
Re-zoning Application for 685 Peak View Drive

1 message

'Walter Borneman' via Planning Forward <planforward@estes.org>

Mon, Jan 16, 2023 at 12:32 PM

Reply-To: Walter Borneman <walterborneman@mac.com>

To: planning@estes.org

Cc: jgarner@estes.org

TO: Estes Park Planning Commission

Jessica Garner, Community Development Director

FROM: Walt and Marlene Borneman

[572 Darcy Drive, Estes Park, CO 80517](#)

(970) 586-3181

DATE: January 16, 2023

RE: Re-zoning Application for 685 Peak View Drive (aka "Theis Subdivision")

We live at 572 Darcy Drive, part of the Prospect Mountain Townhome Association, immediately adjacent to and west of the parcel proposed for re-zoning. We have been full-time residents of this neighborhood for twenty-one years. We urge you to deny this re-zoning application because the proposed density is incompatible with and adverse to the existing character and zoning of the surrounding neighborhoods.

- The parcel is currently zoned E-1, providing for residential construction on one-acre minimum lots. The parcel is surrounded by E-1 zoning on three sides and R zoning (quarter-acre minimum lots) on one side. **There has been no change in the historic use of the surrounding area to support a change of condition for re-zoning this parcel.** Re-zoning to R-1 (minimum 5,000 SF lots) is incompatible with the zoning of the surrounding area under the current Estes Park Development Code.

- This application is also in conflict with the aspirational goals of the just-adopted Estes Forward 2022 Comprehensive Plan. This parcel is in the Suburban Estate Category, which provides "for low to medium density single family residential development." (p. 67; map p. 75) We recognize one goal of the Estes Forward 2022 Comprehensive Plan is to provide community direction for re-zoning requests such as this one. It is beyond your discretion, however, to change the character of the surrounding neighborhood so radically and adversely and in doing so conflict with the spirit of that plan.

- It was implied by an observer at the community meeting of December 15, 2022—hastily called without proper notice, it seems—that the existing density of Prospect Mountain Townhomes somehow lends support to this application. Nothing could be more erroneous based on the historical facts. When Prospect Mountain Townhomes was originally platted about 1983, the density requirements were augmented by 14+ adjacent acres known as Outlet C on the slopes of Prospect Mountain. This acreage is now protected from development by a conservation easement and is part of the Thumb Open Space.

There are many other concerns with this proposed subdivision—traffic access points, wildlife corridors, water drainage, parcel open space, viewshed impacts on the Thumb Open Space, and the most serious of all to the town as a whole, Wildland Urban Interface wildfire issues—**however, the threshold question for this re-zoning application is whether the proposed change is in any way compatible with the long-established character of the surrounding neighborhood. It is not and we urge you to deny this application.**