

0.84± ACRE DEVELOPMENT SITE

Available | 0 Conneaut Lake Road & East View Avenue | Meadville, PA 16335



OFFERING SUMMARY

Sale Price:	\$425,000
Lease Rate:	\$65,000 per year (NNN)
Lot Size:	0.844± Acres
County:	Crawford County
Township:	Vernon Township
Zoning:	Conneaut Corridor District
Tax ID No.:	6504-081-35-PT33

PROPERTY OVERVIEW

0.8438± Acre commercial development site for sale along Conneaut Lake Road / US Route 6 / Route 322. Corner lot at East View Avenue. Features 130' frontage along Conneaut Lake Road. Public utilities available. Located within 1/2 mile of Walmart, Salvation Army, Aella Salon & Day Spa, the new Masonic Center of Crawford County & other retail/service. Just 2 miles to I-79 at Exit 147B. Zoned Conneaut Corridor District offering many commercial uses. Some deed restrictions apply: no apartment/boarding houses, hotels, taverns, dance halls, places of public entertainment or resort, and no more than 1 residential dwelling.

PROPERTY HIGHLIGHTS

- 0.8438± Acre Commercial Development Site
- 130' Frontage Along Conneaut Lake Road / US Route 322 / Route 6
- Shovel Ready Corner Lot at East View Avenue
- Public Utilities Available
- Within ½ Mile of Walmart
- Near Salvation Army, Aella Salon & Day Spa & the Masonic Center of Crawford County
- Just 2 Miles from I-79 at Exit 147B
- Zoned Conneaut Corridor District with Multiple Permitted Commercial Uses

FOR MORE INFORMATION PLEASE CONTACT

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Chapter 27. Zoning

Part 4. PROVISIONS THAT APPLY IN EACH ZONE DISTRICT

§ 27-406. Conneaut Corridor District (CC).

[Ord. 2009-01, 4/2/2009, § 406; as amended by Ord. 2012-03, 8/2/2012, § B]

1. Purpose. The Route 322 Corridor from Meadville to Conneaut Lake Borough is the primary commercial area of Central Crawford County. This zoning district sets forth standards for land use, design, landscaping, parking, signage and related matters. The community development objectives of these regulations are:
 - A. Provide a common zoning provision for communities along the Conneaut Corridor.
 - B. Set appropriate standards to insure quality development along this highway.
 - C. Set certain common signage and landscaping standards to provide an identity for the Conneaut Corridor.
 - D. To implement the Central Crawford Region Multi-Municipal Comprehensive Plan.
2. Permitted Uses.
 - A. Retail sales, all types (floor area 30,000 square feet of floor, or less).
 - B. Retail manufacturing (bakery, candy) (Subsection 5B).
 - C. Banks and financial institutions (including drive-in).
 - D. Churches and/or house of worship.
 - E. Offices (all types, including professional services).
 - F. Medical offices and clinics.
 - G. Indoor recreation and amusement (Subsection 5C).
 - H. Business and trade schools.
 - I. Restaurants and catering.
 - J. Home centers (Subsection 5D).
 - K. Garden centers (Subsection 5D).
 - L. Day care centers (Subsection 5E).
 - M. Hotels and motels (Subsection 5F).
 - N. Health maintenance studios.

- O. Movie theaters (Subsection 5C).
 - P. Forestry (§ **27-519**).
 - Q. Essential services.
 - R. Accessory uses and structures.
 - S. Commercial bakeries.
 - T. Cabinet and furniture making.
 - U. Manufactured home sales and service.
 - V. Rental centers, all types.
 - W. Federal, state, municipal, or municipal authority facilities.
 - X. Public parks.
 - Y. Fire departments (Subsection 5A).
 - Z. Artisans and craft work establishments.
 - AA. Computer center; data processing service centers.
3. Conditional Uses.
- A. Large retail (over 30,000 square feet of floor area) (§ **27-603**, Subsection **30**).
 - B. Auto/truck sales and service (§ **27-603**, Subsection **38**).
 - C. Boat sales, services and storage (§ **27-603**, Subsection **38**).
 - D. Auto/truck sales and services, used (§ **27-603**, Subsection **38**).
 - E. Farm machinery/heavy equipment, sales and service (§ **27-603**, Subsection **38**).
 - F. Convenience stores (§ **27-603**, Subsection **31**).
 - G. Veterinary establishments (§ **27-603**, Subsections **2** and **32**).
 - H. Shopping centers (§ **27-603**, Subsection **33**).
 - I. Industrial business parks (§ **27-603**, Subsection **37**) — Conneaut Corridor.
 - J. Outdoor recreation and amusement (§ **27-603**, Subsection **34**).
 - K. Wholesale trade (§ **27-603**, Subsection **35**).
 - L. Tool and die shops (§ **27-603**, Subsection **39**).
 - M. Light manufacturing (§ **27-603**, Subsection **39**).
 - N. Car washes (§ **27-603**, Subsection **40**).
 - O. Elderly housing complex (§ **27-603**, Subsection **5**).
[Added by Ord. No. 2017-01, 1/11/2017]
 - P. Self-service storage or mini warehouse (§ **27-603**, Subsection **41**).
[Added by Ord. No. 2017-02, 1/11/2017]
 - Q. Any retail sales or personal, professional, or business service dealing directly with the public that is similar to and compatible with the principal permitted uses (see § **27-406**, Subsection **2**).
[Added by Ord. No. 2017-03, 10/5/2017]

