



Town of Johnstown

MASSEY SQUARE ZONING

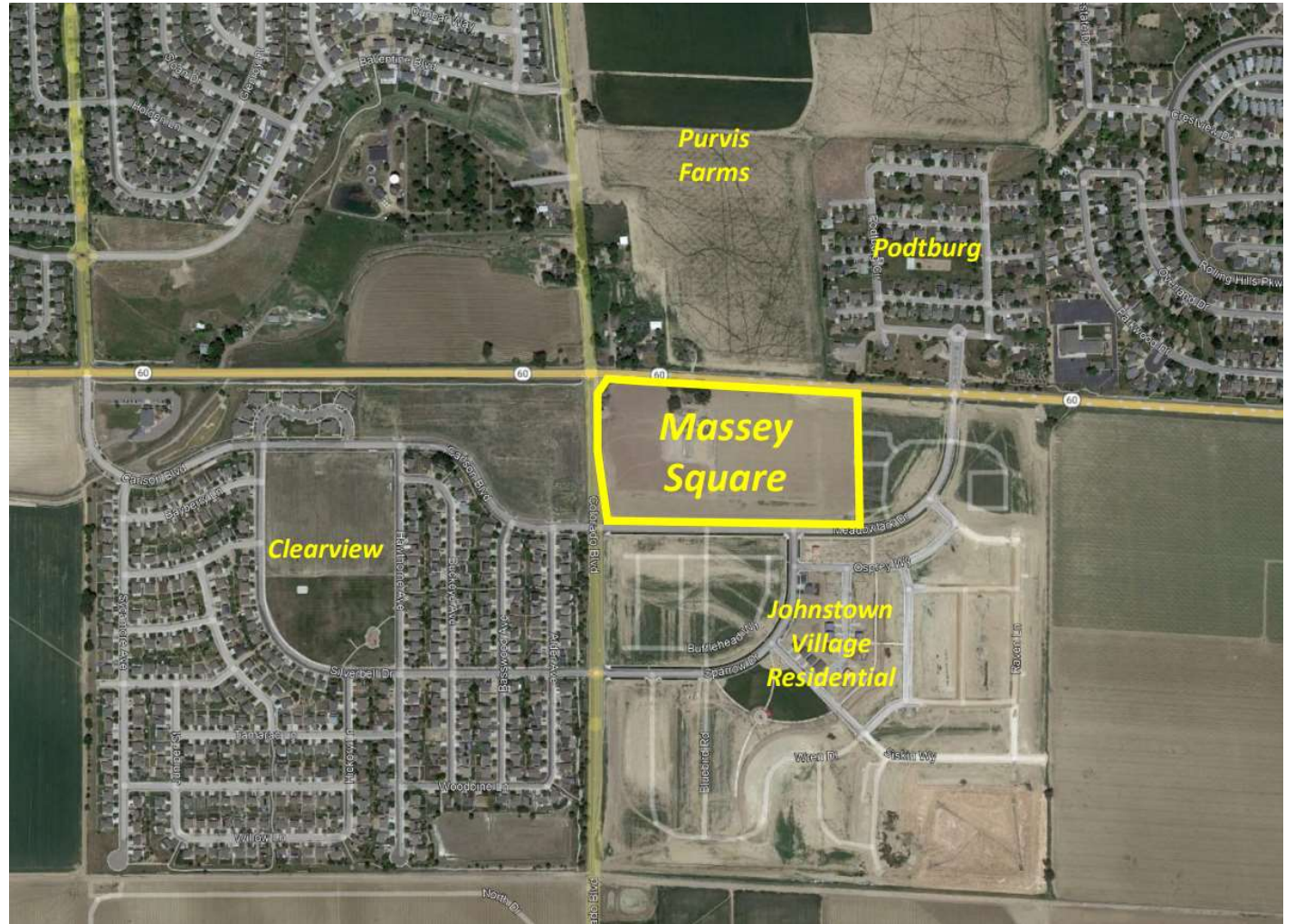
Change of Zone

Town Council

November 20, 2023

LOCATION & BACKGROUND

- Acreage: 21.1
- Current Zone: PUD-B (Commercial)
- Proposed Zone: MU-NC (Neighborhood Commercial)
- Annexed 2006 as part of Massey Farms 141
- Johnstown Village PUD Amended 2021
- Comp Plan: Medium Density/Intensity Area

