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Estes Park Planning and Zoning Department
Estes Park Planning Commission
And All Concerned Neighbors, Property Owners, Residents

RE: Objection to proposed re-zoning and development of 39 single-family homes at 685 Peak View Estes Park Colorado

To all Concerned Parties:

I am writing to express my extreme concern and anger that Frank Theis, recent buyer of the 7.62 acre parcel (subject property) proposes and is applying for a development of the subject parcel that includes 39 single-family homes and all of the needed roads, sidewalks, etc. My wife Kristine spoke to him recently and he has emailed us a proposed site plan that shows his intent.

We, my Wife Kristine and our Daughter, Alexandra, live directly across the Street at the Home that we designed and built at 650 Devon Drive and would be, like many neighbors, affected by such a proposed neighborhood. All of the homeowners in the Koral Heights Property Owner's Association adhere to a one (1) acre minimum lot size with one (1) house per acre.

As a recently retired Builder and Developer (having built over 100 single-family homes and various commercial properties), I have proposed and built several neighborhoods of homes in various municipalities, and I am well aware of the process and the impact of proposed and/or built neighborhoods. So this time, as I am vehemently against this present proposal, I am on the other side of the "table" that I've worked at for about thirty (30) years.

I am, again, against this present proposal for the following reasons:

- The property is presently zoned E1 which allows for one home per acre. As the subject parcel is 7.62 acres and presently has one (1) home on it, an engineered application respecting the existing E-1 zoning would probably show six (6) more one (1) acre parcels with the road, curb gutter and, hopefully, no sidewalks as there are no sidewalks in surrounding areas.

I, actually, we, my Wife and Daughter and I, would have no objection to "use by right." What we do object to is the request for the proposed change of zoning to R-1 that could allow the proposed total of thirty-nine (39) homes. There is no "use by right" in this and it is proposed and designed solely to make the maximum profit off of this land at whatever the impact to adjacent neighbors, like us. We respect the right for the Owner to build and to develop the property as it is, and always has been, zoned; however, thirty-eight (38) additional homes is an unbelievable, huge ask and should be denied!

- This application is not satisfying any need for greater Estes Park. The proposed neighborhood is essentially a high-density patio home neighborhood that will likely sell to moneyed Senior Citizens primarily. They will in no way satisfy any aspect of affordable housing, and will most certainly create lots the Developer will sell in the

\$175-\$200,000 price range. Those, in turn, will create homes that will sell in the \$650,000-\$800,000 price range which is obviously not affordable or "...reasonably priced houses..." as on the Statement of Intent, dated 12/3/22, submitted to the Town of Estes Park Planning & Zoning Department, as seen on the Town's website.

This Site Plan proposed is designed to create the maximum number of lots to sell off for maximum profit. As the property sold for \$1.2 million and an infrastructure (roads, fees etc. to support the houses) would cost in the \$800,000-\$1 million range, the thirty-eight (38), not including the existing home, lots selling for, on the low end, approximately \$175,000 each would create over \$6.8 million of sales just for the developed lots with it only costing close to \$2 million to make those improved lots. That is almost \$5,000,000 of profit made by requesting a re-zoning of land that has always been zoned E-1! As I said, the proposed Site Plan creates the maximum number of lots to sell off for the maximum dollar without concern for the wildlife or for the neighbors whose property values and overall lifestyles will detrimentally suffer IF re-zoning is allowed!

- The proposed site plan is very Suburban in nature. Our Town prides itself, and its' property values are directly connected to the fact, that we are not a suburban Town and do not want to be one.
- The present very open, 7.62 acre lot is used every day by many local elk, deer and other animal populations for grazing, birthing, dying (have witnessed this), etc. This is a very reasonable concern.

I am worried that our Municipality is so hungry for "affordable" or "workforce housing" that it will immediately roll over to re-zone the property. This proposed re-zoning request makes no mention of affordable or workforce housing. I like the concessions of supposedly small houses (1500 sq.ft.) and single-story but these homes will never be "affordable."

I am very concerned that a well-connected local Developer, such as the present Owner, will take advantage of his connections to get the highest number of lots and sell them off at huge profits. I am also very concerned that, IF, re-zoning is achieved, this Developer/Owner will sell the lots to Builders and there will be no Deed Restrictions, HOA or CC&R's in place to maintain any sense of value or good to the Community as a whole, not just adjacent Homeowners.

Having spoken with several neighbors, I clearly see the people of our neighborhood are against re-zoning of any kind, let alone a high density proposal that does not fit the adjacent neighborhoods or the Comprehensive Plan.

We, in general, support the zoning, as is, with one (1) home allowed per acre. The Town's Planning and Zoning Department, as well as the Planning Commission and the Town Board, should know this and act accordingly by denying this re-zoning request. A request for re-zoning for this parcel makes no sense to anyone except the Developer/Owner to sell off the maximum number of lots. This is unacceptable!

Thank you for listening to us.

Respectfully,

James Poppitz