



TOWN OF ALPINE

PLANNING AND ZONING COMMISSION REPORT AND RECOMMENDATION TO PLANNING AND ZONING COMMISSION

Date: May 8, 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)

However, **at the time of this report:**

- No formal comments have been received from:
 - Town Engineer
 - Public Works Director

Finding:

While the application proposes adequate infrastructure extensions, final determination of adequacy cannot be confirmed without agency review. Additionally, the submitted plat indicates the presence of easements, which must be reviewed and deemed appropriate by the Public Works Director and Town Engineer. The application materials also do not clearly identify whether proposed roads and infrastructure will be publicly dedicated or privately maintained, and clarification is necessary to ensure compliance with Town standards and long-term maintenance expectations.

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.

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



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F. Public Health, Safety, and Welfare

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 these standards, **pending agency input.**

IV. OUTSTANDING ITEMS / CONDITIONS

At the time of staff report preparation, the following items remain outstanding:

1. Review and approval from the Town Engineer
2. Review and comment from the Public Works Administrator
3. Final confirmation of:
 - Water and sewer capacity
 - Road design and standards
 - Drainage and stormwater management
 - Easements shown on the plat shall be reviewed and approved by the Public Works Director and Town Engineer to ensure they are appropriately located, sized, and sufficient to support required utility, access, and drainage functions in accordance with Town standards.
 - The applicant shall clearly identify whether all proposed roadways and infrastructure are to be publicly dedicated to the Town or privately owned and maintained. If public dedication is proposed, all improvements shall be designed and constructed in accordance with Town standards and subject to review and approval by the Town Engineer and Public Works Director.

V. STAFF RECOMMENDATION

Staff recommends approval of the Dania Meadows Minor Subdivision (Replat), subject to the following conditions:

1. Receipt and acceptance of all required agency reviews, including:



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- Town Engineer
 - Public Works Administrator
2. Verification that:
- Dedication of Roads and other infrastructure to the Town
 - Water and sewer infrastructure meet Town standards
 - Road design and access comply with Town requirements
 - Stormwater and drainage plans are adequate
 - Proposed easements are sufficient
3. Compliance with all applicable provisions of the Town of Alpine Land Use and Development Code.

VI. PLANNING & ZONING ACTION

The Planning & Zoning Commission shall:

- Review the application
- Consider staff findings
- Make a recommendation to the Town Council for final action

A handwritten signature in blue ink, appearing to be "Gina Corson", is written over a horizontal line.

Gina Corson

Planning and Zoning Administrator

Town of Alpine WY