



# Town of Johnstown

## PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

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<b>ITEM:</b>	<b>Massey Square Change of Zone from PUD-B to MU-NC (ZON23-0001)</b>
<b>DESCRIPTION:</b>	Change of zone for 21.1 acres within the Johnstown Village P.U.D. from PUD-B (Commercial/Office) to MU-NC (Neighborhood Commercial)
<b>LOCATION:</b>	SE corner of Highway 60 and WCR 13/Colorado Blvd.
<b>APPLICANT:</b>	Massey Farms, LLLP
<b>STAFF:</b>	Tony LeFevre, Planner I
<b>HEARING DATE:</b>	November 1, 2023

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### ATTACHMENTS

- 1- Vicinity Map
- 2- Zoning Map

### BACKGROUND AND SUMMARY

The applicant/owner, Massey Farms LLLP, request a change of zoning for approximately 21.2 acres of land, located east of WCR 13/Colorado Blvd. and south of Highway 60.

The subject property was annexed into the Town in 2006 as part of Massey Farms 141 Annexation and was zoned PUD-MU, with a designated land use of Commercial/Office over most of the current acreage. The subject property was part of the 2019 Johnstown Village P.U.D. Amendment 1 Final Development Plan where it maintained a Commercial land use designation. Historically, the property has been used for agricultural use.

### SURROUNDING ZONING & LAND USE

North:	PUD– Commercial/Retail (Purvis PUD) and Unincorporated Weld County
East:	PUD-R – Johnstown Village Filing 3 (Johnstown Village Townhomes)
South:	PUD-R – Johnstown Village Filing 2 (Pintail Commons Duplexes)
West:	PUD-MU – Clearview PUD Commercial/Retail- undeveloped

### PUBLIC NOTICE AND AGENCY REFERRALS

Notice for the Planning and Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, October 26, 2023. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project.

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Notices were mailed to all property owners within 800 feet of the property in questions. This notice included a map of the proposed zoning changes.

Based upon the changes proposed, this land use designation amendment did not warrant a full referral review by the Johnstown Review Committee (JRC). Submitted documents were provided to the JRC for a preliminary evaluation. No concerns or comments by the JRC were noted.

### **NEIGHBORHOOD MEETING**

No neighborhood meeting was held for this requested zoning change as the MU-NC zone provides a similar range of uses to the PUD-B zoning in the original Johnstown Village PUD. The Town will hold neighborhood meetings for the surrounding property owners with the future development plans, when more detailed uses and plans are known.

### **STAFF ANALYSIS**

This property is located along a main activity corridor for the Town, with expectations of medium intensity and development. Both Highway 60 and Colorado Blvd. are major arterials and updates to existing roadway infrastructure are planned to accommodate this level of development, with right of way dedications and road improvements for this and surrounding properties. The zone change to MU-NC allows for the Town and developers to work off of the updated 2023 Town of Johnstown Land Use Code, and this Neighborhood Commercial designation is compatible with the Comprehensive Plan.

### **RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS**

It is recommended that Planning and Zoning Commission send a positive recommendation to Town Council that the requested zoning of MU-NC for Massey Square be approved based upon the finding that the proposed zoning will allow appropriate levels of development to occur in alignment with the Town's Comprehensive Plan.

#### **Recommended Motion**

Based on the application materials received and analysis and presentation at the hearing, the Planning & Zoning Commission finds that the request for MU-NC for Massey Square furthers the Johnstown Area Comprehensive Plan, and is compatible with surrounding neighborhoods, and therefore moves to recommend to the Town Council approval of the request for PUD-MU zoning for this area based upon the finding as stated above.

#### **Alternate Motions**

Motion to Deny: "I move that the Commission recommend to the Town Council denial of the MU-NC zoning for Massey Square based upon the following..."

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