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Rezoning Application for 685 Peak View Drive

1 message

bdannels <bdannels@cox.net>
To: planning@estes.org

Tue, Jan 17, 2023 at 6:05 AM

We own two lots directly across Peak View Drive (1650 and 1652 Twin Drive) from the proposed rezoning property at 685 Peak View Drive and strongly oppose its approval.

Other letters have identified several lack of planning realities of the proposed rezoning such as drainage and traffic flow and I encourage you to do a comprehensive study of all impacts to both surrounding properties as well as the Town itself. As planners you are well aware of and concerned about the many factors involved in any development, especially one of this nature, such as impacts on Town resources such as fire, police, water, sewer, and administration. I trust you will consider and address those and all impacts before allowing this proposal to go forward.

Impacts identified in several other letters of opposition have are less tangible but no less important. These are the impacts on the character of the Estes Park community and people who live in it, to include those surrounding the proposed rezoning site. I have especially strong feelings and admittedly emotional opposition to the rezoning because of my family history and ties to that area. My property was a gift from my grandparents, Henry and Jo Dannels, in 1974 to my wife and I so my ownership of the property has deep emotional ties. They planted a tree on it when my son was born over forty years ago that we have watched grow and flourish (both the tree AND my son). My father built the house that is on the proposed rezoning property for the McCord family in 1964. I grew up in a house a half mile away from it and my brother and I roamed the then totally undeveloped land. My grandfather, father, and uncle developed the Peak View properties, originally called Mountain View with the intent to provide the kind of homes that exist under the current zoning restrictions. If it would help your rezoning deliberations, I will provide a more detailed history of the development of that area.

Without going into great detail, the character of the Estes Park community has undergone major changes over the past half century. The Dannels name may be familiar to you who are long term residents and others who wonder why the fire station bears its name. It was a surprise dedication to my father when he retired after twenty-four years as Town Trustee and Mayor. I am understandably proud of his vision and accomplishments to transform Estes Park to its current reputation as a great place to live, a travel destination location, and not just "that town outside the National Park". Since that time the Town leadership has, with few exceptions, embraced and been responsible for the positive direction and improvements currently enjoyed by residents and visitors. The proposed rezoning would be a giant step backward, not an improvement.

One more item of background information, you might note the proposed rezoning property is located in "Dannels Addition". I'm not sure of the date, but many years ago the Town approved including the Pinewood Acres properties, located just South of the Peak View Subdivision, into the Town of Estes Park. Because my family was friends with the owners of the proposed rezoning property, the McCord family, my father and grandfather asked McChords if they wanted to be part of the annexation. Obviously they did. Please do not consider any implicit or implied Dannels approval of the proposed rezoning because our name is on it.

Thank you for your consideration. I'm confident you will do the right thing and disapprove the rezoning proposal.

Bart and Sharon Dannels