

# **BRUNSWICK CITY PLANNING & ZONING COMMITTEE**

## **Agenda**

**FEBRUARY 10, 2025**

**6:25 PM**

**or Immediately Following  
Safety & Environment Committee**

1. Discussion Items
  - (a) **ORD. NO. 12-2025** - An ordinance establishing the New Brunswick Development Special Planning District No. 9 Conceptual Development Plan and amending the Zoning Map by designating PPNs 003-18C-02-072, 003-18C-02-081, 003-18C-02-082, 003-18C-02-089, 003-18C-02-011, and 003-18C-02-108 consisting of approximately 28.2141 total acres as SPD-9. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)
2. General Discussion
3. Adjournment



Two Readings	No
Three Readings	Yes
Emergency	No
Suspension of Rules	No

If emergency or suspension of the rules, why the request?  
Recommend adoption.

**ADDITIONAL  
INFORMATION:**

CITY OF BRUNSWICK, OHIO  
ORDINANCE NO. 12-2025

BY: Mr. Delsanter, Mr. Lambert, Mr. Kuczma

AN ORDINANCE ESTABLISHING THE NEW BRUNSWICK DEVELOPMENT SPECIAL PLANNING DISTRICT NO. 9 CONCEPTUAL DEVELOPMENT PLAN AND AMENDING THE ZONING MAP BY DESIGNATING PPNs 003-18C-02-072, 003-18C-02-081, 003-18C-02-082, 003-18C-02-089, 003-18C-02-011 AND 003-18C-02-108 CONSISTING OF APPROXIMATELY 28.2141 TOTAL ACRES AS SPD-9.

WHEREAS: The record owner of the six (6) properties consisting of approximately 28.2141 total acres and further identified as PPNs 003-18C-02-072, 003-18C-02-081, 003-18C-02-082, 003-18C-02-089, 003-18C-02-011 and 003-18C-02-018 (collectively the "Property"), which Property is presently located in the C-G General Commercial and R-M Medium Density Residential Zoning Districts, has requested that the Property be rezoned to a Special Planning District;

WHEREAS: This Council is amenable to rezoning the Property to a Special Planning District per Codified Ordinance Chapter 1268, as recommended for approval by the Planning Commission on January 23, 2025; and

WHEREAS: This Council finds that the proposed Special Planning District meets the objectives of Codified Ordinance Section 1268.01 and the required conditions contained in Codified Ordinance Section 1268.05(c)(1) and (3), to wit, the proposed Special Planning District will include a concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community and consists of land that calls for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That the New Brunswick Development Special Planning District No. 9 Conceptual Development Plan is hereby adopted as Appendix K to Title 6 of the Zoning Code as provided in Codified Ordinance Section 1268.07(a). The New Brunswick Development Special Planning District No. 9 Conceptual Development Plan consists of Development Guidelines, as attached hereto as Exhibit "A".

SECTION 2: That the City Engineer is directed to update the Zoning Map by designating the Property as SPD-9.

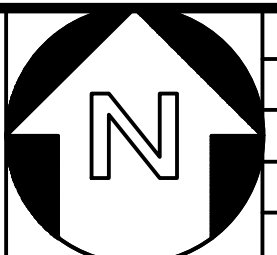
SECTION 3: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

---

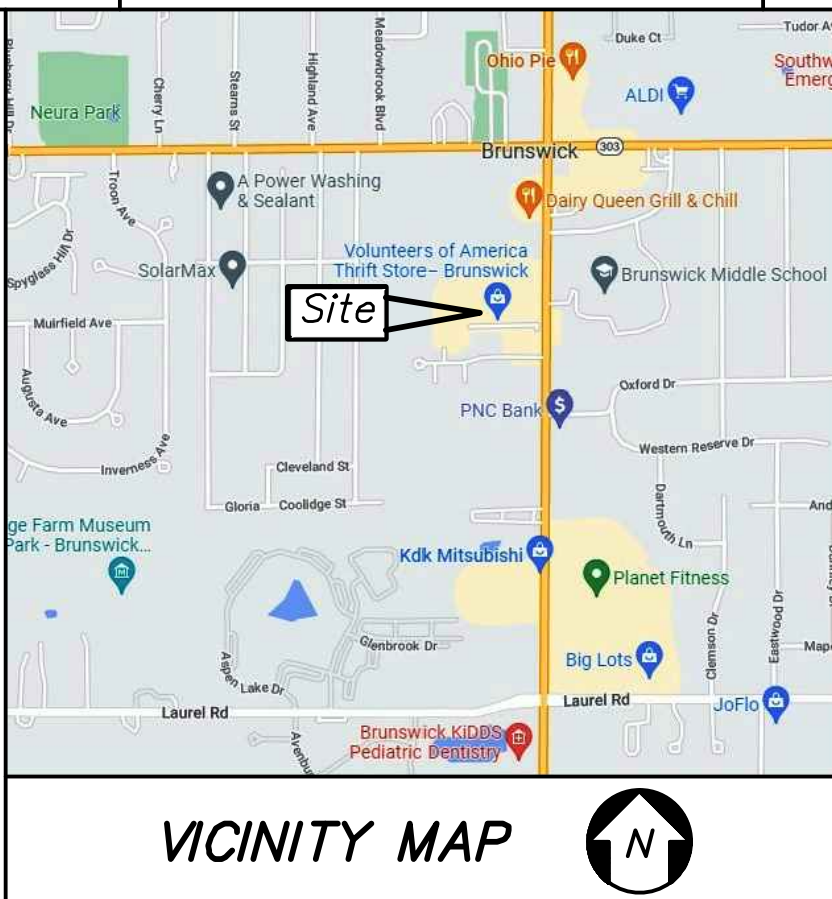
PASSED: 1<sup>st</sup> Reading \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_  
3<sup>rd</sup> Reading \_\_\_\_\_

ADOPTED: \_\_\_\_\_ AYES \_\_\_\_\_ NAYS \_\_\_\_\_

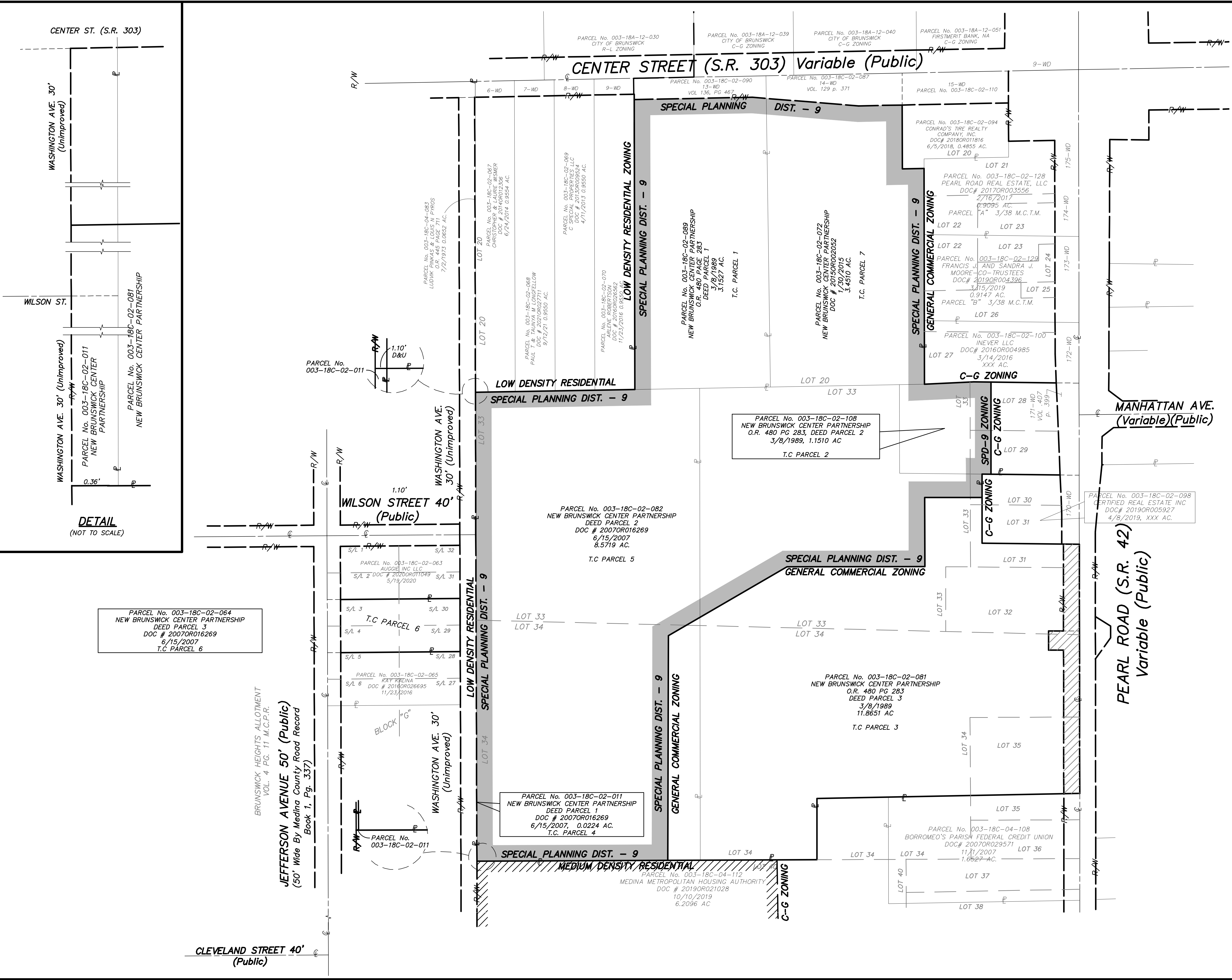
ATTEST: \_\_\_\_\_  
Clerk of Council  
Laura E. Timura, CMC



DATE	REVISIONS	BY



VICINITY MAP



CENTER ST. (S.R. 303)

WASHINGTON AVE. 30' (Unimproved)

WILSON ST.

