



Zoning Administrator Review Update – November 13, 2023

After the scheduled public hearing and the subsequent Planning & Zoning Commission meeting, which was held on October 24th, the Zoning Administrator was asked to prepare a property compatibility map (see attached), for zoning compliance with adjoining land uses.

1. Subject property is currently in the Mixed Residential and Commercial District {MRC}, which allows for construction of residential duplexes, apartment units, townhouses, multi-unit complexes, or mixed commercial-residential buildings. It should be noted that there is no zone change with this replat application; the structure that is being built upon Lot #621C is compliant with the established uses as provided in the official Town of Alpine Zoning Map.

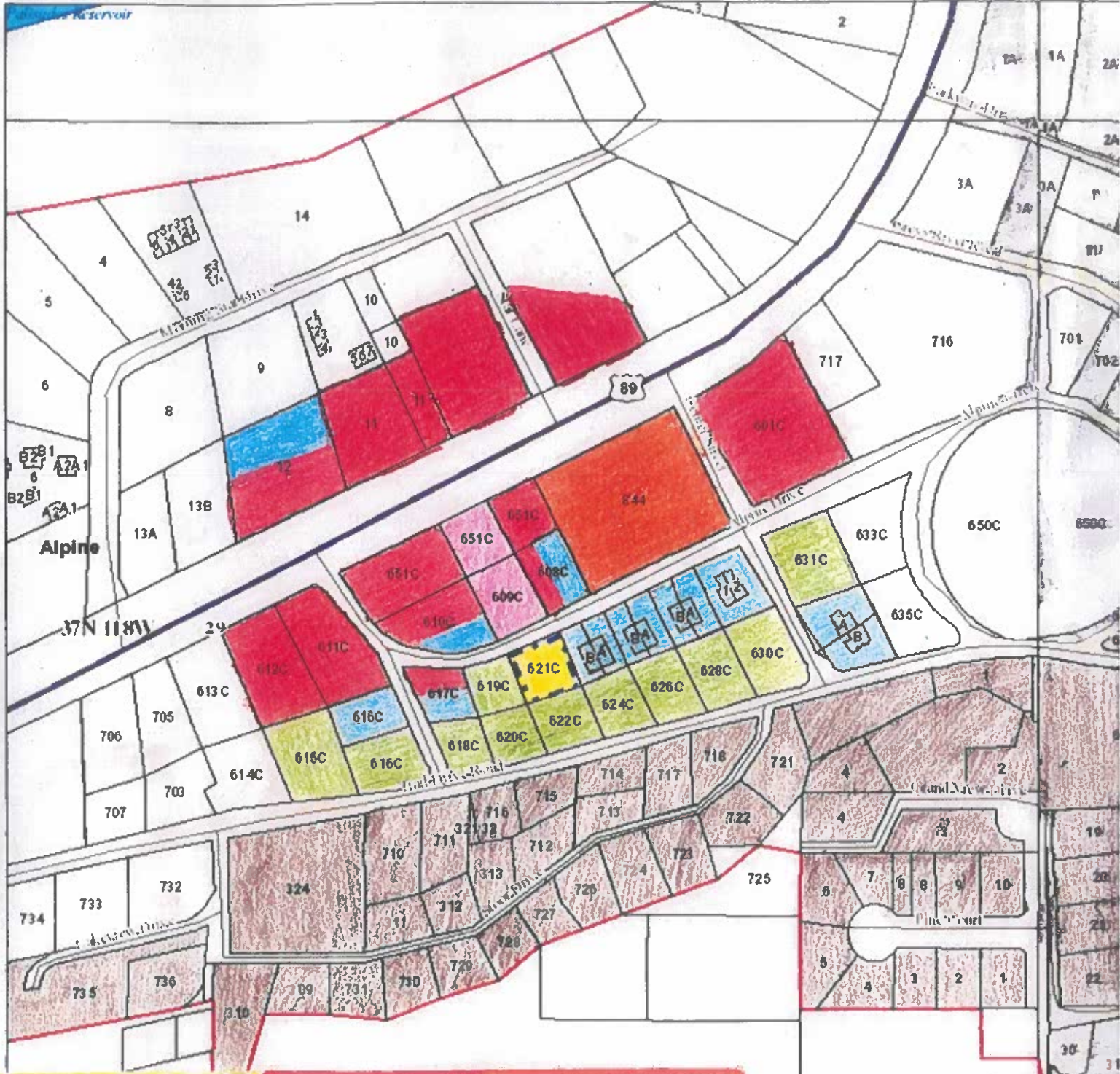
In reviewing the adjacent parcels of land, it is noted that all of the properties along south side of Alpine Drive are also in the MRC District along with the neighboring parcels on the north side of Trail Drive Road are also located in the MRC District. The zoning of this property appears to be consistent with the area; the selected individual ownership was determined back when these properties (homes) were constructed sometime in the '90's. It should be noted that although the homes located on the northside of Trail Drive Road are single-family homes, they are still within the MRC zoning district.

2. A municipal zoning ordinance was initially adopted by the Town of Alpine on June 18, 1991; since that time, a considerable number of amendments to the zoning ordinance have been adopted by the Alpine Town Council.

Upon review of the Alpine Municipal Master Plan, which was finalized in October 2006; Section 7.3.3.4. – Encourage Mixed Residential and Commercial Land Uses; finds that the subject property is compatible with the “Alpine Master Plan”. Alpine’s municipal zoning ordinance does permit the mixing of some residential and commercial land uses; a wide variety of effective residential designs for residential apartment and condominium complexes have emerged from the construction industry during, at least, the past 30 to 40 years. It is important that this type of residential development is not unnecessarily discourage by arbitrary site and facility development standards. Therefore, I find that the property replat is in line with the Alpine Master Plan.

3. After the date of the public hearing and up until the date of this update; there have been no additional letters submitted to the Town of Alpine, either in support of or in of protest and/or any additional comments received by the Zoning Administrator.

Web App Builder for ArcGIS



<p><i>Yellow - Subject Property</i></p> <p><i>Zoned Mixed Residential Commercial</i></p>	<p><i>Red - Commercial Property</i></p> <p><i>Zoned Commercial</i></p>	<p><i>Orange - Town Owned Property</i></p> <p><i>Zoned Recreation & Conservation</i></p>
<p><i>Brown - Residential Property</i></p> <p><i>Zoned R-1 Residential</i></p>	<p><i>Lime Green - Single Family Residential Home</i></p> <p><i>Zoned Mixed Residential Commercial</i></p>	<p><i>Blue/Red - Combination of business & living unit(s)</i></p> <p><i>Zoned Mixed Residential Commercial</i></p>
<p><i>Pink - Vacant Land</i></p> <p><i>Zoned Mixed Residential Commercial</i></p>	<p><i>Blue - Multi Family Units</i></p> <p><i>Zoned Mixed Residential Commercial</i></p>	<p>Named Roads</p> <p>Municipal Boundaries</p> <p>Parcels (Approximate)</p>

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Assessor's Office. This map is for locational
informational purposes only. No depiction shou
constructed to be an official survey of land. Accura
data contained or depicted is neither warrant
assumed. Always contact a qualified survey
confirmation of property bounda



TOWN OF ALPINE ZONING MAP

Zoning

	C	Commercial
	LI	Light Industrial
	MRC	Mixed Residential & Commercial
	PDF	Public and Community Facilities
	R-1	Single Family Residential
	R-2	Multi-Unit Residential
	RC	Recreation and Conservation
	Road / Streets	

 2018 Town of Alpine Boundary