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## The rezoning request for the property at 685 Peak View Drive

1 message

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Timothy McKern > To: [planning@estes.org](mailto:planning@estes.org)

Mon, Dec 19, 2022 at 8:54 AM

To whom it may concern,

Regarding the request for rezoning the property at 685 Peak View Drive,

We oppose rezoning request 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 and needs affordable work force housing, but this project will not meet that goal. 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, which would more than double his investment. But we see a greedy developer lining his pockets without any regard to the residents of this area. Rezoning 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).

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.

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.

At the first meeting with Mr. Theis, during this busy holiday season and when many part time residents are at their winter homes or visiting their families, fifty or so residents were able to be there. Not a single one was in favor of rezoning. 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  
[640 Devon Drive](#)  
[Estes Park, CO 80517](#)