WASHINGTON AVE. 30' (Unimproved)

DETAIL (NOT TO SCALE)

WILSON STREET 40' (Public)

WASHINGTON AVE. 30' (Unimproved)

JEFFERSON AVENUE 50' (Public)

MANHATTAN AVE. (Variable)(Public)

PEARL ROAD (S.R. 42) Variable (Public)

CLEVELAND STREET 40' (Public)

**MAP OF REZONING**

BEING PART OF BRUNSWICK CENTER SMALL LOT NOS. 20, 28, 29, 30, 31, 34, 35 AND ALL OF 32 AND 33 OF PART OF ORIGINAL BRUNSWICK TOWNSHIP LOT NO. 14, TRACT 1 AS SHOWN BY THE PLAT IN PAGE 39 OF THE PLAT BOOK OF 1900 OF MEDINA COUNTY RECORDS, AND PART OF ORIGINAL BRUNSWICK TOWNSHIP LOT NO. 14, TRACT 1, BEING A PARCEL OF LAND CONVEYED TO NEW BRUNSWICK CENTER PARTNERSHIP BY DEEDS RECORDED ON 3/8/1989 IN O.R. 480, PAGE 283 OF MEDINA COUNTY RECORDER'S RECORDS, ON 6/15/2007 IN INSTRUMENT 2007OR016269 OF MEDINA COUNTY RECORDER'S RECORDS, AND ON 1/30/2015 IN INSTRUMENT 2015OR02052 OF MEDINA COUNTY RECORDER'S RECORDS NOW IN THE CITY OF BRUNSWICK MEDINA COUNTY, OHIO

**DONALD G. BOHNING & ASSOCIATES, INC.**  
 CIVIL ENGINEERING & SURVEYING  
 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125  
 PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE	DRN	CHKD.	DATE
1"=80'	T.M.	G.W.	SEPT, 2022
GR. SCALE	FILE NO.	ORDER NO.	
	5394-P	5394-P	

# CITY OF BRUNSWICK

MAYOR  
RON FALCONI

CITY MANAGER / SAFETY DIRECTOR  
CARL S. DEFOREST

COUNCIL  
MICHAEL J. ABELLA, JR  
JOSEPH P. DELSANTER  
NICHOLAS HANEK  
KEITH A. KUCZMA  
BRANDON LAMBERT  
KRISTY PIPER  
TIM SMITH

January 24, 2025

Lance Osborne  
Osborne Capital Group  
7670 Tyler Boulevard  
Mentor, OH 44060

RE: New Brunswick Development SPD-9  
North of Brunswick Plaza, Brunswick

Dear Mr. Osborne:

The Brunswick City Planning Commission, at their meeting on January 23, 2025, voted to **recommend approval** to City Council of the rezoning, conceptual plan and development guidelines for the New Brunswick Development SPD- 9, to rezone approximately 28.2141 acres from the existing C-G General Commercial District and R-M Medium Density Residential District to create Special Planning District No. 9 consisting of six parcels as follows: Permanent Parcel Nos. 003-18C-02-072, 003-18C-02-081, 003-18C-02-082, 003-18C-02-089, 003-18C-02-011, and 003-18C-02-108, which meets the minimum 10 acres to establish a SPD required by Section 1268.05(a) of the Zoning Code.

1. The Planning Commission has determined that the purpose of an SPD has been met pursuant to Section 1268.01(a), (b), (c), (d) and (e) of the Zoning Code. City Council shall also determine if the above purposes have been met.
2. In accordance with Section 1268.05(c), in order for City Council to create an SPD, they must first make written findings that the proposed SPD will meet the objectives of Section 1268.01, as listed above, and that one or more of the following conditions exist with the proposed SPD:
  - (1) A concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community.



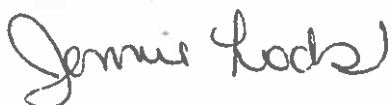
4095 CENTER ROAD - BRUNSWICK, OHIO 44212

CITY HALL PHONE: (330) 225-9144 - FAX: (330) 273-8023 - POLICE & FIRE PHONE: (330) 225-9111 - FAX: (330) 225-6002  
<http://www.brunswick.oh.us>

- (2) Lands which call for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code.
- 3. The applicant has provided a revised photometrics plan indicating a maximum 2.4 footcandles average illumination level, pursuant to Section 12764(c).
- 4. A minimum 10' wide perimeter screening strip shall be installed along the Pearl and Center Road rights-of-way, pursuant to Section 1282.06(g), which shall be indicated on the detailed site plan.
- 5. The applicant has stated there will there be no on-site maintenance equipment and salt storage.
- 6. The applicant has indicated that low-illumination lighting on the trail leading from the townhomes to the recreation area on the west side of the site will be installed as per the revised plans submitted on January 23, 2025.
- 7. The revised development guidelines, per the Planning Commission's recommendations at the above meeting, shall be submitted to the administration.
- 8. The first reading on the proposed SPD-9 rezoning, conceptual plan and development guidelines is scheduled for City Council's meeting on Monday, February 10, 2025, subject to administration receiving the changes to the conceptual and development guidelines. Please contact Laura Timura, Clerk of Council, at (330) 558-6845 regarding the meeting time.

If you have any questions, please contact me at (330) 558-6830.

Sincerely,



Jennie Lods,  
Planning & Zoning Coordinator

- c: Carl S. DeForest, City Manager
- City Council
- Grant Aungst, Community & Economic Dev. Director
- Dennis Nevar, Law Director
- Jenny Zoldak, Consulting City Engineer
- James Urankar, Chief Building Official
- Andy Gray, MPG Architects
- Ian Jones

**APPENDIX J**

**DEVELOPMENT GUIDELINES**

**NEW BRUNSWICK SPECIAL PLANNING DISTRICT NUMBER 9**

**Table of Contents:**

<b>Section A</b>	<b>Overview</b>
<b>Section B</b>	<b>Purpose</b>
<b>Section C</b>	<b>Conceptual Plan</b>
<b>Section D</b>	<b>Development Guidelines</b>
<b>Section E</b>	<b>Uses</b>
<b>Section F</b>	<b>Compliance (Chapter 1268.04)</b>
<b>Section G</b>	<b>Definitions</b>
<b>Section H</b>	<b>Apartments</b>
<b>Section I</b>	<b>Mixed Use</b>
<b>Section J</b>	<b>Townhomes</b>
<b>Section K</b>	<b>Commercial</b>
<b>Section L</b>	<b>Supplemental Requirements</b>
<b>Section M</b>	<b>Drawings and Reference Imagery</b>

**Section A Overview**

These Development Guidelines, with the Concept Plan, comprise the Conceptual Development Plan required by Chapter 1268 for the New Brunswick Special Planning District Number 9 (SPD-9). As such, the Conceptual Development Plan is the zoning and development requirements for the 20-acre New Brunswick SPD-9 area. All provisions of Part Twelve of the Brunswick Codified Ordinances remain applicable to SPD-9, unless clearly indicated to the contrary in the Conceptual Development Plan.

**Section B Purpose**

The purpose of the New Brunswick Special Planning District is to create a zoning district designed for a mix of high and medium density residential areas and mixed-use buildings adjacent to new and existing commercial areas. More particular purposes for creating SPD-9 are as follows:

- (1) To allow site designers and developers to use ingenuity and imagination in keeping with the overall land use and open space objectives of the City's Comprehensive Plan, while departing from some specific requirements of the Zoning Code;
- (2) To allow more creative and flexible design of the built environment than possible with existing zoning;
- (3) To create pedestrian access from the planned residential areas to the adjacent new and existing commercial areas and services.

**Section C Conceptual Plan**

The plan titled "Conceptual Plan New Brunswick Development" and dated December 5, 2024, which is attached to and made a part of the conceptual development plan, shall be the conceptual plan for SPD-9 as required by Section 1268.04(a) of the Zoning Code. The conceptual plan, which is a framework for preparing more detailed site and subdivision plans, shows representative footprints for individual

buildings. The Apartment, Commercial, and Mixed Use building shapes will be adjusted slightly for final building structural & architectural designs. The Townhome building shapes will also be slightly adjusted when a home builder is chosen and makes a commitment to the project.

### **Section D Development Guidelines**

(1) Guidelines. The document titled "Development Guidelines, New Brunswick Special Planning District Number 9" and dated December 5, 2024, which is attached to and made a part of the conceptual development plan, shall be the development guidelines for SPD-9 as required by Section 1268.04(b) of the Zoning Code.

(2) Effect. The Development Guidelines adopted in (1) above, in conjunction with the Conceptual Plan, shall be the zoning regulations for the SPD-9 area. The Conceptual Development Plan, consisting of the Conceptual Plan and the Development Guidelines, shall supersede provisions to the contrary in the Zoning Code.

### **Section E Uses**

The conceptual plan includes the following four Subdistricts;

- (1) Apartments
- (2) Mixed Use
- (3) Townhomes
- (4) Commercial

### **Section F Compliance (1268.04)**

This section is provided as a more detailed means of demonstrating compliance with The City of Brunswick Planning and Zoning Code Chapter 1268.04, CONCEPTUAL DEVELOPMENT PLAN, subsections (a) Conceptual Plan, and (b) Development Guidelines, and (c) Status of Uses. The Chapter has been excerpted and the appropriate location of each item within the Conceptual Plan or Development Guidelines is indicated below:

A conceptual development plan consists of maps, text and/or graphics encompassing the following three elements: the conceptual plan, development guidelines and status of uses.

- (a) Conceptual Plan. The conceptual plan shall be drawn at a usable scale, shall include an accurate legal description of the proposed SPD and shall include the following as a minimum:

- (1) Circulation systems identifying all major pedestrian and vehicular ways;

**Please refer to sheets 1 & 5 of the Conceptual Plan. Please also refer to the sheet titled "Vehicle Access Exhibit".**

- (2) Schematic presentation of basic land uses and their relationship to existing vegetation, topography, and other natural features of the site, including descriptions of proposed uses in the non-residential portions of the site;

**Please refer to sheets 1 & 2 of the Conceptual Plan.**

- (3) Density of residential areas and an indication of the structure type(s);

**Please refer to sheet 1 of the Conceptual Plan.**

- (4) Transitions between the SP district and adjacent districts, i.e., buffers and access. Plan must include adjoining land uses.

**Please refer to sheet 1 of the Conceptual Plan.**

- (b) Development Guidelines. The conceptual development plan will establish guidelines for development in the SPD, either incorporated into the conceptual plan or contained in a separate written text. The following list is to be used as a guide, but is not necessarily inclusive of all requirements.

