

ROLLING MEADOWS Hiram, Portage County

Date Completed: 2009

Description: Rolling Meadows was developed using 50% open space through the transfer of development rights from an adjoining property, allowing for a conservation easement.



Project Size: 23 lots; 75 acres total.

*Below: Hiram, Ohio
(photo: Joe Fabitz)*



ROLLING MEADOWS

Hiram, Ohio

This open space conservation development is located in rural Hiram Township on a rolling 75-acre site. The land planning objectives included incorporating some of the existing farmland, protecting steep slopes, streams and wetlands, saving as much of the woodlands as possible by clustering the lots to create larger tracts of open space. This development is notable for its preservation of farmland, transfer of development rights from an adjoining parcel, and use of a conservation easement placed over all the open space.

2002 Smart Growth Community Excellence Award



Developer:

Michael Mascheck Developer & Builder

Designer/Consultant:

Cawrse & Associates Inc.
549 East Washington St.
Chagrin Falls, Ohio 44022
<http://www.cawrse.com/>

Key Features:

- 50% open space
- Transfer of density from adjoining property, which was then put into a conservation easement.

Project Cost: Not available

Maintenance Cost: Not available

Funding Sources / Incentives: Private

Applicable Zoning Regulations: Open space conservation zoning, Hiram Township, Portage County.

Additional Comments: Density transfer from adjoining 50 acres (approximately 6 units transferred to this site). This was the first time this was done in this township.