



Alpine Master Plan

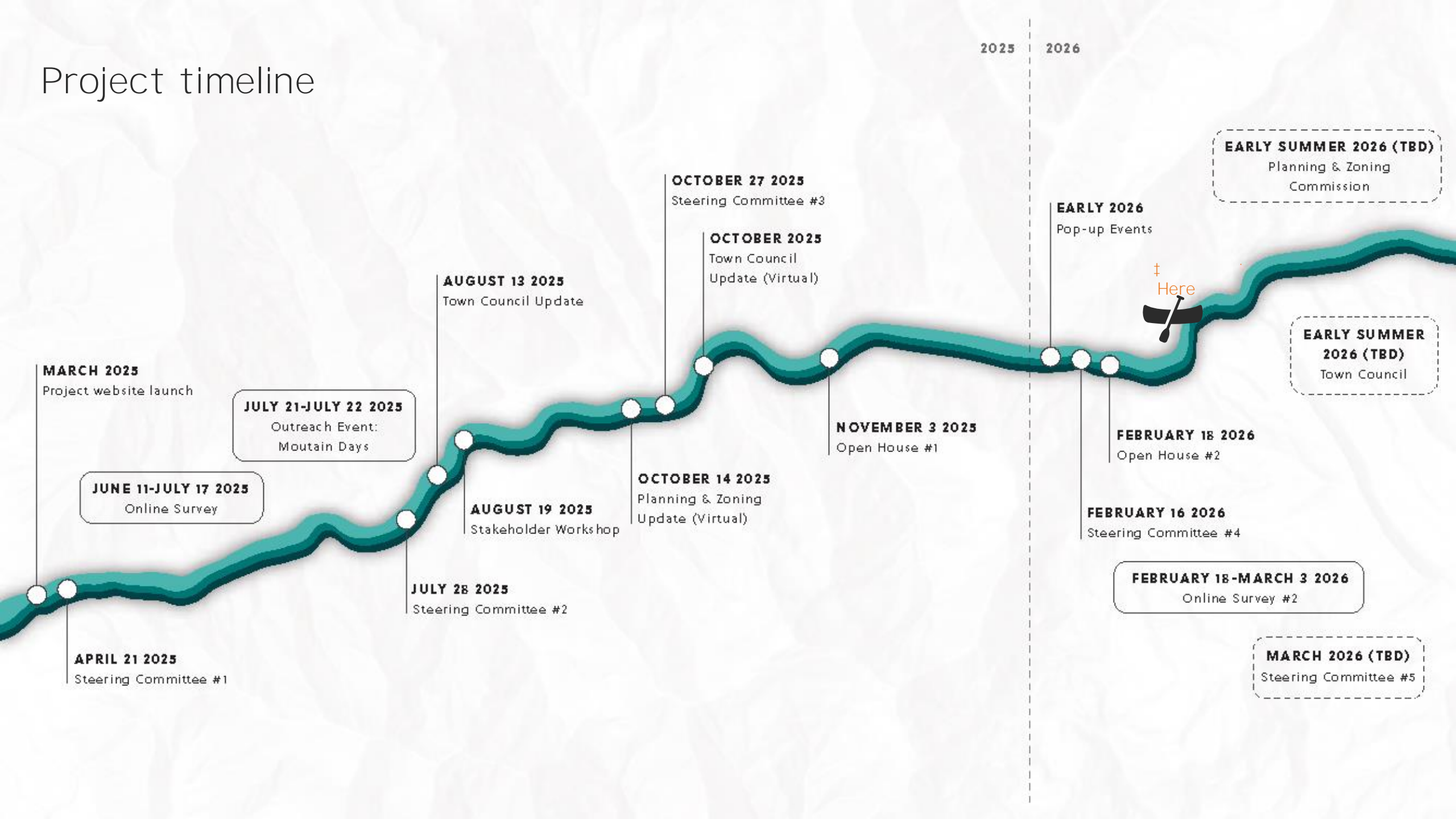
Planning Commission Update March 10, 2026

Agenda

1. Project Timeline
2. Engagement Updates
3. Future Land Use
4. Draft Recommendations
5. Next Steps



Project timeline



Engagement Updates

Focus Group Discussions

TOPICS:

- “ Transportation
- “ Land Use & Development
- “ Parks, Recreation, & Land Management
- “ Housing
- “ Economic Development



Feedback is posted on the project website



Open House #1

In-person: November 3, 2025

Online Survey: November 4 - 21



ALPINE MASTER PLAN OPEN HOUSE #1 SUMMARY

BY THE NUMBERS



COMMUNITY VISION RANKING



WHAT WE CONTINUED TO HEAR



COMMUNITY IDEAS



Open House #2

In-person: February 18, 2026

Online Survey: February 20 -March 6



Future Land Use

Future Land Use

Future Land Use **IS**:

- ✓ 5-year horizon for growth (where we do and do not want to grow)
- ✓ Guidance for decision making (or recommendation on land use applications)
- ✓ Informed by the public, history, data, and landowners
- ✓ Amendable

Future Land Use **IS NOT**:

- ✗ Regulatory
- ✗ Zoning (although it can inform updates to the Land Development Code)
- ✗ A development plan
- ✗ New! (the 2006 Master Plan has a FLUM)

Future Land Use Categories

HOUSING

” INTENT: To provide living options for residents at a variety of price points, housing types, and lifestyles.

” LAND USES:

” Primary: Housing

” Secondary: Home-occupied businesses, neighborhood-serving commercial, public/civic uses

” RELATED ZONE DISTRICTS:

” Single-Family Residential (R1)

” Multi-Unit residential (R2)

” Public and Community Facilities (PCF)

” Planned Unit Development (PUD)



Future Land Use Categories

BUSINESS

“ INTENT: Provide places for people to shop, eat, and create.

“ LAND USES:

“ Primary: Retail, office, restaurant, lodging, entertainment uses, light industrial

“ RELATED ZONE DISTRICTS:

“ Commercial (C)

“ Light Industrial (LI)



Future Land Use Categories

MIXED USE

- “ INTENT: Provide a pedestrian friendly environment for people to live, work, shop, and play
- “ LAND USES:
 - “ Primary: Residential, commercial
 - “ Secondary: Public/civic
- “ RELATED ZONE DISTRICTS:
 - “ Mixed Residential Commercial (MRC)
 - “ Planned Unit Development (PUD)
 - “ Public and Community Facilities (PCF)



