



Neighborhood Meeting Notice Letter

Date: January 8, 2024

Dear Property Owner:

This is a notice that a neighborhood meeting will be held to discuss the following proposal in your neighborhood:

Application and Meeting Information

Application:	Planned Unit Development (PUD) Zoning Document & Comprehensive Plan Amendment
Project Case Number:	PZ # 23-129 & 23-130
Project Name:	Kentro Group Clustered Housing Development
Meeting Date and Time:	January 25 th , 2024 @ 5:30 p.m.
Meeting Location:	410 E 5 th Street, Loveland, CO 80537 (Loveland Development Center)
Applicant Name:	Kentro Group; Kimley-Horn

Project Description

Summary of Proposed Development:	<p>The proposed redevelopment and PUD site is located on the south side of 14th Street SW, immediately west of the Burlington Northern Santa Fe (BNSF) railway line and south of S Roosevelt Ave. The property is comprised of approximately 25.85 acres, is vacant, and is currently zoned DR, Developing Resource. The property would provide extensions of existing temporary dead-end streets 16th Street SW and 18th Street SW. A Vicinity Map is enclosed for reference.</p> <p>The proposed Planned Unit Development (PUD) consists of a proposed cluster-style development with cottage-size single family and duplex dwellings. The site will have on-site stormwater detention on the northeast corner of the site, as well as a proposed clubhouse facility for the residents' use and open space amenity areas.</p> <p>The proposed site is within 0.5 miles of B.F. Kitchen Elementary School and Sherri Mar Park. The site is also within 2 miles of Walt Clark Middle School, Thompson Valley High School, and Sarah Milner Elementary School. The proposed PUD will build upon the existing infrastructure of the surrounding area while providing new residential units to meet the needs of the City's growing population. This PUD will provide improvements to the intersection of 14th Street SW and S Roosevelt</p>
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	Ave via a new signal per the City's master transportation plan. It will provide connectivity of 16 th Street SW and 18 th Street SW to 14 th Street SW per the City's master transportation plan.
General Location:	Southwest Corner of the intersection of S Roosevelt Ave and 14 th Street SW Loveland, CO See the attached Vicinity Map
Property Address:	600 14 th Street SW Loveland, CO 600 18 th Street SW Loveland, CO Other lots unaddressed between these lots are included (immediately west of BNSF Railway Corridor to 16 th Street SW)
Existing Zoning:	DR; Developing Resource
Legal Description:	A portion of Tracts A&B, Grosboll Addition, Located in the Northeast Quarter of Section 26, Township 5 North, Range 69 West of the 6 th P.M., City of Loveland, County of Larimer, State of Colorado Full parcel descriptions available on the PUD Zoning Document on the City's website.
Additional Information:	Additional information on the project is available at CityofLoveland.org/CDA

Neighborhood Meeting Information

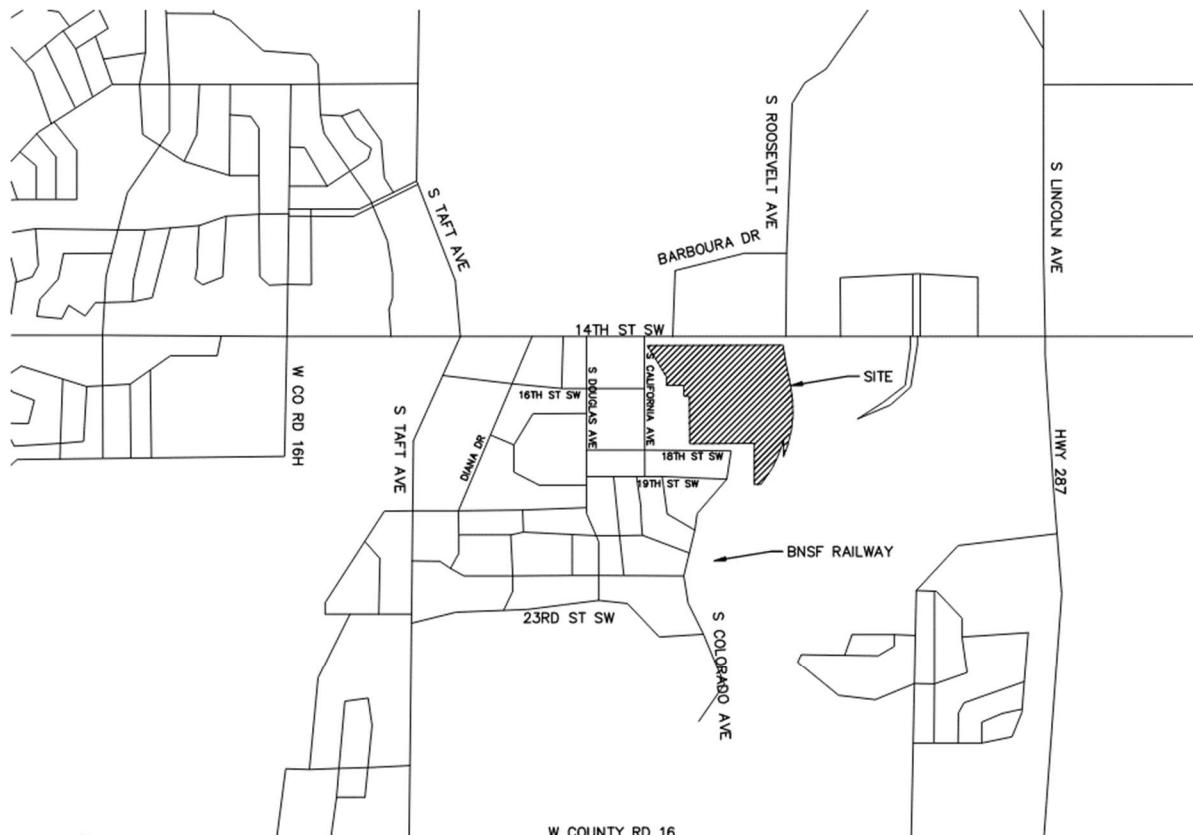
All interested parties may appear and speak regarding the project at the neighborhood meeting and/or file written comments with the Current Planning Division. The project will also require a public hearing with the Planning Commission and City Council. Notification of the dates and times for the public hearing will be provided once the schedule is identified, in accordance with the Municipal Code.

If you have any questions regarding the proposed project, please contact: Caitlin Sheahan, (970) 986-6784, Caitlin.Sheahan@Kimley-Horn.com. If you have questions regarding the City process, please contact Noreen Smyth at Noreen.Smyth@cityofloveland.org, 970-962-2522.

Sincerely,



Caitlin Sheahan, PE
Caitlin.Sheahan@Kimley-Horn.com
Kimley-Horn
(970) 986-6784



VICINITY MAP



GRAPHIC SCALE IN FEET

0	100	200	400
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