- (1) Location, size, materials and use of all buildings;

**Please refer to Conceptual Plan for the locations and sizes of structures. Please also refer to Sections H, I, J, K in this Development Guidelines document and the incorporated reference imagery depicted.**

- (2) Open space and density;

**Please refer to sheet 1 of the Conceptual Plan.**

- (3) Landscaping, buffers, screening and environmental and natural resource protection;

**Please refer to sheet 1 of the Conceptual Plan for general landscape concepts, including the delineation between deciduous and evergreen trees.**

- (4) Minimum lot areas, frontage, width, setbacks, and maximum building height;

**Please refer to sheets 1 from the site plan set of documents titled Conceptual Plan New Brunswick Development for lot areas, frontage, width, and setbacks. Please refer to Sections H, I, J, K of this Development Guidelines document for building height information.**

- (5) Floor area ratios, lot coverage, minimum floor area;,,

**Please refer to sheet 1 of the Conceptual Plan.**

- (6) Parking, signage and exterior lighting;

**Please refer to sheet 1 of the Conceptual Plan for locations of structures, as well as this Development Guidelines document and the incorporated reference imagery depicted within. Please also see the document titled “Brunswick Development Site Lighting Photometric Study”.**

- (7) Exterior renovation, altering or demolition; and

**There are no existing structures to remain within the proposed SPD.**

(8) Erosion and sedimentation control.

**Erosion and sedimentation control will comply with Chapter 1234 of the City of Brunswick Planning and Zoning Code. Final construction plans will be submitted to the City Engineer for review and approval.**

(c) Status of Uses. Land uses shall be depicted within the conceptual development plan. The Conceptual Development Plan may be divided into subdistricts and may contain provisions for principally permitted uses, accessory uses, and conditionally permitted uses.

**Please refer to the included Subdistrict Exhibit. In addition, the following describes which buildings identified on sheet 1 of the Conceptual Plan correspond with the uses identified in Section E of the Development Guidelines:**

- Apartments: Bldg. C, Bldg. D, Bldg. E, Bldg. F, and adjacent “Garages” buildings.
- Mixed Use: Bldg. A, Bldg. B, and adjacent “Garages” buildings.
- Commercial: Bldg. G
- Townhomes: All other buildings as depicted in the southwest portion of the site.

### **Section G Definitions**

As used in these development guidelines, certain terms are defined as follows:

Building Frontage – Primary - A building frontage that abuts a street listed as a primary street.

Building Frontage – Secondary - A building frontage that abuts an alley or street not listed as a primary street.

Building Front Setback – Except as otherwise specified herein, the front setback shall be defined as the distance from the property line to the front of the building or structure facing the street.

Building Rear Setback – Except as otherwise specified herein, the rear setback shall be defined as the distance from the wall or plane, opposite the primary frontage, to the rear lot line, and not from a deck, balcony, or patio in the rear yard.

Footcandle - A unit of light intensity that is equal to the amount of light falling on one square foot area from a one candela light source at a distance of one foot (one lumen per square foot).

Gable - The triangular section of wall at the end of a pitched roof, occupying the space between the two slopes of the roof, or the whole end wall of a building or wing having a pitched roof.

Masonry Materials – Consist of natural or engineered stone, traditional or engineered brick.

Natural Materials – Consist of Masonry Materials, as well as wood, excluding sheet goods 4 feet by 8 feet or larger, and including cement composite lap or board & batten siding, glass, and metal.

Pedestrian Scale – To design buildings, site plans, streets and open space that are aimed toward pedestrians using them.

Shorter Side Elevations – When a building is of a rectangular oblong form, the shorter side elevations are the two elevations that are shortest in length and opposing in form. If a building includes a turn, but is otherwise of a rectangular oblong form, the shorter side elevations are those that would be opposing if no turn were to exist.

Gross Floor Area (GFA) – The total floor area of the particular use.

(end of Section G)

## **General Requirements & Design Standards by Subdistrict**

### **Section H Apartments**

- A. Uses Permitted.
  - 1. Multi-family dwellings;
  - 2. Any use or structure that is accessory and incidental to the above use
- B. Development Standards
  - 1. Setbacks
    - a. Minimum building setback as indicated on the Conceptual Site Plan
  - 2. Building types
    - a. Three- and Four-story buildings
  - 3. Building Height
    - a. Maximum building height: 65 feet
  - 4. Parking Guidelines:
    - a. Studio and 1-bedroom units: 1.5 spaces per dwelling unit, including 0.5 spaces in a garage
    - b. 2-bedroom or more units: 2.0 spaces per dwelling unit, including 1 space in a garage
    - c. Parking minimums may include on-street parking spaces
    - d. There are no parking maximums.
  - 5. Private Open Space:
    - a. Each multifamily dwelling unit shall be provided private open space at the ratio of 40 square feet per unit.
- C. Architecture Standards
  - 1. Style/Character
    - a. Buildings shall receive four-sided architectural treatments, including Natural Materials and pedestrian scaled exterior architectural features.
    - b. Buildings shall have some bipartite or tripartite exterior organization, meaning they shall be designed with a minimum of a base and cap.
    - c. Single-story garage structures shall be required to follow Architecture Standards listed under section 4 “Materials and Configurations” subsections (a), (d), (e),

and (f) only, as well as sections 5, 6, 7, 8, 9, 10 & 11 in their entirety. Subsection 4(a) shall be interpreted to exclude the garage doors from the total material percentages.

2. Details

- a. The use of architectural detailing is strongly encouraged to provide scale and interest to the building. Examples of detailing include stone or masonry foundations and water tables, masonry opening trim such as cast stone, rowlock, or soldier course sills and lintels, the use of balusters, awnings, or expressive contemporary architectural elements such as frames, reveals, projections, and similar gestures to articulate form and depth.

3. Mass/Scale

- a. Façade treatment should be formed to break the appearance into multiple forms to better relate to the pedestrian scale. Detail elements (as outlined above) should be used to create pedestrian scale.

4. Materials and Configurations

- a. Exterior wall surfaces of buildings adjacent to main thoroughfares should consist of 60 percent Natural Materials including windows. Smooth metal panels may also be used in combination with other materials. The balance of the building elevations shall include materials consistent with those on the front in varying percentages with a minimum of 30 percent Natural Materials including windows. EIFS shall not be more than 10% of any exterior wall surface.
- b. Glass openings shall be a minimum of 10% of the entire exterior wall.
- c. There shall be no blank, un-articulated building wall exceeding 30 feet in length. Any wall exceeding 30 feet in length except at the shorter side elevations, shall include offsets such as projections, change(s) in wall plane, or recesses. Offset distance should be at least 24 inches and is encouraged to be more. Offsets shall extend at least 20 percent of the entire façade in any direction. Balconies on all upper levels shall be considered as a change in plane. Shorter side elevations shall include variations in materials, glass openings, and architectural detailing as a means of articulating form and depth to avoid the appearance of blank walls.
- d. Colors shall be muted (of low or medium saturation) with low reflectivity. Accent and trim colors must complement the effect of the primary building color. Bold, brash, intense, bright, fluorescent, or metallic accent colors are prohibited, unless approved by the Planning and Zoning Commission for very limited application.
- e. While muted colors generally work best as a dominant, overall color, a brighter color may be appropriate for accent elements, such as building form gestures, door and window frames, and architectural details.
- f. Color palettes for new buildings shall be compatible with the colors of adjacent structures planned within this site. Architectural detailing shall complement the facade and coordinate with adjacent buildings. Roof colors shall be muted and compatible with the dominant building color.

5. Roof

- a. Materials: For sloped roofs: natural or simulated slate or asphalt tile, wood shakes, dimensional shingles, standing seam metal, copper metal, or flat roof systems.
  - b. Minimum 8 inches roof overhangs are required on all pitched roofs.
  - c. Sloping roofs shall have a minimum pitch of 4/12 and a maximum 12/12.
  - d. The use of eaves, rakes, cornice lines and etc. are strongly encouraged to add visual interest.
6. Openings
- a. Wood, vinyl, aluminum, aluminum clad, steel and fiberglass are acceptable.
  - b. Glass can be tinted or clear; reflective glass shall not be permitted.
7. Mechanical Equipment/Screening
- a. If located on a roof or exterior to the building, all mechanical equipment and utilities shall be screened from adjacent roads and sidewalks.
  - b. Mechanical/utility screening shall be an integral part of the building structure and architecture and not give the appearance of being “tacked on” to the exterior surfaces.
8. Landscaping
- a. Detailed future Landscaping plans shall be submitted to the city by the developer.
9. Lighting
- a. Architecture Building-Mounted Lighting: Building mounted lighting may be used to highlight specific architecture features or primary customer or building entrances. General floodlighting of building facades is not permitted.
  - b. Decorative building lighting shall be dimmable.
10. Site Lighting
- a. Lighting shall be provided near all circulation areas, buildings and recreation areas where appropriate. The lighting design shall follow guidelines to promote safety and conserve resources. Appropriately sized and downward directional lighting to be selected to reduce effects on neighbors and avoid light pollution.
  - b. All exterior lighting shall comply with requirements of the City of Brunswick Planning and Zoning code.
11. Signage
- a. Signage in this district is intended to identify to the user the location of a specific business. Signage must be subservient to the overall design and impression of the architecture.
  - b. Building signage shall comply with Section 1270 within the Brunswick Zoning Code.
  - c. Ground mounted signage must be incorporated with a masonry base of at least 24 inches in heights consisting of stone, natural stone, or matching materials found on the main building.
12. Typical Conceptual Elevation
- a. Please refer to Section M for a typical conceptual elevation that exemplifies the guidelines outlined in Section H.C.1 through Section H.C.12.

