City of Fairlawn

Rosemont Greens Development
Public Information Meeting

Wednesday, March 10, 2021

For additional information related to the project, go to: www.fairlawn.us/rosemontgreens
Agenda

• Zoom Webinar Tools
• Introduction
• Project Overview:
  • The Reserve
  • The Crossings
  • The Links
  • The Retreat
  • Mixed Use District
  • Rosemont Preserve
• Questions and Answers
• Closing/Next Steps
How To Participate

At the bottom of your screen/tablet/phone, you will see a toolbar with functions to participate in the webinar.

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**Q&A:** This allows you to ask questions of the host/panelists. Type your question into the box and we will be notified.
Introductions
Panelists + Project Background
Project Overview

The Reserve
The Reserve at Rosemont

• Drees has built over 60,000 homes since 1928
• Third generation family business
• Active in 10 major metropolitan markets
• Architecturally Distinctive Homes
• Custom + Construct program
• 25 single family homes on 94’ wide lots
• Direct connectivity to open space and trails
• Sidewalks on both sides of all internal streets
• Uses same entry off Rosemont Blvd as the former country club
Project Overview
The Crossings
The Crossings at Rosemont

- Attached 2, 3 and 4 unit townhomes
- Large windows and two story spaces
- Fee simple lots (not condo)
- Low maintenance living
- 98 townhomes in total
- The Crossing will connect to Rothrock Road
- Sidewalks on both sides of all internal streets
- To be developed in more than one phase
Examples of three and four unit townhomes
Project Overview

The Links
THE LINKS AT ROSEMONT GREENS

The Wexford

The Calvert

Ryan Homes
Luxury Townhomes
www.RyanHomes.com/about-us
The Links at Rosemont Greens

The Wexford

- 1658–2217 sq ft
- 3 Story
- Slab Foundation
- 2-Car Garage, Attached
THE LINKS AT ROSEMONT GREENS

The Wexford
- 3 Bed / 2.5 Bath
- Luxury Owner’s Suite
- Gourmet Kitchen Design
- Recreation Room Option
The Links at Rosemont Greens

The Calvert

- 1742–1938 sq ft
- 2 Story
- Full Basement Foundation
- 2-Car Garage, Attached
THE LINKS AT ROSEMONTE GREENS

The Calvert
- 2–4 Bed / 2.5–3.5 Bath
- Opt. Sunroom or Covered Porch
- First Floor Owner’s Suite
- Opt. Full Finished Basement w/ Bath
Project Overview

The Retreat
The Retreat at Rosemont

an Epcon Community by New Leaf Homes
About The Retreat

- 83 single family units on 24.6 acres with density not to exceed 3.3 units/acre
- 20% open space
- Owner occupied housing providing a lifestyle community within the City of Fairlawn. Single story living with high end exterior and interior finishes.
- No more steps, all detached homes have two bedrooms and two baths standard on the main floor and will allow for the homeowner to age in place.
- Connection to the City of Fairlawn’s walking trail network within the Rosemont Greens plan.
- A community clubhouse with a pool that will serve the residents of The Retreat.
- Local developer that has created communities in Northeast Ohio for the past 40 years.
For more information, visit NewLeafEpcon.com
Project Overview

Mixed Use District
Rosemont Greens Development
City Of Fairlawn
Proposed Mixed-Use Component
March 10, 2021
Rosemont Mixed Use

- The proposed mixed-use component will bridge the commercial uses to the north with the proposed residential homes to the south.
- The mixed-use building is designed to potentially include apartments, restaurants, retail stores, and office space.
- A restaurant space is included with a large outdoor patio and views of a water feature.
Rosemont Mixed Use

BUILDING & SITE INFORMATION

PROJECT LOCATION: HOH
COUNTY: SUMMIT
CITY: FAIRLAWN
PARCEL NUMBER: 0603385
ZONING DISTRICT: R-1 (SINGLE-FAMILY RESIDENCE DISTRICT)
PROPOSED ZONING CLASSIFICATION: PLANNED UNIT DEVELOPMENT (PUD), MIXED-USE (R-1 & R-2)
SITE AREA: 2.56 ACRES (PORTION OF 80.3 ACRES PARCEL)
ZONING CODE REQUIREMENTS (FOR MOST RESTRICTIVE R-5 DISTRICT):
SETBACKS:
FRONT: 50'
REAR: 40'
SIDE: 15'
CONFORMING SIDE: 15'
BUILDING HEIGHT (MAXIMUM): 25'
PROPOSED BUILDING HEIGHT:
AREA BREAKDOWN:
RETAIL: 9,278 SF
APARTMENTS:
FIRST FLOOR: 7,200 SF (76 UNITS)
SECOND FLOOR: 15,479 SF (174 UNITS)
THIRD FLOOR: 16,479 SF (174 UNITS)
FOURTH FLOOR: 16,479 SF (174 UNITS)
TOTAL AREA: 58,637 SF (474 UNITS)
TOTAL BUILDING: 65,816 SF
UNITS @ 1,000 SF EACH
* ASSUMES 15% OF APARTMENT FLOOR AREA FOR CIRCULATION/MECH.
ALL UNITS ALSO INCLUDE 45 SF PATIO SPACE
PARKING:
PROVIDED: 5 SPACES
ACCESSIBLE: 2 SPACES
STANDARD: 42 SPACES
TOTAL: 52 SPACES
Rosemont Mixed Use
Project Overview

Rosemont Preserve
Q&A Session
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