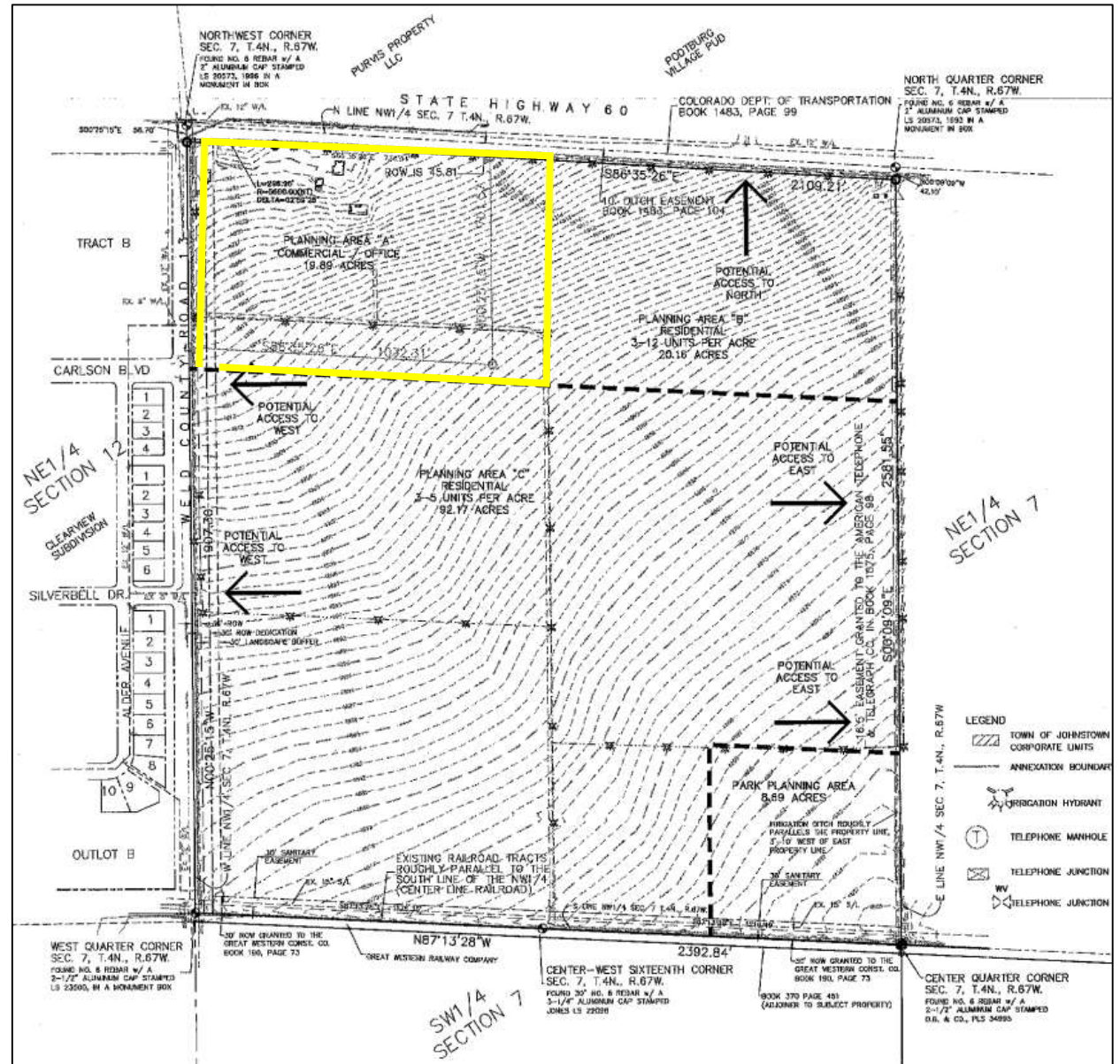


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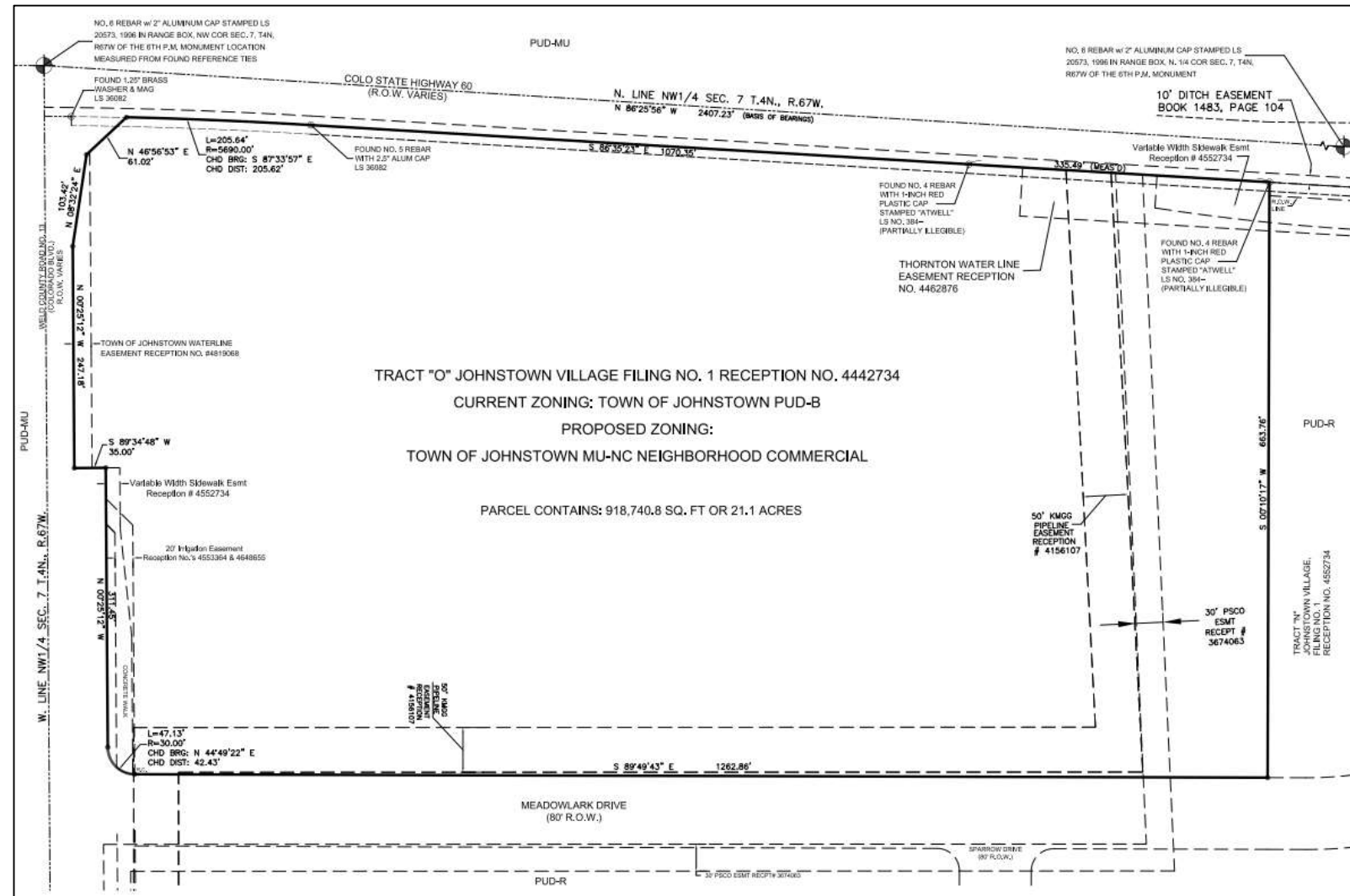