## Section I Mixed Use

- A. Uses Permitted.
  - 1. Multi-family dwellings
  - 2. Personal services;
  - 3. Retail businesses;
  - 4. Financial institutions;
  - 5. Professional offices;
  - 6. Medical and dental clinics and offices;
  - 7. A public or private educational facility, including, without limitation, child care facilities, nursery schools, pre-schools, kindergartens;
  - 8. Restaurants, taverns and nightclubs;
  - 9. Any use or structure that is accessory and incidental to any of the above uses
- B. Development Standards
  - 1. Setbacks
    - a. Minimum building and pavement front setback from S.R. 303: as indicated on the Conceptual Site Plan
  - 2. Building Height
    - a. Maximum building height: 65 feet
  - 3. Parking Guidelines:
    - a. Studio and 1-bedroom units: 1.5 spaces per dwelling unit, including 0.5 spaces in a garage.
    - b. 2-bedroom or more units: 2.0 spaces per dwelling unit, including 1 space in garage.
    - c. Retail businesses, financial institutions, professional offices, medical and dental clinics and offices: 1 per 750 sf. GFA
    - d. Personal services, restaurants, tavern and nightclubs: 1 per 500 sf. GFA
    - e. Child care facilities, nursery schools, pre-schools, kindergartens: 3 per 1,000 sf. GFA
    - f. Parking minimums may include on-street parking spaces
    - g. There are no parking maximums
    - h. Private Open Space:
      - 1. Each multifamily dwelling unit shall be provided private open space at the ratio of 40 square feet per unit.
- C. Architecture Standards
  - 1. Style/Character
    - a. Buildings shall receive four-sided architectural treatments, including Natural Materials and pedestrian scaled exterior architectural features.
    - b. Buildings shall have some bipartite or tripartite exterior organization, meaning they shall be designed with a minimum of a base and cap.
    - c. Single-story garage structures shall be required to follow Architecture Standards listed under section 4 "Materials and Configurations" subsections (a), (d), (e), and (f) only, as well as sections 5, 6, 7, 8, 9, 10 & 11 in their entirety. Subsection 4(a) shall be interpreted to exclude the garage doors from the total material percentages.
  - 2. Details
    - a. The use of architectural detailing is strongly encouraged to provide scale

and interest to the building. Examples of detailing include stone or masonry foundations and water tables, masonry opening trim such as cast stone, rowlock, or soldier course sills and lintels, the use of balusters, awnings, or expressive contemporary architectural elements such as frames, reveals, projections, and similar gestures to articulate form and depth.

3. Mass/Scale
  - b. Façade treatment should be formed to break the appearance into multiple forms to better relate to the pedestrian scale. Detail elements (as outlined above) should be used to create pedestrian scale.
4. Materials and Configurations
  - a. Exterior wall surfaces of buildings adjacent to main thoroughfares should consist of 60 percent Natural Materials including windows. Smooth metal panels may also be used in combination with other materials. The balance of the building elevations shall include materials consistent with those on the front in varying percentages with a minimum of 30 percent Natural Materials including windows. EIFS shall not be more than 10% of any exterior wall service.
  - b. Glass openings shall be a minimum of 10 percent of the entire exterior wall.
  - c. There shall be no blank, un-articulated building wall exceeding 30 feet in length. Any wall exceeding 30 feet in length except at the shorter side elevations, shall include offsets such as projections, change(s) in wall plane, or recesses. Offset distance should be at least 24 inches and is encouraged to be more. Offsets shall extend at least 20 percent of the entire façade in any direction. Balconies on all upper levels shall be considered as a change in plane. Shorter side elevations shall include variations in materials, glass openings, and architectural detailing as a means of articulating form and depth to avoid the appearance of blank walls.
  - d. Colors shall be muted (of low or medium saturation) with low reflectivity. Accent and trim colors must complement the effect of the primary building color. Bold, brash, intense, bright, fluorescent, or metallic accent colors are prohibited, unless approved by the Planning and Zoning Commission for very limited application.
  - e. While muted colors generally work best as a dominant, overall color, a brighter color may be appropriate for accent elements, such as building form gestures, door and window frames, and architectural details.
  - f. Color palettes for new buildings shall be compatible with the colors of adjacent structures planned within this site. Architectural detailing shall complement the facade and coordinate with adjacent buildings. Roof colors shall be muted and compatible with the dominant building color.
5. Roof
  - a. Materials: For sloped roofs: natural or simulated slate or asphalt tile, wood shakes, dimensional shingles, standing seam metal, copper metal, or flat roof systems.
  - b. Minimum 8 inches roof overhangs are required on all pitched roofs.
  - c. Sloping roofs shall have a minimum pitch of 4/12 and a maximum 12/12.

- d. The use of eaves, rakes, cornice lines and etc. are strongly encouraged to add visual interest.
- 6. Openings
  - a. Wood, vinyl, aluminum, aluminum clad, steel and fiberglass are acceptable.
  - b. Glass can be tinted or clear; reflective glass shall not be permitted.
- 7. Mechanical Equipment/Screening
  - a. If located on the roof or exterior to the building, all mechanical equipment and utilities shall be screened from adjacent roads and sidewalks.
  - b. Mechanical/utility screening shall be an integral part of the building structure and architecture and not give the appearance of being “tacked on” to the exterior surfaces.
- 8. Landscaping
  - a. Detailed future Landscaping plans shall be submitted to the city by the developer.
- 9. Lighting
  - a. Architecture Building-Mounted Lighting: Building mounted lighting may be used to highlight specific architecture features or primary customer or building entrances. General floodlighting of building facades is not permitted.
  - b. Decorative building lighting shall be dimmable.
- 10. Site Lighting
  - a. Lighting shall be provided near all circulation areas, buildings and recreation areas where appropriate. The lighting design shall follow guidelines to promote safety and conserve resources. Appropriately sized and downward directional lighting to be selected to reduce effects on neighbors and avoid light pollution.
  - b. All exterior lighting shall comply with requirements of the City of Brunswick Planning and Zoning code.
- 11. Signage
  - a. Signage in this district is intended to identify to the user the location of a specific business. Signage must be subservient to the overall design and impression of the architecture.
  - b. Building signage shall comply with Section 1270 within the Brunswick Zoning Code.
  - c. Ground mounted signage must be incorporated with a masonry base of at least 24 inches in heights consisting of stone, natural stone, or matching materials found on the main building.

## **Section J Townhomes**

### A. Development Standards

- 1. Setbacks
  - a. Minimum building front setback: 20 feet (Edge of Pavement)
  - b. Rear yard setback: as indicated on the Conceptual Site Plan.
    - (i) Wood decks and balconies may extend up to 12 feet beyond plane of rear wall
      - (a) Private open space shall be a minimum of 80 square feet per unit.

- c. Minimum building separation: 25 feet
    - d. Units' widths should be a minimum of 24 feet
  - 2. Intensity of Use
    - a. The overall gross residential density for development shall not exceed 6.0 units per acre.
    - b. Building Heights
      - (i) Maximum building height: Two stories.
  - 3. Prohibited Accessories
    - a. Sheds or other accessory structures of any type are prohibited
    - b. Swimming Pools of any type are prohibited.
- B. Architecture Standards
- 1. Style/Character
    - a. Buildings shall receive architectural treatments on the front side of the unit including Natural Materials and pedestrian scaled architectural features.
    - b. Development should be consistent in the style of an attached townhome, characterized as a single family home which shared one or more walls with another independently owned unit(s).
    - c. Colors shall be muted (of low or medium saturation) with low reflectivity. Accent and trim colors must complement the effect of the primary building color. Bold, brash, intense, bright, fluorescent, or metallic accent colors are prohibited, unless approved by the Planning and Zoning Commission for very limited application.
  - 2. Mass/Scale
    - a. Mass and scale should emulate the style and character description listed above description.
    - b. Façade treatments should be formed to break the appearance into smaller facades to better related to a pedestrian/human scale.
    - c. Garages may be designed as a dominant visual element of the building or streetscape. All attached garages shall comply with one of the following:
      - i. When the garage door is oriented parallel, or mainly parallel, to the access street:
        - 1. When a singular mass contains the garage space, and no living area, and the garage door is oriented parallel, or mainly parallel, to the access street, it may project a maximum of four feet closer to the primary access street, whether public or private, than the front wall of the main living area; or
        - 2. When a singular mass contains the garage space, and no living area, and the garage door is oriented perpendicular, or mainly perpendicular, to the access street, it may project a maximum of ten feet closer to the primary access street, whether public or private, than the front wall of the main living area; or
        - 3. When a singular mass contains garage space as well as any

type of living area, it may project a maximum of 24 feet closer to the primary access street, whether public or private, than the front wall of the main living area.

C. General Architecture Standards for the Townhomes subdistrict;

1. Details

- a. The use of architecture detailing is encouraged to provide scale and interest to the building. Examples of detailing include frieze boards, quoins, columns, balusters, and other similar items.
- b. The front elevation excluding garage doors, shall include materials consistent with those with a minimum of 40% Natural Materials. Stucco and EIFS shall be used in moderation.
  - (i) Brick shall be in a traditional masonry pattern, in standard sizes. Brick may have the appearance of painted or “washed” if in context with the architectural theme being portrayed.
  - (ii) Stone shall be of natural or engineered stone with a smooth or natural finish. Spilt face stone is acceptable in limited situations. Stone should be laid in a random ashlar pattern.
  - (iii) Siding should be of traditional profiles such as 4”-8” horizontal and/or vertical beveled. Siding shall be wood or a simulated grain.
    - (b) Vinyl should be a minimum 0.30mm thickness.

2. Roof

- a. Materials:
  - (i) Natural or simulated slate or tile, wood shakes, dimensional asphalt shingles, standing seam metal, and copper are acceptable materials.
  - (ii) Natural colors are acceptable.
- b. Pitched roofs shall have a minimum 8” roof overhang, and be appropriate for the style of the house.
- c. Primary sloping roofs shall have a minimum pitch of 5/12. Roof pitches for secondary sloping roofs, including accessory design elements such as shed dormers or similar expressions, may have a reduced slope of no less than 3/12.

3. Openings (images and/or graphic to be provided)

- a. Wood, aluminum, aluminum clad, steel, vinyl and fiberglass are acceptable.
- b. Glass should be clear. Windows only on garage doors or into bathrooms may be clear, frosted, tinted, or stained glass.
- c. Skylights are permitted only when appropriately screened from street views.
- d. Cupolas, dormers, lanterns, belvederes or window bays are permitted, provided they are consistent with the architecture style.
- e. All windows may have grids. If installed, the grids shall be applied to the exterior or interior of windows.
- f. Front doors shall be of a style appropriate of the architectural style of the house.

4. Garages

- a. Each dwelling unit shall have 2 parking spaces per unit in a garage which is

physically attached to and directly accessible from the dwelling unit. Each dwelling unit shall also have a drive wherein 2 standard automobiles can be parked as well.

