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118 W. Market Street, Suite 300  
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September 10, 2021

To: Property Owner(s)

Re: Notice of Proposed Zoning Ordinance and Zoning Map Amendment  
Borough of West Chester

The purpose of this letter is to provide you with notice of a proposed amendment to the Borough of West Chester Zoning Ordinance and Zoning Map which will be considered by Borough Council at a public hearing and special public meeting on **October 20, 2021 at 6:00 pm**. This Ordinance and Zoning Map amendment will create a Planned University Campus Overlay District. You own a parcel of property that is proposed to be rezoned and included in the new district. I have enclosed a copy of the public notice of the public hearing that summarizes the principal provisions in the proposed Ordinance amendment.

Prior to the hearing date, a representative from the Borough will post your property with the enclosed notice in order to comply with the procedural mandates in the state law for enacting a Zoning Ordinance amendment similar to the one proposed by the Borough. We would appreciate it if you would allow this notice to remain in the location posted until after the scheduled hearing date.

If you have any questions concerning the proposed zoning amendment, please contact Kevin Gore, the Borough's Director of Building, Housing and Code Enforcement.

Very truly yours,

A handwritten signature in blue ink that reads 'Kristin S. Camp'.

Kristin S. Camp  
Borough Solicitor

Enclosure

cc: Michael A. Perrone, Borough Manager (*via email*)  
Sean Metrick, Assistant Borough Manager (*via email*)  
Kevin Gore, Director of Building, Housing and Code Enforcement Housing (*via email*)  
Brian Nagle, Esquire (*via email*)

**NOTICE IS GIVEN** that on **October 20, 2021 at 6:00 p.m.**, prevailing time, Council for the Borough of West Chester, Chester County, Pennsylvania, will hold a public hearing and special public meeting at the Borough of West Chester's municipal building located at 401 East Gay Street, West Chester, Pennsylvania, to consider the adoption of, and if approved, Borough Council will adopt the following Ordinance. The following is the title of the Ordinance:

**AN ORDINANCE OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 112 OF THE WEST CHESTER CODE, TITLED, "ZONING", SPECIFICALLY SECTION 112-202, TITLED, "DEFINITIONS" TO INCLUDE DEFINITIONS CONSISTENT WITH THE NEW PUC PLANNED UNIVERSITY CAMPUS DISTRICT; SECTION 112-302 TO ADD A NEW PUC- PLANNED UNIVERSITY CAMPUS DISTRICT; SECTION 112-302 TO AMEND THE ZONING MAP TO INCLUDE THE PUC PLANNED UNIVERSITY CAMPUS DISTRICT; TO REZONE CERTAIN PARCELS OWNED BY THE COMMONWEALTH OF PENNSYLVANIA, UNIVERSITY STUDENT HOUSING, LLC, WEST CHESTER UNIVERSITY AND GENERAL STATE AUTHORITY TO PUC-PLANNED UNIVERSITY CAMPUS; SECTION 112-304.A TO AMEND THE USE TABLES TO ADD PRINCIPAL AND ACCESSORY USES PERMITTED IN THE PUC PLANNED UNIVERSITY CAMPUS DISTRICT; TO ADD A NEW SECTION 112-314 TITLED "PLANNED UNIVERSITY CAMPUS DISTRICT" WHICH ESTABLISHES THE PURPOSE, INTENT, AREA AND BULK REGULATIONS, UNIVERSITY CAMPUS PLAN COMPONENTS, PLAN REVIEW AND DECISION PROCEDURES.**

In summary, Section 1 amends Section 112-202 to add definitions related to the new PUC Planned University Campus District. Section 2 amends Section 112-202 to amend the definition of "Student housing". Section 3 amends Section 112-302.A to include a new PUC Planned University Campus District. Section 4 creates a new Zoning Map to add the PUC Planned University Campus District and to show the parcels to be included in the PUC Planned University Campus District. Section 5 amends the table entitled "Principal Uses" in Section 112-304.A to add uses in the PUC Planned University Campus District. Section 6 amends the table entitled "Accessory Uses" in Section 112-304.B to add permitted accessory uses in the PUC Planned University Campus District. Section 7 details the purposes of the PUC Planned University Campus District, the area and bulk regulations applicable to the PUC Planned University Campus District, and further sets forth plan components, the implementation schedule, reports, studies, conceptual stormwater management strategy, master site

plan, sustainability, and review and decision procedures related to proposed development within the PUC Planned University Campus District. Sections 8, 9 and 10 contain severability provisions, repealer provisions and effective date of the ordinance.

The complete verbatim text of the proposed Ordinance is available for public inspection and may be examined without charge or obtained for a charge not greater than the cost thereof at the Borough's administrative offices at 401 East Gay Street, West Chester, Pennsylvania during normal business hours and is also on file for public inspection at the offices of the *Daily Local News* by calling 215-648-1066 and the Chester County Law Library, Chester County Justice Center, Suite 2400, 201 W. Market Street, West Chester, PA 19380, where the same may be examined without charge. If any person requires an accommodation to participate in the hearing and meeting, please contact the Borough municipal building at least 24 hours in advance of the hearing and meeting at (610) 692-7574.

Kristin S. Camp, Esquire  
Borough Solicitor

***PLEASE PUBLISH ON OCTOBER 5, 2021 AND OCTOBER 12, 2021***