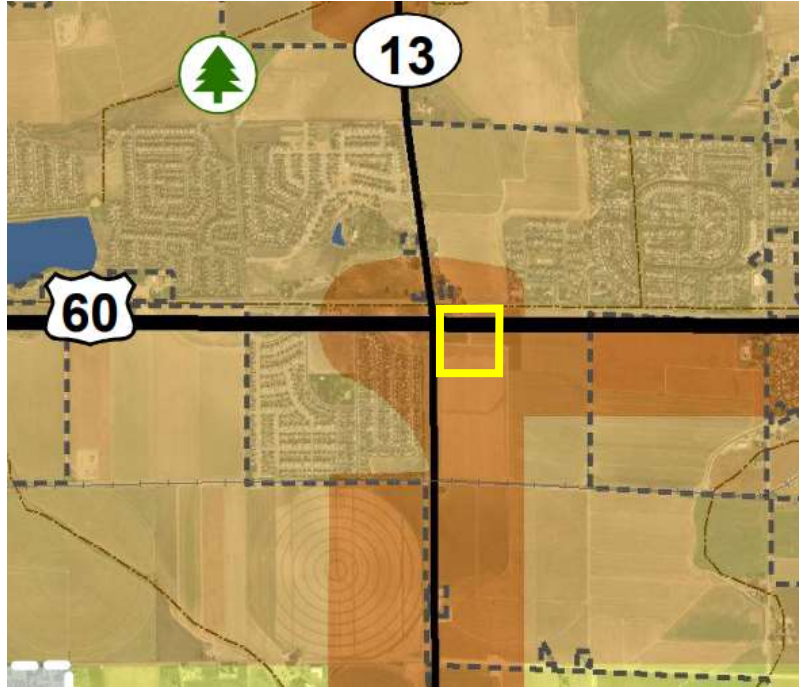
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MASSEY FARMS 141 ANNEXATION - ODP