- b. Garages may be front or side facing.
  - c. Garage doors may be natural or synthetic materials.
  - d. Garage front walls within a building of attached units shall have alternate offsets to not create a dominant straight wall visual effect.
5. Fencing
- a. Intent: While fencing is often necessary to buffer between properties, they can create a visually-monotonous presence. These standards provide that fencing is visually-appealing, complement the design of the building, and provide visual interest.
  - b. The maximum heights of a fence shall be 6 feet.
  - c. No fences are permitted in the front or side yard of townhomes.
  - d. Fences shall be decorative in nature and be constructed of vinyl in a "clay" finish. Solid wood, stacked spilt rail, post and rail style, and chain linked fences are prohibited.
6. Utility/Mechanical Screening
- a. All mechanical and above-ground utilities shall be screened with wires and other associated elements neatly organized and hidden where possible.
  - b. Utility meters, air conditioning equipment, exhaust pipes, valve covers, irrigation equipment, satellite dishes and other service structures shall be located to the side or rear of the building. If located on the side of the building, these elements should be screened.
7. Street Lighting
- a. Street lighting shall be installed at intersections and Cul De Sacs and along street runs as required by the City of Brunswick Planning and Zoning code. Appropriately sized and downward directional lighting to be selected to reduce effects on neighbors and avoid light pollution.
8. Open Space - The Townhome Subdistrict shall have two types of Open Space - Common and Private.
- a. Common Open Space shall be the areas shown on the plan that go between the main building structures and behind those buildings to the outer perimeter property lines, the stormwater management ponds within this Subdistrict and any park areas. It will also include the sidewalk along the streets and sidewalks connecting to the other Subdistricts.
  - b. Private Open Space shall be the areas directly behind and adjacent to each unit and as shown on the Conceptual Site Plan. Private open space may be screened and or landscaped and specifically used and enjoyed by the residents to provide privacy. The added landscape and screening are to be maintained by the unit owner.
9. Mailboxes
- a. Individual and shared community mailboxes shall meet the federal standards set by the United States Postal Service.
  - b. The design of the shared community mailbox shall be of high quality, with aesthetic appeal.

## Section K Commercial

### A. Uses Permitted.

1. Personal services;
2. Retail businesses;
3. Financial institutions;
4. Professional offices;
5. Medical and dental clinics and offices;
6. Veterinary hospitals, clinics & services;
7. Educational institutions;
8. A public or private educational facility, including, without limitation, child care facilities, nursery schools, pre-schools, kindergartens;
9. Restaurants, taverns and nightclubs;
10. Drive-Through Windows;
11. Any use or structure that is accessory and incidental to any of the above uses.

### B. Development Standards

1. Yard Setbacks; as indicated on the Conceptual plan
2. Building Height; Maximum building height: 45 feet

### C. Building Configuration and Materials.

1. Building walls.
  - a. Walls facing a public street shall be designed in sections to break up the appearance of a long horizontal wall. Building elements such as canopies, porches, bays or projections should be used to break up the appearance of a long wall. Alternately, changes in material or color can be used to break up the appearance of a long wall.
  - b. Buildings shall be clad appropriately to suggest an enduring and regional character. Standard modular brick, stone, precast concrete, or cement siding are among the materials that may be used. Precast concrete panels should be used in the manner of stone, but panels should not be embossed with brick or stone patterns. Split-face block should only be used as a base course or accent material. When split-face block is used, alternating coursing, varied block size, and change in material depth should be used to give the appearance of stone.
  - c. Standard modular brick is encouraged, but brick face dimensions of up to 4 inches x 12 inches are permitted.
  - d. If stucco or EIFS is used as a primary material, it shall incorporate changes in depth, plane, and other architectural features to add detail and interest to a facade, and to avoid the appearance of a monolithic wall, or be supplemented by other primary materials with aforementioned changes in depth, plane, related to the stucco or EIFS systems.
  - e. Metal, tile, and other appropriate regional materials may be used as an accent material.
  - f. The maximum length of a facade that faces a public street or parking area that is "blank," meaning of one contiguous material and color without fenestration, accents, or change in material or color, is 30 linear feet.
  - g. All facades should be animated with changes in material and color.
2. Building elements. Lintels in masonry walls should be articulated with brick soldier courses, stone, or precast concrete.
3. Windows and doors.
  - a. Windows or their mullion configuration shall be of square or vertical proportion.

- b. Clear glass should be the primary glass used at ground level.
- 4. Building roofs, parapets, and cornices.
  - a. Roofs may be pitched or flat or a combination thereof.
- 5. Building entrances; All buildings shall provide an identifiable public entry.
- 6. Site Lighting
  - a. Site lighting shall be provided near all circulation areas and buildings where appropriate. The lighting design shall follow guidelines to promote safety and conserve resources. Appropriately sized and downward directional lighting to be selected to reduce effects on neighbors and avoid light pollution.
  - b. All exterior lighting shall comply with requirements of the City of Brunswick Planning and Zoning code.
- 7. Landscaping
  - a. Detailed future Landscaping plans shall be submitted to the city by the developer.
- 8. Lighting
  - a. Architecture Building-Mounted Lighting: Building mounted lighting may be used to highlight specific architecture features or primary customer or building entrances. General floodlighting of building facades is not permitted.
  - b. Decorative building lighting shall be dimmable.
- 9. Signage
  - a. Signage in this district is intended to identify to the user the location of a specific business. Signage must be subservient to the overall design and impression of the architecture.
  - b. Building signage shall comply with Section 1270 within the Brunswick Zoning Code.
  - c. Ground mounted signage must be incorporated with a masonry base of at least 24 inches in heights consisting of stone, natural stone, or matching materials found on the main building.

**Section L Supplemental Requirements**

(1) Planning Commission Modification. The Planning Commission may modify the strict requirements of the development guidelines if it finds that privacy, light and openness are improved because of skillful design in the arrangement of buildings, open spaces, landscaping or other site features. The Commission may require such features as fences and plantings to protect adjoining residences. The Commission may approve minor shifts in the boundaries between the four subdistricts.

(2) Supplemental Requirements. New Brunswick SPD-9 shall be reviewed and approved according to the procedures in Chapter 1268, including the Conceptual Development Plan and these development guidelines. In approving the conceptual development plan, or any portions thereof, the Planning Commission may attach written supplemental requirements to the plan. These supplemental requirements may be adopted by the Commission without a public hearing or action by City Council.

(3) Site Plan Review. Site plans shall be reviewed by the Planning Commission for conformity

with the Conceptual Development Plan. Site plans shall be submitted and reviewed for each subdistrict within SPD-9 as required by Chapter 1278. For site plans which fully comply with the Conceptual Development Plan, the discussion plan stage in Section 1278.03(b) and the Council review stage in Section 1278.03(f) are not required.

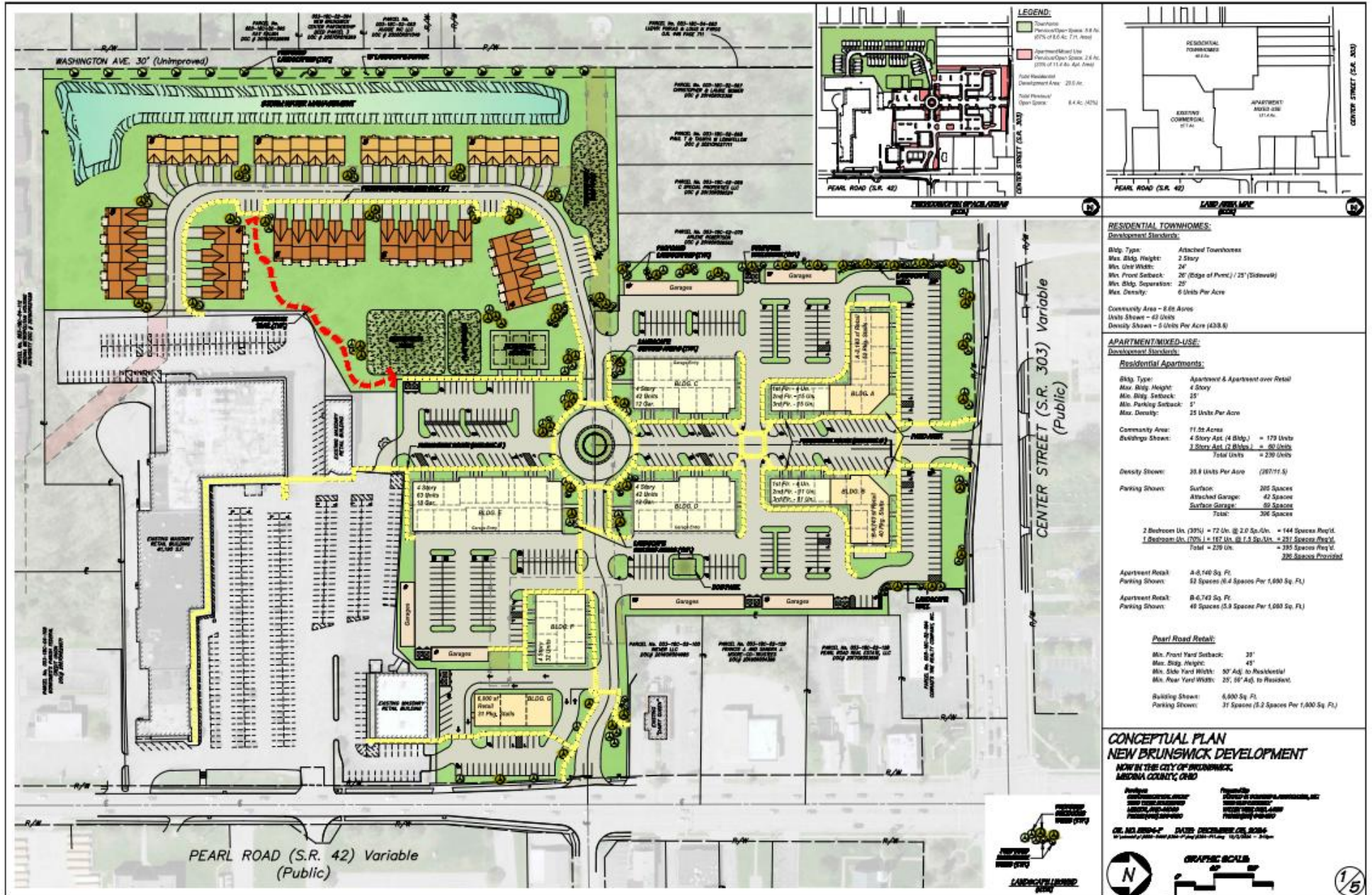
## **Section M Drawings and Reference Imagery**

