



Project Information Summary

Project Name: Grosboll 7th Sub (Kentro) Sketch Plat **Last Update:** 9/30/2025

Project Number: PZ-25-00041

General Location: Located on the southwest corner of 14th Street SW and S Roosevelt Ave.

Project Description:

Proposal to construct, on approximately 23 acres, 175 clustered single family attached and detached homes, a clubhouse, and amenity areas.

Existing Zoning: PUD-Planned Unit Development

Acreage of Site: 23.08

Existing Use: Vacant

Application Type:

Sketch Plat

Choose Type

Choose Type

☒ Neighborhood Notice and Comment Period Required

***Public Review Required:** ☐ None

☐ Variance ☐ Neighborhood Meeting ☐ Planning Commission Hearing ☐ City Council Hearing

** Contact the City Planner for specific hearing dates, times and locations if public review is required*

Use Type

☒ Use by Right (R)

☐ Limited Use (L)

☐ Adaptable Use (A)

☐ Conditional Use (C)

Contact Information:

Applicant

Name: Chris Viscardi

City Planner

Name: Lauren Richardson

Phone: 970-962-2557

Email: Jason.Bradford@cityofloveland.org

Attachment (s): Plat

The above information was current at the time of initial project submittal and is subject to change



- ## BUILDING SETBACK REQUIREMENTS

a- AS MEASURED TO BUILDING
b - AS MEASURED FROM BUILDING TO BACK OF CURB
c - AS MEASURED FROM BUILDING TO PUBLIC ROW

PARKING STANDARDS		
PARKING COUNT	REQUIRED	PROVIDED
DWELLINGS	290 SP* (7 ADA, 1 VAN)	STANDARD: 308 (8 ADA, 4 VAN)
		GARAGE: 55 SP (ADA)
CLUBHOUSE	15 SP** (1 ADA)	16 SP (2 ADA, 1 VAN)
TYP. DIMENSIONS		
PARALLEL	8-FT X 22-FT	
PERPENDICULAR (INCLUDING ADA)	STANDARD: 9-FT X 18-FT	
	GARAGE: 12-FT X 18-FT	

* 1.5 SPACES PER DWELLING UNIT (MAXIMUM 193 DWELLING UNITS)
** 1 SPACE PER 750 SF CLUBHOUSE AND POOL



KENTRO GROUP CLUSTERED HOUSING DEVELOPMENT SKETCH PLAT

SITE PLAN

Kimley»Horn

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