- Original Zoning Map from 2006
- Single Family and Multi-Family Residential under various stages of construction for rest of annexation
- Commercial uses for PUD-B include retail stores and small customer service oriented clinic, shops and offices



MASSEY SQUARE REZONE PLAT



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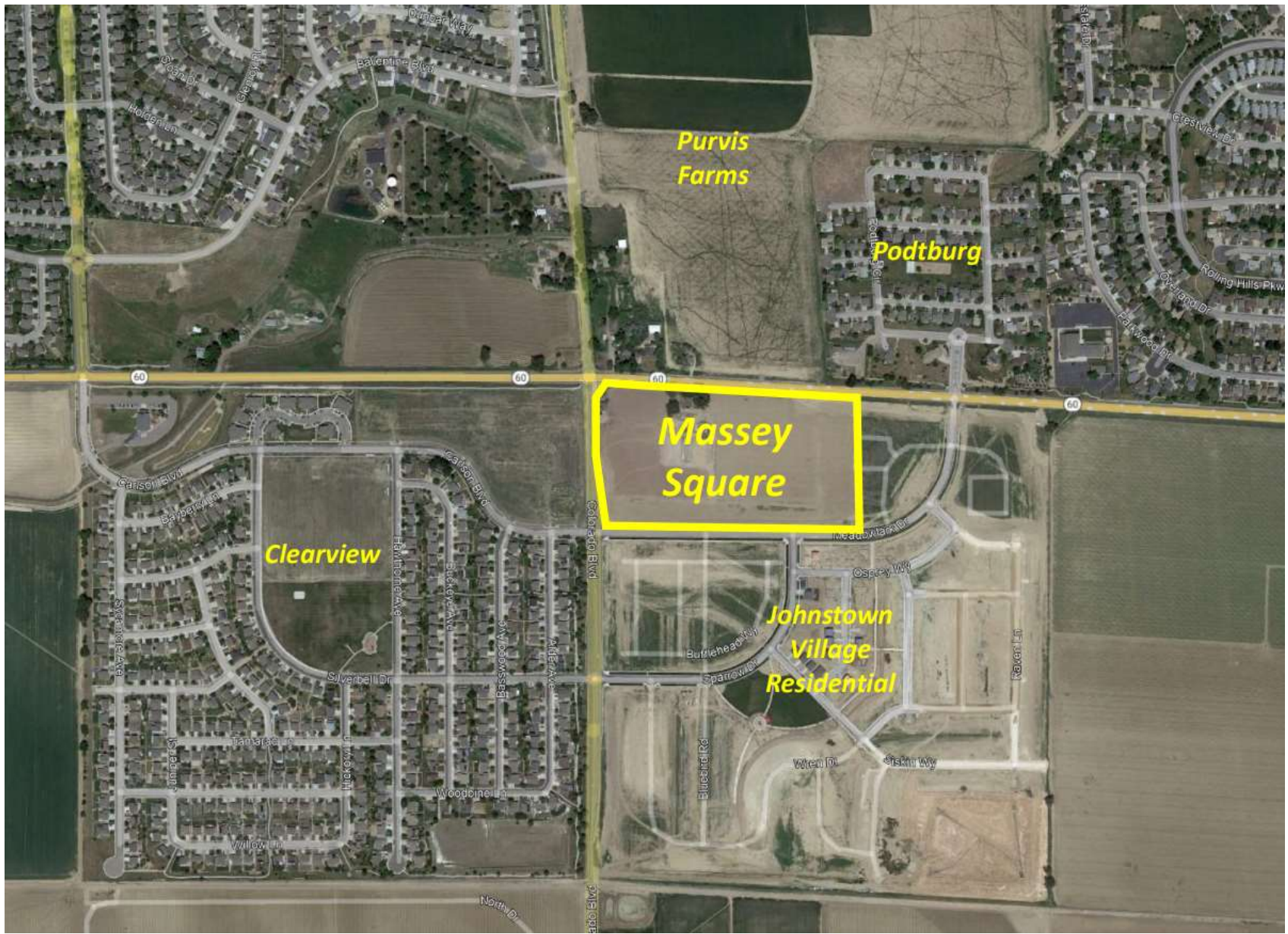
PROJECT SUMMARY & ANALYSIS

- Change of Zone allows Town staff and Applicant to work off updated 2023 TOJ Land Use Development Code.
- Change of Zone aligns with 2021 Comprehensive Plan of Medium Density/Intensity and integrates retail & commercial areas to support surrounding residential areas.
- ROW Dedication and Traffic Impact Study will come with future subdivision and development.
- Staff recommends approval.
- Planning and Zoning Commission recommended Approval.



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