4. Dimensional Standards.

[Amended by Ord. No. 2017-03, 10/5/2017]

- A. Minimum lot size: 20,000 square feet.
- B. Minimum lot width at front building line: 100 feet.
- C. Minimum lot width at street frontage: 75 feet.
- D. Minimum building setback from street right-of-way line: 35 feet.
- E. Minimum building setback from side lot line: 15 feet.
- F. Minimum building setback from side or rear lot line abutting land in a residential zoning district: 35 feet.
- G. Minimum building setback from rear lot line: 20 feet.
- H. Minimum accessory use setback from side or rear lot line: five feet; except that if abutting a residential zoning district: 20 feet.
- I. Maximum percent lot coverage of all buildings to total lot area: 35%.
- J. Maximum percent lot coverage of all buildings and other impervious surfaces to the total lot area: 90%.

5. Permitted Uses with Conditions for the Conneaut Corridor.

A. Fire Departments.

- (1) All side and rear property lines adjoining residential uses or zoning classifications shall be screened by a buffer area as defined by this chapter which is at least six feet in depth, measured from the property line.
- (2) All lights shall be full cutoff.
- (3) The entrance and exit for the facility shall be so designed as to allow adequate sight distances and generally ensure a safe entrance onto public roads. (See also § **27-601**.)
- (4) There shall be adequate space in front of the fire station so trucks and equipment may be backed into their parking bays without using public streets for maneuvering room.

B. Retail Manufacturing. This involves such activities of small bakeries, candy making or the custom production of artisan products. Such uses shall sell at least 60% of all produced goods at retail on premises.

C. Indoor Recreation and Amusement, Movie Theaters. Such uses as dance studios, bowling alleys, game arcades, pool/billiard halls, martial arts studios, and similar private endeavors shall:

- (1) Have no outdoor loudspeakers.
- (2) Provide a buffer/screening yard of at least 10 feet for any rear or side yard, which abuts a residential area.
- (3) The operator shall present a plan indicating how the conduct of juvenile patrons shall be monitored and controlled.

D. Garden and Home Centers. Such uses often use outdoor areas for the sale or storage of plants or goods.

- (1) No area used for the sale or storage of plants or other goods shall infringe upon the required parking area, or the front landscaped area.

- (2) All displays shall be set back at least 20 feet from the nearest front lot line and at least 15 feet from side or rear lot lines.

E. Day Care Centers. Day care centers shall:

- (1) Present proof that the needed permits and/or licensing from the Pennsylvania Department of Welfare has been, or will be, issued. Failure to submit this evidence shall be grounds for denial.
- (2) All child drop off/pickup points shall be at least 30 feet from the public road.
- (3) For child safety, all outside play areas shall be effectively isolated from pickup/drop-off and delivery areas. Play areas shall be fenced with entrance/egress to the day care building only. The applicant shall provide a site plan demonstrating same.

