



TOWN OF ALPINE

PLANNING AND ZONING ADMINISTRATOR REPORT AND PLANNING AND ZONING COMMISSION RECOMMENDATION TO TOWN COUNCIL

Date: May 14, 2026

Applicant: Rehman Hafeez

Request: Minor Subdivision (Replat) – Dania Meadows, LLC

Location: 96 Wintergreen Drive, Lot 2 of Hafeez Addition, Alpine, Wyoming

Representative: Surveyor Scherbel, Ltd.

Acreage: Approximately 7.75 acres

Existing Zoning: MRC (Mixed Residential Commercial)

Proposed Action: Subdivide one (1) existing lot into three (3) lots

I. PROJECT SUMMARY

The applicant is requesting approval of a Minor Subdivision (Replat) to divide an existing 7.75-acre parcel (Lot 2 of the Hafeez Addition) into three (3) lots ranging from approximately 1.0 to 4.07 acres. The proposed lots are intended for multi-family residential development, consistent with the current MRC zoning designation. The newly created lots will be known as Lots 3, 4, and 5 of the Dania Meadows Addition.

Access to the proposed lots will be provided via a new internal road (Dania Drive), connecting to existing public roadways, including Bugling Elk Drive and Wintergreen Drive.

The subdivision will require extension of water and sewer infrastructure to serve the newly created lots.

II. APPLICABLE REVIEW CRITERIA

Pursuant to **Section 2-202 of the LUDC**, subdivision applications are evaluated based on:

- Consistency with the adopted 2006 Master Plan
- Compliance with zoning regulations
- Compatibility with adjacent land uses
- Adequacy of infrastructure (water, sewer, roads)
- Public health, safety, and welfare considerations

Subdivision approvals (including replats) require:



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- Planning & Zoning Commission review and recommendation
- Final action by Town Council

II. STAFF ANALYSIS

A. Consistency with Zoning

The subject property is zoned MRC (Mixed Residential Commercial).

- The proposed use of multi-family housing is consistent with the intent of the MRC district.
- No zoning change is requested.

Finding: The proposal is consistent with existing zoning regulations.

B. Consistency with the 2006 Master Plan

The 2006 Alpine Master Plan serves as a **guiding document for land use, infrastructure, and growth management.**

Key considerations:

- The Master Plan supports:
 - Managed residential growth
 - Efficient use of infrastructure
 - Development that aligns with community expansion and services

The proposed subdivision:

- Increases residential development within an already developing area
- Utilizes existing and planned infrastructure connections
- Represents an **infill/intensification** of an existing subdivision area

Finding: The proposal is generally consistent with the intent of the 2006 Master Plan.

C. Compatibility with Adjacent Uses

The application materials indicate that the subdivision:

- Is located within an existing developed area



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- Will maintain zoning consistency (MRC) across all proposed lots
- Continues the pattern of residential and mixed-use development in the vicinity

Finding: The proposal appears compatible with surrounding land uses.

D. Infrastructure and Services

The proposed subdivision includes:

- Extension of water and sewer services
- Connection to existing municipal systems
- Construction of an internal access road (Dania Drive)

At the time of the original staff report, comments from the Town Engineer and Public Works Administrator were still pending.

The Planning & Zoning Commission noted that:

- Dedication of the proposed roadways appears to be shown on the advanced plat map;
- Final verification of infrastructure adequacy remains subject to Town Engineer and Public Works review; and
- Easements and utility locations must still be reviewed for compliance with Town standards.

Finding: Infrastructure appears generally adequate, subject to final engineering and Public Works review and approval.

E. Access and Circulation

The subdivision proposes:

- New internal road connection (Dania Drive)
- Connectivity to existing roadway network

Traffic and access considerations are addressed in the submitted master plan report, including evaluation of traffic volumes and access points, and discussed in the public hearing process.

Finding: Access appears adequate, subject to engineering and Public Works review.

F. Public Health, Safety, and Welfare



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Per LUDC intent:

- Development must protect public health, safety, and welfare

Considerations:

- Infrastructure adequacy (pending review)
- Access and circulation
- Compatibility with surrounding development

Finding: The proposal generally meets the intent of protecting public health, safety, and welfare, pending final agency review.

IV. CONDITIONS OF APPROVAL

The Planning & Zoning Commission recommends approval of the Dania Meadows Minor Subdivision (Replat), subject to the following conditions:

1. Receipt and acceptance of all required reviews and approvals from the Town Engineer and Public Works Administrator.
2. Final verification that all water, sewer, roadway, drainage, and easement improvements comply with Town standards.
3. Compliance with all applicable provisions of the Town of Alpine Land Use and Development Code.

V. PLANNING & ZONING COMMISSION RECOMMENDATION

Following review of the application, public testimony, staff analysis, and supporting materials, the Planning & Zoning Commission recommends that the Town Council approve the Dania Meadows Minor Subdivision (Replat), subject to the conditions listed above.

_____ Date: 5/14/28

Prepared and signed for Planning & Zoning Chairman Melissa Wilson by Planning & Zoning Administrator Gina Corson.