All of these move up and down the mountain through the area in question. Maintaining the present zoning restriction will allow for this movement to continue. Over-development will not, and the wildlife will be forced out. The presence of wildlife is one of the many factors which draw people to Estes Park, making this concern economic as well as environmental. There is also the issue of traffic. Peakview is already a fairly heavily trafficked road, connecting Highway 7 with Mary's Lake Road. In addition, the curve in that section of Peakview is blind. The addition of housing with five times the present density would dramatically increase the chances for serious traffic accidents.

Mr. Theis's proposal also runs counter to the direction already set in place for this part of Estes Park. We have been coming to Estes Park each summer since 1981. In that time we fell in love not just with the National Park, but with the town. It has seemed to us always to have been managed with integrity and heart. At our retirement, we became seasonal residents, purchasing property, renovating, and spending four months every year here at 641 Longs Drive. In the process, we have continued to be even more impressed with the care and thoughtfulness of the town leaders. An example of this is the excellent Estes Forward Comprehensive Plan recently developed. Much hard work clearly went into creating it. It designates this area as "Suburban Estate" in which "new homes should be appropriately scaled for compatibility with the existing neighborhood character."

For all of the above reasons, we respectfully ask that you deny Mr. Theis' plan or any other like it.

Grace and peace in this new year.

*Drs. Karin and Steve Wende*

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