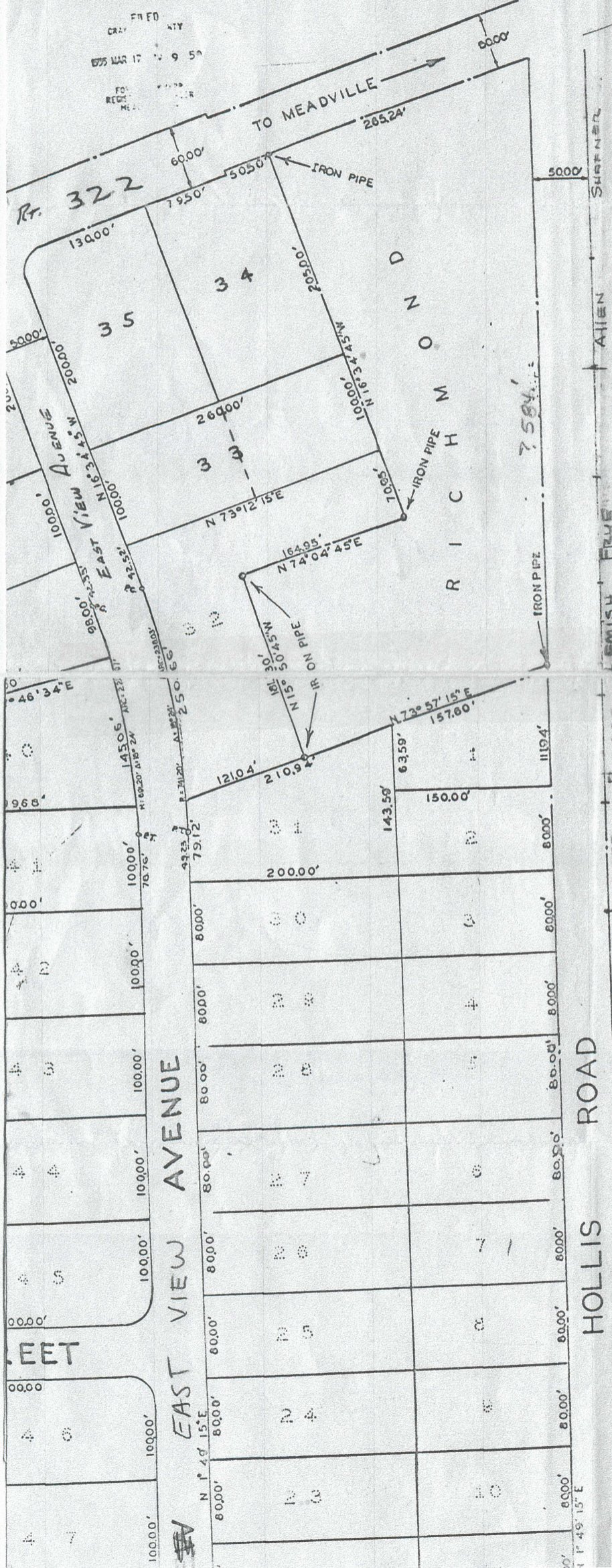
F. Hotels and Motels. Such uses shall:

- (1) Are constructed in accordance with the Pennsylvania Uniform Construction Code (UCC).
- (2) Have a lot of at least three acres.
- (3) All rear and side property lines which abut residential uses or districts shall provide a screen of at least 10 feet, as defined by this chapter.
- (4) Present evidence that water and sanitary sewer facilities have been approved by the appropriate agency and are adequately sized.

6. Accessory Uses (see also § **27-508**).

[Added by Ord. No. 2017-03, 10/5/2017]

- A. Apartments on second-floor levels and above in a building, provided the ground-floor level is occupied by permitted and/or conditional uses, the number of apartments does not exceed one for each 4,000 square feet of total lot area, and the property is connected to both public sewer and water services.



- RESTRICTIONS -

WE STEVE AND ELIZABETH PERKOVIC HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY PLOTTED HEREON, SITUATED IN VERNON TOWNSHIP, AND THAT, OF DATE WE ARE IN PEACEFUL POSSESSION OF THE SAME; AND THAT THERE ARE NO SUITS OR ACTIONS PENDING, AFFECTING THE TITLE THERE OF. WE FURTHER DECLARE THE FOLLOWING RESTRICTIONS:

1. NOT MORE THAN ONE DWELLING HOUSE SHALL BE ERECTED ON EACH LOT AS PLOTTED. EACH DWELLING HOUSE SHALL CONTAIN AT LEAST (9) ROOMS.
2. NO APARTMENT HOUSE, BOARDING HOUSE, HOTEL, TAVERN, DANCE HALL, PLACE OF PUBLIC ENTERTAINMENT OR OTHER RESORT SHALL BE ERECTED ON ANY LOTS.
3. NO TEMPARY BUILDINGS, EXCEPT FOR CONSTRUCTION PURPOSES, DURING THE COURSE OF CONSTRUCTION, SHALL BE ERECTED OR MAINTAINED AT ANY TIME.
4. A GARAGE FOR NOT MORE THAN (5) AUTOMOBILES MAY BE ERECTED ON EACH LOT AS PLOTTED, FOR THE USE OF THE OWNER OF THE LOT.
5. NO STRUCTURES, OR ANY PART THEREOF, SHALL BE ERECTED WITHIN (5) FEET OF THE SIDE LINES OR BACK LINE OF ANY LOT.
6. NO NUISANCE, ADVERTISING SIGNS, BILLBOARDS OR OTHER ADVERTISING DEVICES MAY BE ERECTED, PLACED, OR SUFFERED TO REMAIN UPON SAID PREMISES.

COUNTY OF CRAWFORD
STATE OF PENNSYLVANIA
SWORN TO AND SUBSCRIBED BY

AND _____
BEFORE ME A NOTARY PUBLIC, THIS _____ DAY OF _____
1954.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVED BY THE BOARD OF TOWNSHIP SUPERVISORS OF VERNON TOWNSHIP, CRAWFORD COUNTY, AT A MEETING HELD ON THE _____ DAY OF _____ 1955

SECRETARY

PRESIDENT

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