

NOTICE

NOTICE is hereby given that the Borough Council of the Borough of Malvern will hold a public hearing and a public meeting to consider and act upon an Ordinance amending the Malvern Borough Zoning Ordinance. The public hearing and public meeting to consider and act upon the proposed Zoning Ordinance amendment will be held on Tuesday, April 21 at 7:30 p.m. at the Malvern Borough Hall, 1 East First Avenue, Malvern Pennsylvania. The public is invited to attend and offer comments during the public hearing process. The title and summary of the proposed Ordinance are as follows: Title: AN ORDINANCE AMENDING THE BOROUGH OF MALVERN ZONING ORDINANCE TO PROVIDE FOR MULTI-USE DEVELOPMENT IN THE C-4 HIGH INTENSITY COMMERCIAL DISTRICT. Summary: Article XV Section 1501 (B) (13) would be amended to add Multi-Use Development as a conditional use in the C-4 High Intensity Commercial District. Article XXV, Section 2501.C would be amended to add parking requirements for a Multi-Use Development. Article II, Definitions, would be amended to add or amend definitions for "Tract," "Multi-Use Development," "Dwelling Unit," "Master Development Plan," and "Indoor Recreation Facility". Article XXIV would be amended to add standards for the design, review and approval of a Multi-Use Development, including a requirement for a Master Development Plan. Article XXIV would also be amended to permit the following uses as components of a Multi-Use Development: Parking Garage, Parking Lot or in-building parking facility; Upper Floor Dwelling Units; Retail Sales Stores including Multi-Shop Retail Stores; Restaurant, Tavern or similar establishment; Office or Post Office; Retail Service Shop; Personal Service Shop; Bank or similar financial institution; Outdoor Cafe; Indoor Recreation Facilities and Accessory Uses. Article XXIV would also be amended to add Area and Bulk requirements for Multi-Use Developments, as well as Design Standards, Plan Submission Requirements and Criteria for Master Development Plan Application Review. Article XXIV, Section 2418 would be amended to permit an Outdoor Cafe on public sidewalks, but only where the width of the sidewalk is greater than ten (10) feet. The proposed Zoning Ordinance Amendment also includes a severance clause and a repealer clause.

Copies of the full text of the proposed Zoning Ordinance Amendment may be examined without charge, or otherwise are available for purchase for a charge not greater than the cost thereof, at the Borough Office located at 1 East First Avenue, Malvern, Pennsylvania, during regular work hours Monday through Friday 9:00 a.m. to noon and 1:00 p.m. to 5:00 p.m.. The full text of the proposed Zoning Ordinance Amendment may be viewed on the Borough's web page at www.Malvern.org. Copies of the full text of the proposed Zoning Ordinance Amendment have been provided to this newspaper and the Chester County Law Library, located within the Chester County Justice Center (Suite 2400) at 201 West Market Street, West Chester, Pennsylvania. If any person who wishes to attend the Public Hearing or the Public Meeting has a disability and/or requires auxiliary aid, service or other accommodation to observe or participate in the proceedings, please contact the Borough Manager (610-644-2602) to discuss how those needs may best be accommodated.