



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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**AGENDA DATE:** December 4, 2023

**SUBJECT:** Second Reading of Ordinance 2023-262 Approving a Change of Zone for Property known as Massey Square to MU-NC (Neighborhood Commercial)

**ACTION PROPOSED:** Consider Second Reading of Ordinance 2023-262 Approving Change of Zone for Massey Square

**ATTACHMENTS:** 1. Ordinance 2023-262

**PRESENTED BY:** Tony LeFevre, Planner I

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### AGENDA ITEM DESCRIPTION:

A public hearing and approval on first reading was completed on November 20, 2023.

The Applicant, Massey Farms, LLLP, has requested a change of zone (rezoning) to MU-NC (Neighborhood Commercial) Zone to clarify the intent to develop this property as small scale commercial to support surrounding neighborhoods. Current zoning on the property is Planned Unit Development – B(PUD-B), with a Commercial/Office designation which was put in place with 2006 Massey Farms 141 Annexation ODP.

This property will be integrated into the overall development for Johnstown Village and will give needed commercial and retail support the surrounding residential activity. This change of zone allows the Town and Applicant to work off of the updated TOJ Land Use code implemented in May 2023.

The Planning & Zoning Commission held a public hearing on November 1, 2023. Public comment was only about future development of the property, which was not known at the time. No other public comment was received. The Commission voted unanimously to recommend approval of the Massey Square Change of Zone to the Town Council, with the findings that are contained in the PZC staff report.

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**LEGAL ADVICE:**

Ordinance 2023-262 was drafted by the Town Attorney in consultation with Staff.

**FINANCIAL ADVICE:**

None.

**RECOMMENDED ACTION:**

Approve Ordinance 2023-262 on second reading.

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*Reviewed and Approved for Presentation,*



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Town Manager

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