
685 Peak View Drive Rezoning Proposal

1 message

> To: planning@estes.org

Fri, Dec 16, 2022 at 1:46 PM

Subject: Rezoning proposal of 685 Peak View Drive by CMS Planning & Development, Inc.

Please consider my request, along with a countless number of Estes Park residents to reject this rezoning request immediately.

The grievances listed below were brought to the attention of Thies Frank at last night's meeting at the library.

1. Peak View Drive and connecting roads were not designed for and are incapable of handling the increase of traffic from high density housing in the area.
2. The rezoning proposal is in direct conflict with the current comprehensive land use plan that has been in affect for 40+ years.
3. Permanent noise, disruption and damage to the neighborhood and infrastructure due to the longevity of construction and establishment of high density housing.
4. Depreciation of existing properties in proximity of the proposed development.
5. Flood hazard caused by the runoff of 7.62 acres of concrete and shingles constructed on a steep incline.
6. Fire hazard, difficult to defend concentrated structures on steeply sloped mountainside.
7. Irreparable damage to ecosystems and loss of wildlife.
8. Approximately half of the persons affected are wintering out of state. In all fairness, any actions other than dismissal should be postponed till summer.

Thies Frank was unwilling to consider complying with the current land use plan nor any compromise proposed to him by the audience.

High density housing should not be implemented at the expense and grievances of the majority of long standing, established residents on the south side of Prospect Mountain and valley.

Our neighborhood, on the south side of Prospect Mountain is a beautiful, tranquil neighborhood blessed with an abundance of wildlife.

The proposed "albatross on the mountain", if completed will fracture the neighborhood and create a permanent scare on the mountainside viewable from miles around.

Also of note at last night's meeting were insinuations by the audience, which could not be ignored, of a possible conflict of interest between Thies Frank and member(s) of the planning board.

Thank you for your consideration,

Larry Bader

[540 Devon Dr Estes Park, CO](#)