

Objection to the proposed application to rezone 685 Peak View

1 message

Jackie Adams

To: Planning@estes.org, jwoeber@estes.org

Estes Park Planning Committee

I would like to express my objection to the approval of the rezoning application by CMS Development (Frank Theis) for the lot on 685 Peak View.

Rezoning of a 7.62 acre parcel from RE-1 to R-1

The 7.2 acre lot is currently zoned for 1 acre (43,560 square feet) per building lot size with a rezoning request to 5,000 square feet per building lot size. Mr. Theis is proposing 39 units with **close proximity** along Peak View Drive and Devon Drive.

He stated during a neighborhood meeting on December 15th his goal is to provide Estes Park with affordable/attainable housing. I find this to be an impossible goal as he also stated he intends to **only sell the lots**, not do the actual home building. With lot cost and the current construction costs it would be highly unlikely these homes would be affordable or attainable.

The Estes Park Development Code was recently updated in November 2022:

1.3 - Purpose and Intent

The regulations of this Code are intended to implement the 1996 Estes Valley Comprehensive Plan, as amended, and more specifically are intended to:

- A. Provide for coordinated, harmonious development of the Estes Valley and the Town of Estes Park, which will, in accordance with present and future needs, **best promote health, safety, order**, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development;
- B. Protect residents from **fire, floodwaters, geologic hazards and other dangers**;
- C. Preserve and protect existing trees and vegetation, agricultural lands, floodplains, riparian corridors, **wildlife habitat and other sensitive environmental areas** from adverse impacts of development.

The rezoning of 685 Peak View to 39 lots would greatly impact traffic, town services, fire mitigation and evacuation along this corridor.

We have a large elk herd that daily navigates this area and surrounding homes, that would be greatly impacted with the close proximity of the 39 units in this development. Peak View from Hwy 7 to Mary's Lake Road is already a major thoroughfare in the summer and a suggested alternate route to the Park to avoid highways 36 and 34. The traffic impact to this road with the new 39 units would greatly affect our communities along this thoroughfare. Drainage/floodwaters from this area is also a major concern to all residents that have homes below the 685 Peak View lot area.

All zones around this area require **1/4** (10,890 sq ft), **1/2** (21,780 sq ft) and **1** (43,560 sq ft) **acre minimums**.

This rezoning application to **5,000 sq ft** minimum would not be in alignment with the communities on the southside of Prospect Mountain.

We all know the great need for affordable and attainable housing for our workforce, but this proposed rezoning and 39 unit development does not meet any of those goals.

Thank you for considering my concerns in your review process.

Jackie Adams
565 A Devon Drive