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## Memorandum

**TO:** Vail Town Council

**FROM:** Matt Gennett, Community Development Director

**DATE:** September 15, 2020

**SUBJECT:** Resolution No. 39, Series of 2020, A Resolution of the Vail Town Council Providing for an Extension of the Approved Development Plan for the Booth Heights Development.

### I. SUMMARY

To facilitate the relocation of the Booth Heights development from the site located at 3700 North Frontage Road East/Lot 1, East Vail Workforce Housing Subdivision, to 129 North Frontage Road West/Lot 3, Middle Creek Subdivision, Resolution No. 39, Series of 2020, has been prepared for Council's consideration and approval.

The approval of the Development Plan in the Housing (H) zone district, Conditional Use Permit (CUP), and final design for the Booth Heights Project (PEC19-0018, PEC19-0019, and DRB19-0652, respectively, and collectively known as the "Development Plan") would be extended through June 1, 2023 via this Resolution. If construction of the Booth Heights Project is not commenced by such time, the Development Plan approval shall lapse, unless otherwise extended.

Pursuant to the Vail Town Code, development plan approvals in the H zone district generally lapse after three years; approved CUPs lapse after two years; and, approved final designs lapse after one year, if construction of the development is not commenced.

### II. BACKGROUND

On September 11, 2017, the Planning and Environmental Commission (PEC) forwarded a recommendation of approval to Council to rezone approximately rezone 5.4 acres at 3700 North Frontage Road East from the Two-Family Residential (R) zone district to the Housing (H) zone District.

Triumph Development requested the review of a Development Plan, pursuant to Section 12-6I-11, Vail Town Code, and a Conditional Use Permit (CUP) to allow residential dwelling units, for a new housing development located at 3700 North Frontage Road East/Lot 1, East Vail Workforce Housing Subdivision (the "Booth Heights Neighborhood").

On August 26, 2019, the PEC held a public hearing on the CUP and Development Plan

applications and voted to approve these applications.

On October 15, 2019, Council heard an appeal of the Development Plan application and voted to uphold the PEC's approval.

### **III. REQUESTED ACTION**

Staff recommends Council approve Resolution No. 39, Series of 2020, as written and attached hereto.

### **IV. ATTACHMENTS**

**A.** Resolution No. 39, Series of 2020