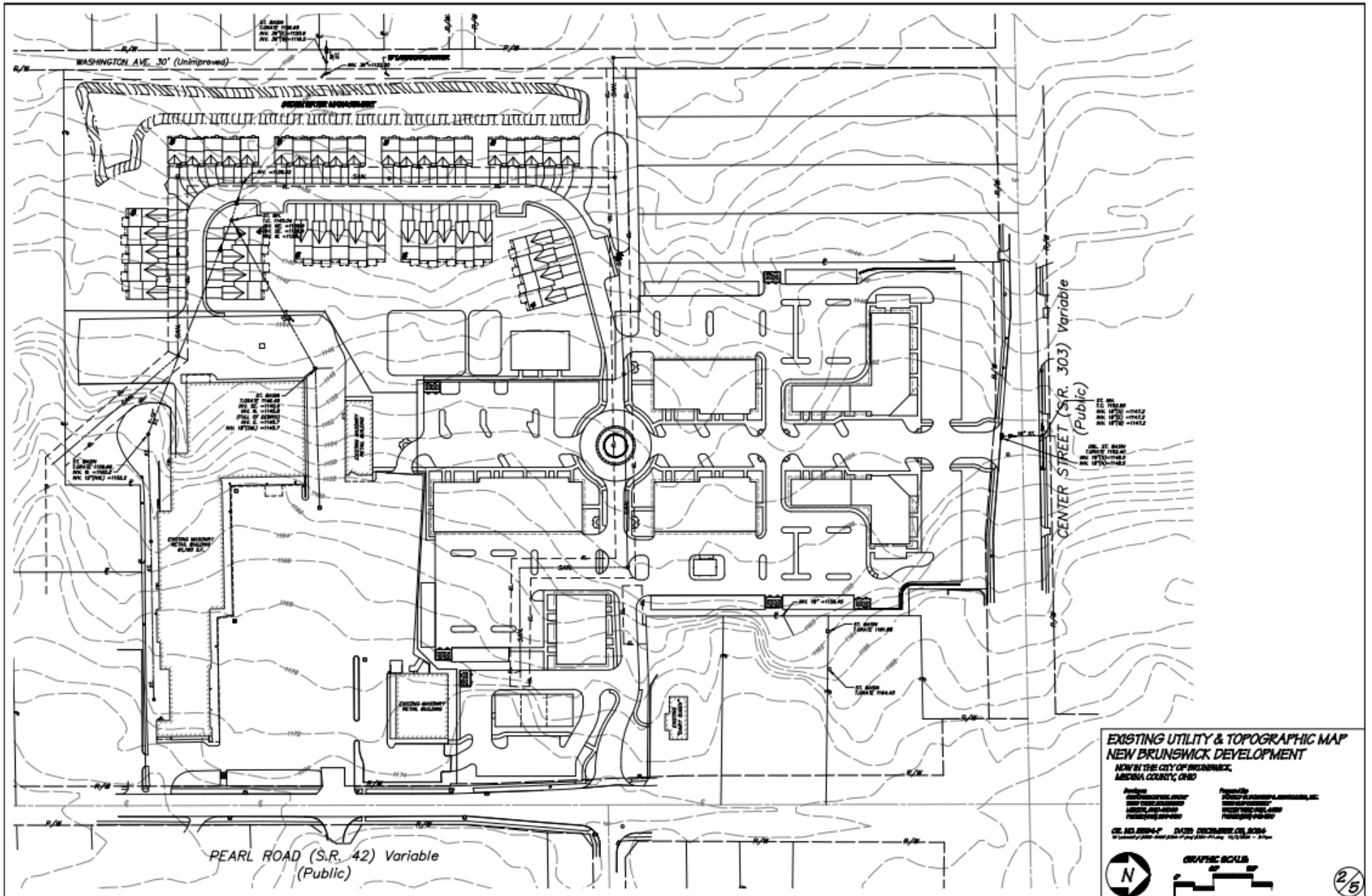
- I. Concept Plan - Please refer to the separate attached document titled, "Conceptual Plan New Brunswick Development".
- II. Please refer to the separate attached document titled, "Proposed Drive Sections New Brunswick Development"
  - a. Private Drive Section - Center Steet Access Drive @ Bldg's 'A' & 'B'
  - b. Private Drive Section - Pearl Road Access Drive @ Bldg's 'D' & 'E'
- III. Typical Conceptual Elevations:
  - a. Apartments: Please refer to the following documents identified as:
    - i. PZSK3, PZSK4, PZSK5, PZSK6, PZSK7 (garages only)
  - b. Mixed Use
    - i. PZSK1, PZSK2
  - c. Townhomes
    - i. Townhouse Type 1
    - ii. Townhouse Type 2
  - d. Commercial
    - i. PZSK7
- IV. Conceptual 3D imagery: Please note these represent general building designs and site relationships. Landscaping features and plantings shown are purely conceptual and not representative of final landscape design in quantity, type, or arrangement of plantings.
  - a. PZSK9, PZSK10, PZSK11, PZSK12, PZSK13, PZSK14, PZSK15, PZSK16, PZSK17, PZSK18, PZSK19, PZSK20, PZSK21
- V. Please refer to the document titled "Brunswick Development Site Lighting Photometric Study" for the lighting study.
- VI. Please refer to the document titled "Brunswick Subdistrict Exhibit" for demarcation of the uses corresponding with Section E.

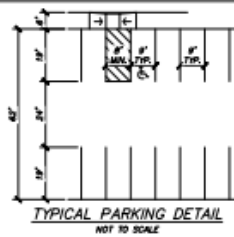
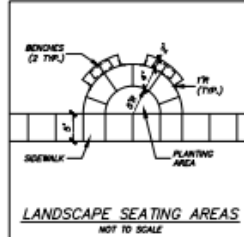
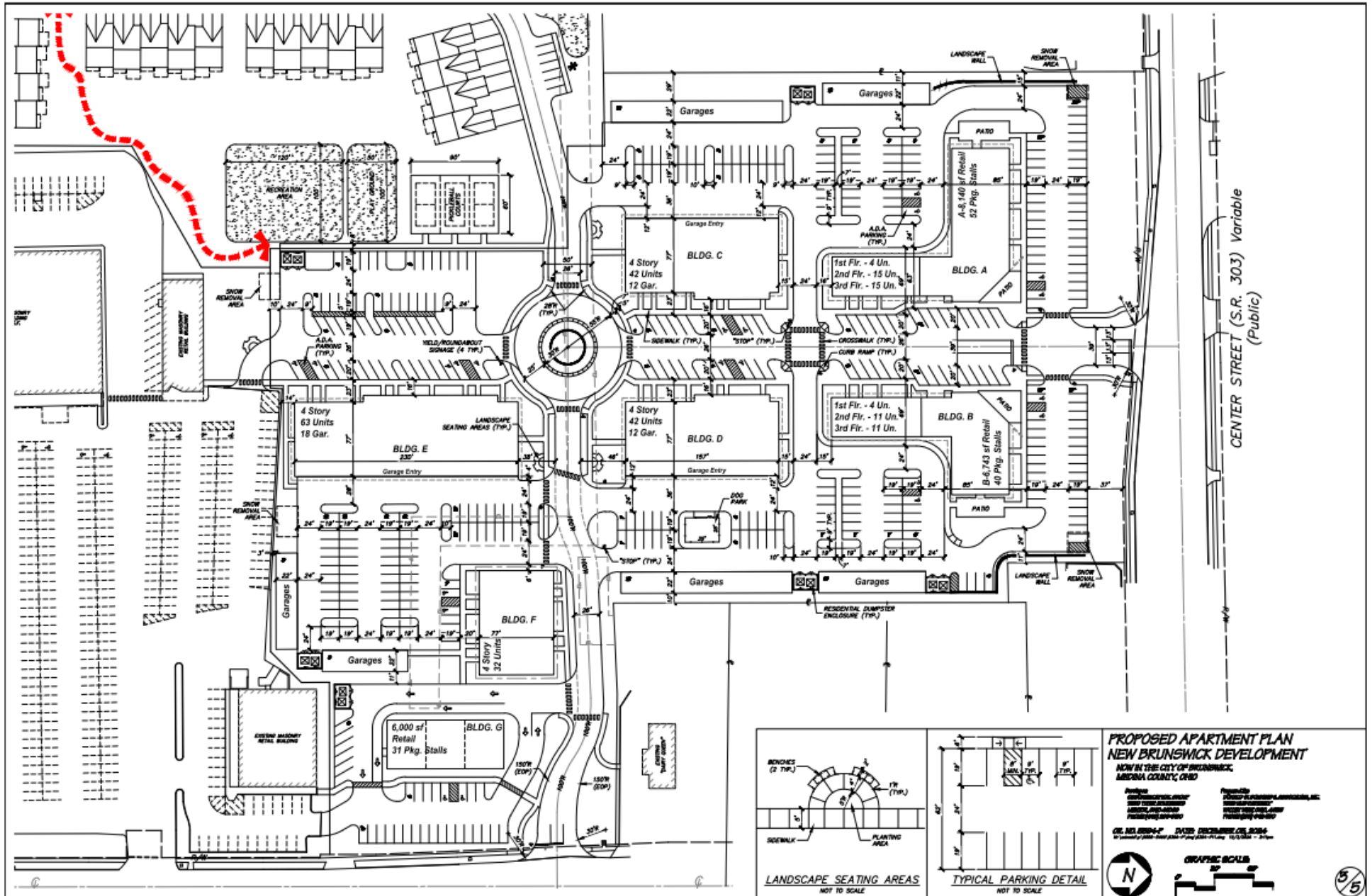
01-30-2025

