



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE:	November 20, 2023
SUBJECT:	Public Hearing – First Reading Ordinance 2023-262 Approving a Change of Zone for Property known as Massey Square to MU-NC (Neighborhood Commercial)
ACTION PROPOSED:	Consider First Reading of Ordinance 2023-262
ATTACHMENTS:	<ol style="list-style-type: none">1. Ordinance 2023-2622. Vicinity Map3. Zoning Map4. PZC Staff Report5. Staff Presentation
PRESENTED BY:	Tony LeFevre, Planner I

AGENDA ITEM DESCRIPTION:

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 re-zoning complies with Section 17-2-3 of the TOJ LUDC and is consistent with the goals and objectives of the TOJ Comprehensive Plan.

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 attached PZC staff report (Attachment 4).

The Community That Cares

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LEGAL ADVICE:

The ordinance was drafted by the Town Attorney in consultation with Staff.

FINANCIAL ADVICE:

None.

RECOMMENDED ACTION: Approve Ordinance 2023-262 upon first reading.

SUGGESTED MOTIONS:

For Approval: I move to approve Ordinance No. 2023-262, an ordinance Approving a Change of Zone for Property known as Massey Square to MU-NC upon first reading.

For Denial: I move to deny Ordinance No. 2023-262.

Reviewed and Approved for Presentation,



Town Manager