

## 685 Peakview rezoning request

1 message

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I am 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 am totally against 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 density proposed is unacceptable for this parcel.

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, workforce housing or banning vacation rentals. I like the concessions of supposedly small houses (1500 sq.ft.) and single-story but these homes will never be "affordable." 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! And please, listen to the existing property owners concerns. Our voices must be heard.

Thank You