Section M Drawings and Reference Imagery

I. Concept Plan – Pages 1 - 5







**PROPOSED APARTMENT PLAN  
NEW BRUNSWICK DEVELOPMENT**  
NOW IN THE CITY OF BRUNSWICK,  
MEDINA COUNTY, OHIO

Prepared by:  
 BRUNSWICK DEVELOPMENT, INC.  
 10000 BRUNSWICK BLVD.  
 BRUNSWICK, OHIO 43015  
 PH: 614-885-1100

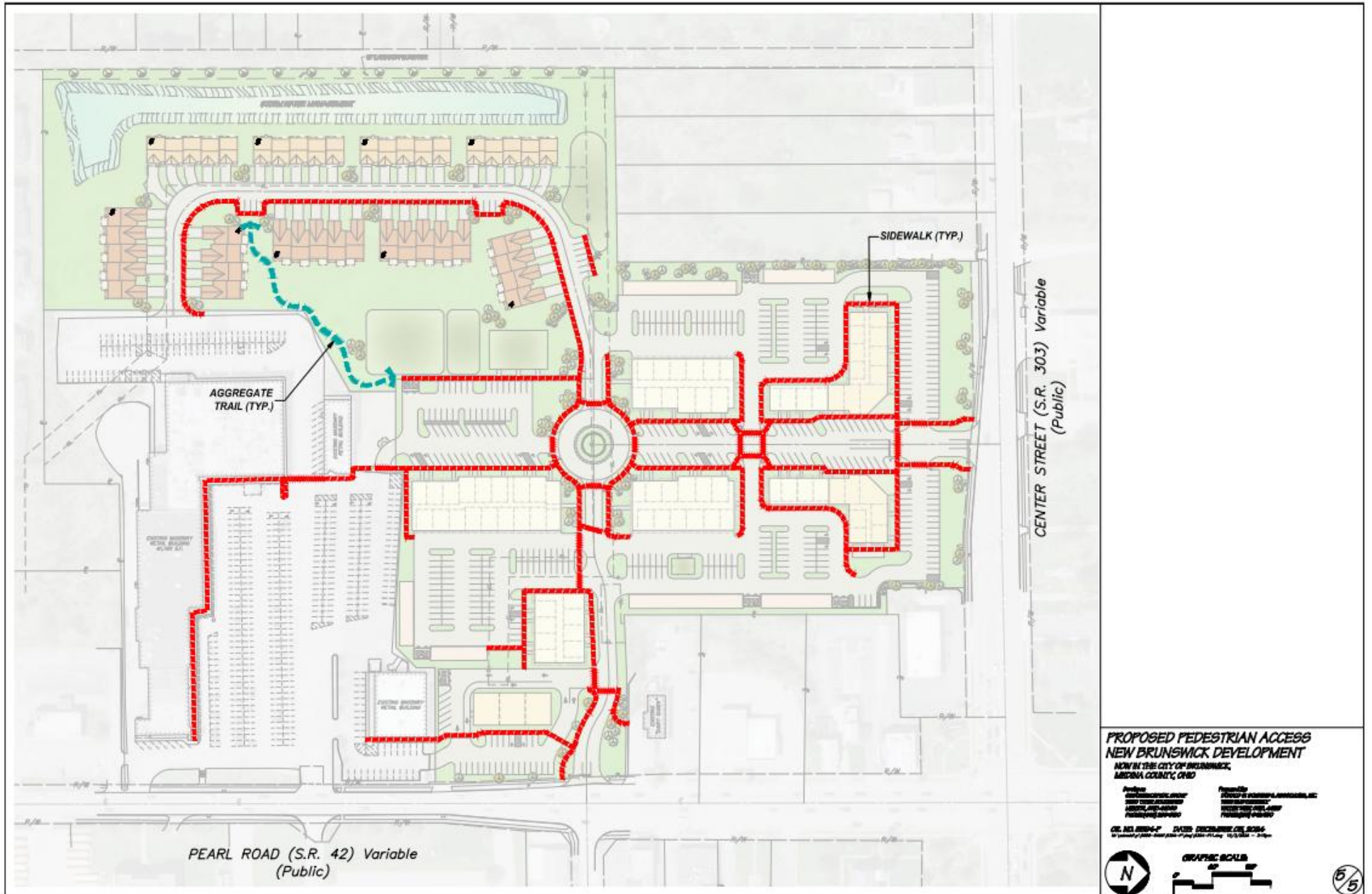
Prepared for:  
 BRUNSWICK DEVELOPMENT, INC.  
 10000 BRUNSWICK BLVD.  
 BRUNSWICK, OHIO 43015  
 PH: 614-885-1100

DATE: 08/20/14  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 SCALE: AS SHOWN

**GRAPHIC SCALE**  
0' 10' 20'

**5/5**





**PROPOSED PEDESTRIAN ACCESS  
NEW BRUNSWICK DEVELOPMENT**  
 NOW IN THE CITY OF BRUNSWICK,  
 MEDINA COUNTY, OHIO

DESIGNED BY ARCHITECTURAL GROUP	PROJECT MANAGER BRUNSWICK DEVELOPMENT, LLC
DATE: 12/15/2014	SCALE: AS SHOWN
PROJECT NO. 14-001	DATE: 12/15/2014

DATE: DECEMBER 15, 2014  
 12/15/2014 - 2:10pm

**GRAPHIC SCALE**

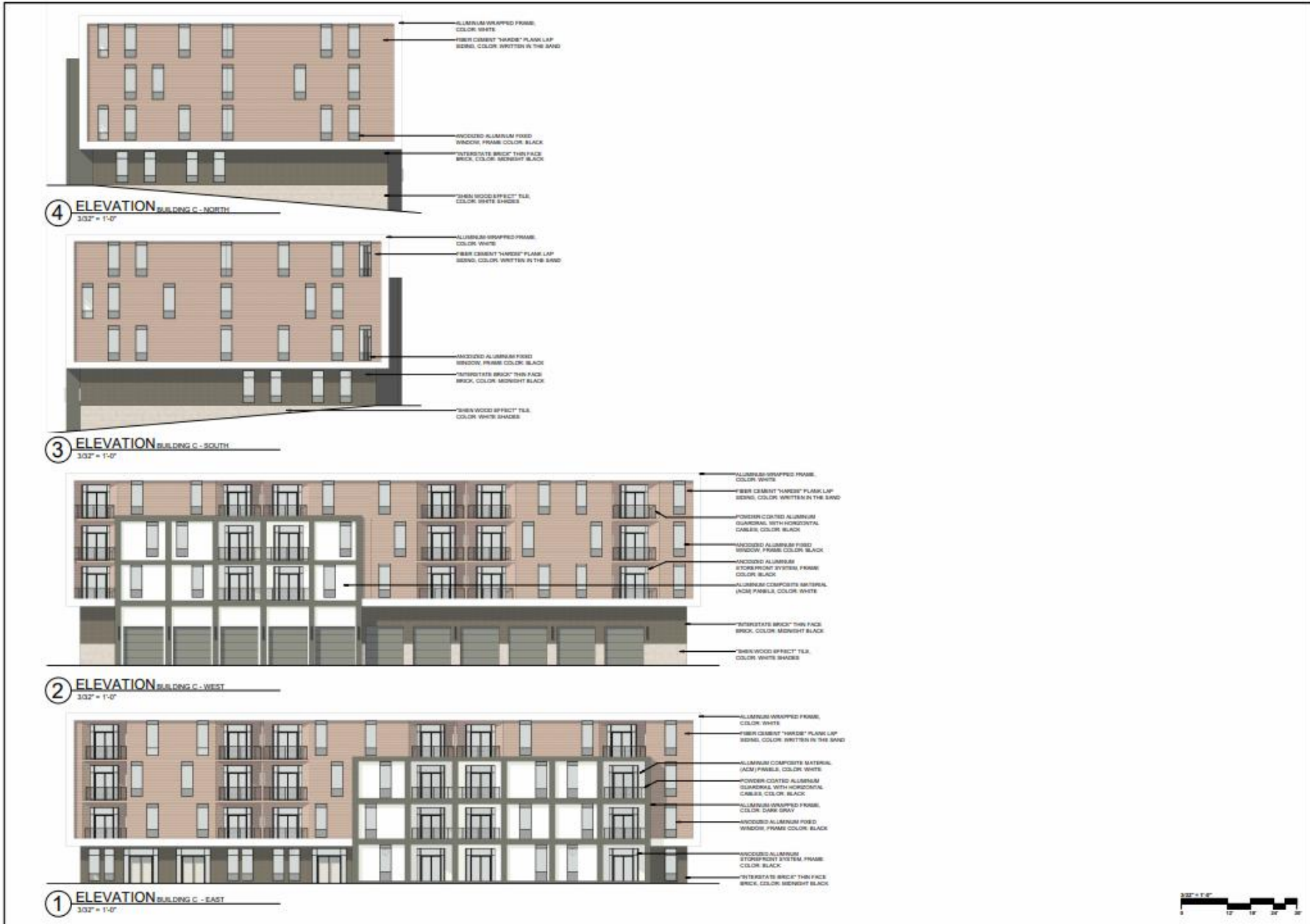
6/5



III. Typical Conceptual Elevations:

a. Apartments:

i. PZSK3, PZSK4, PZSK5, PZSK6, PZSK7 (garages only)



**PRELIMINARY**

NOTE!!!  
THIS DRAWING IS NOT  
FOR CONSTRUCTION

DATE PRINTED  
DECEMBER 3, 2024

REVISIONS



EXTERIOR ELEVATIONS - BLDG C  
BRUNSWICK APARTMENTS  
PEARL ROAD & CENTER ROAD  
BRUNSWICK, OHIO 44212  
PROJECT # 28622

PZSK3



**PRELIMINARY**

NOTE!!!  
THIS DRAWING IS NOT  
FOR CONSTRUCTION

DATE PRINTED

DECEMBER 3, 2024

REVISIONS



**MPG**  
MANN - PARSONS - GRAY  
ARCHITECTS 330.666.5770

EXTERIOR ELEVATIONS - BLDG. E

BRUNSWICK APARTMENTS

PEARL ROAD & CENTER ROAD  
BRUNSWICK, OHIO 4212 PROJECT #: 23022

PZSK5



④ ELEVATION BUILDING E - SOUTH  
3/32" = 1'-0"



③ ELEVATION BUILDING E - NORTH  
3/32" = 1'-0"



② ELEVATION BUILDING E - EAST  
3/32" = 1'-0"



① ELEVATION BUILDING E - WEST  
3/32" = 1'-0"



**PRELIMINARY**

NOTE!!!  
THIS DRAWING IS NOT  
FOR CONSTRUCTION

DATE PRINTED

DECEMBER 1, 2024

REVISIONS



EXTERIOR ELEVATIONS - BLDG. F

BRUNSWICK APARTMENTS

PEARL ROAD & CENTER ROAD  
BRUNSWICK, OHIO 4212

PZSK6



**4** ELEVATION BUILDING F - EAST  
3/32" = 1'-0"

- ALUMINUM WRAPPED FRAME, COLOR WHITE
- WOODCOATED ALUMINUM FIBRO WINDOW FRAME COLOR BLACK
- FIBER CEMENT "MARQUEE" PLANK LAP SIDING, COLOR STABLE GRAY
- INTERSTATE BRICK™ THIN FACE BRICK, COLOR MIDNIGHT BLACK
- POWDER-COATED ALUMINUM HANDRAIL WITH HORIZONTAL CABLES, COLOR BLACK
- "SHIN WOOD EFFECT" T&E, COLOR WHITE SHIMMER



**3** ELEVATION BUILDING F - WEST  
3/32" = 1'-0"

- ALUMINUM WRAPPED FRAME, COLOR WHITE
- WOODCOATED ALUMINUM FIBRO WINDOW FRAME COLOR BLACK
- FIBER CEMENT "MARQUEE" PLANK LAP SIDING, COLOR STABLE GRAY
- INTERSTATE BRICK™ THIN FACE BRICK, COLOR MIDNIGHT BLACK
- POWDER-COATED ALUMINUM HANDRAIL WITH HORIZONTAL CABLES, COLOR BLACK
- BRICK VENEER, COLOR MATCH THIN FACE BRICK
- "SHIN WOOD EFFECT" T&E, COLOR WHITE SHIMMER



**2** ELEVATION BUILDING F - NORTH  
3/32" = 1'-0"

- ALUMINUM WRAPPED FRAME, COLOR WHITE
- FIBER CEMENT "MARQUEE" PLANK LAP SIDING, COLOR STABLE GRAY
- POWDER-COATED ALUMINUM GUARDRAIL WITH HORIZONTAL CABLES, COLOR BLACK
- WOODCOATED ALUMINUM SIGHTPOINT SYSTEM FRAME, COLOR BLACK
- WOODCOATED ALUMINUM FIBRO WINDOW FRAME COLOR BLACK
- INTERSTATE BRICK™ THIN FACE BRICK, COLOR MIDNIGHT BLACK
- POWDER-COATED ALUMINUM HANDRAIL WITH HORIZONTAL CABLES, COLOR BLACK
- BRICK VENEER, COLOR MATCH THIN FACE BRICK



**1** ELEVATION BUILDING F - SOUTH  
3/32" = 1'-0"

- ALUMINUM WRAPPED FRAME, COLOR WHITE
- FIBER CEMENT "MARQUEE" PLANK LAP SIDING, COLOR STABLE GRAY
- POWDER-COATED ALUMINUM GUARDRAIL WITH HORIZONTAL CABLES, COLOR BLACK
- WOODCOATED ALUMINUM SIGHTPOINT SYSTEM FRAME, COLOR BLACK
- WOODCOATED ALUMINUM FIBRO WINDOW FRAME COLOR BLACK
- INTERSTATE BRICK™ THIN FACE BRICK, COLOR MIDNIGHT BLACK
- POWDER-COATED ALUMINUM HANDRAIL WITH HORIZONTAL CABLES, COLOR BLACK
- "SHIN WOOD EFFECT" T&E, COLOR WHITE SHIMMER
- BRICK VENEER, COLOR MATCH THIN FACE BRICK



**PRELIMINARY**

NOTE!!!  
THIS DRAWING IS NOT  
FOR CONSTRUCTION

DATE PRINTED

DECEMBER 5, 2024

REVISIONS



**MPG**  
MANN - PARSONS - GRAY  
ARCHITECTS

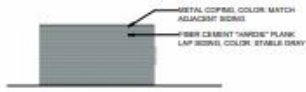
EXTERIOR ELEVATIONS - BLDG. G &  
GARAGE

BRUNSWICK APARTMENTS

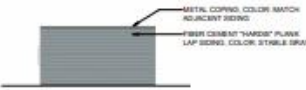
PROJECT #: 20622

PEARL ROAD & CENTER ROAD  
BRUNSWICK, OHIO 44212

**PZSK7**



**8** ELEVATION GARAGE - NORTH  
3/32" = 1'-0"



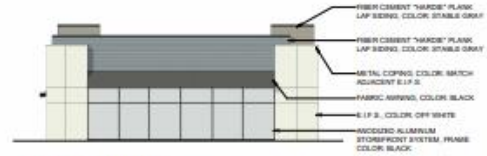
**7** ELEVATION GARAGE - SOUTH  
3/32" = 1'-0"



**6** ELEVATION GARAGE - EAST  
3/32" = 1'-0"



**5** ELEVATION GARAGE - WEST  
3/32" = 1'-0"



**4** ELEVATION BUILDING G - NORTH  
3/32" = 1'-0"



**3** ELEVATION BUILDING G - SOUTH  
3/32" = 1'-0"



**2** ELEVATION BUILDING G - WEST  
3/32" = 1'-0"



**1** ELEVATION BUILDING G - EAST  
3/32" = 1'-0"



b. Mixed Use  
 i. PZSK1, PZSK2

**PRELIMINARY**  
 NOTE!!  
 THIS DRAWING IS NOT  
 FOR CONSTRUCTION

DATE PRINTED  
 MARCH 20, 2024

REVISIONS



EXTERIOR ELEVATIONS - BLDG. A  
 BRUNSWICK APARTMENTS  
 25411 ROAD 3 CENTER ROAD  
 BRUNSWICK, OHIO 44124  
 PROJECT #: 25022

PZSK1



**PRELIMINARY**

NOTE!!!  
THIS DRAWING IS NOT  
FOR CONSTRUCTION

DATE PRINTED

MAY 26, 2024

REVISIONS



EXTERIOR ELEVATIONS - BLDG. B

BRUNSWICK APARTMENTS

PEARL ROAD & CENTER ROAD  
BRUNSWICK, OHIO 44112

PROJECT #: 23602Z

PZSK2



4 ELEVATION BUILDING B - SOUTH  
3/32" = 1'-0"

- ALUMINUM WRAPPED FRAME, COLOR: DARK GRAY
- TEAR CEMENT "HARDY" PLANK LAP SIDING, COLOR: STABLE GRAY
- POWDER COATED ALUMINUM WINDOW, FRAME COLOR: BLACK
- ALUMINUM DECORATIVE SHADING PANEL, COLOR: WHITE
- ALUMINUM COMPOSITE MATERIAL (FACE/PANELS), COLOR: BLACK
- METAL CANOPY, COLOR: BLACK
- POWDER COATED ALUMINUM STORMDOOR SYSTEM, FRAME COLOR: BLACK
- OPEN JOINT ALUMINUM PANEL SYSTEM, COLOR: LIGHT GRAY
- "INTERSTATE BRICK" THIN FACE BRICK, COLOR: MORGENTHAU BLACK



3 ELEVATION BUILDING B - NORTH  
3/32" = 1'-0"

- ALUMINUM DECORATIVE SHADING PANEL, COLOR: WHITE
- ALUMINUM WRAPPED FRAME, COLOR: DARK GRAY
- TEAR CEMENT "HARDY" PLANK LAP SIDING, COLOR: STABLE GRAY
- POWDER COATED ALUMINUM WINDOW, WITH HORIZONTAL CHANNELS, COLOR: BLACK
- ALUMINUM WRAPPED FRAME, COLOR: WHITE
- ALUMINUM COMPOSITE MATERIAL (FACE/PANELS), COLOR: DARK GRAY
- ALUMINUM COMPOSITE MATERIAL (FACE/PANELS), COLOR: BLACK
- METAL CANOPY, COLOR: BLACK
- OPEN JOINT ALUMINUM PANEL SYSTEM, COLOR: LIGHT GRAY
- POWDER COATED ALUMINUM STORMDOOR SYSTEM, FRAME COLOR: BLACK



2 ELEVATION BUILDING B - EAST  
3/32" = 1'-0"

- ALUMINUM WRAPPED FRAME, COLOR: DARK GRAY
- TEAR CEMENT "HARDY" PLANK LAP SIDING, COLOR: STABLE GRAY
- POWDER COATED ALUMINUM WINDOW, FRAME COLOR: BLACK
- ALUMINUM DECORATIVE SHADING PANEL, COLOR: WHITE
- ALUMINUM COMPOSITE MATERIAL (FACE/PANELS), COLOR: BLACK
- METAL CANOPY, COLOR: BLACK
- POWDER COATED ALUMINUM STORMDOOR SYSTEM, FRAME COLOR: BLACK
- OPEN JOINT ALUMINUM PANEL SYSTEM, COLOR: LIGHT GRAY
- "INTERSTATE BRICK" THIN FACE BRICK, COLOR: MORGENTHAU BLACK



1 ELEVATION BUILDING B - WEST  
3/32" = 1'-0"

- ALUMINUM WRAPPED FRAME, COLOR: DARK GRAY
- TEAR CEMENT "HARDY" PLANK LAP SIDING, COLOR: STABLE GRAY
- POWDER COATED ALUMINUM WINDOW, WITH HORIZONTAL CHANNELS, COLOR: BLACK
- ALUMINUM DECORATIVE SHADING PANEL, COLOR: WHITE
- OPEN JOINT ALUMINUM PANEL SYSTEM, COLOR: LIGHT GRAY
- POWDER COATED ALUMINUM WINDOW, FRAME COLOR: BLACK
- POWDER COATED ALUMINUM WINDOW, WITH HORIZONTAL CHANNELS, COLOR: BLACK
- "INTERSTATE BRICK" THIN FACE BRICK, COLOR: MORGENTHAU BLACK
- BRICK VENEER, COLOR: MATCH THINFACE BRICK



- c. Townhomes
  - i. Townhouse Type 1
  - ii. Townhouse Type 2

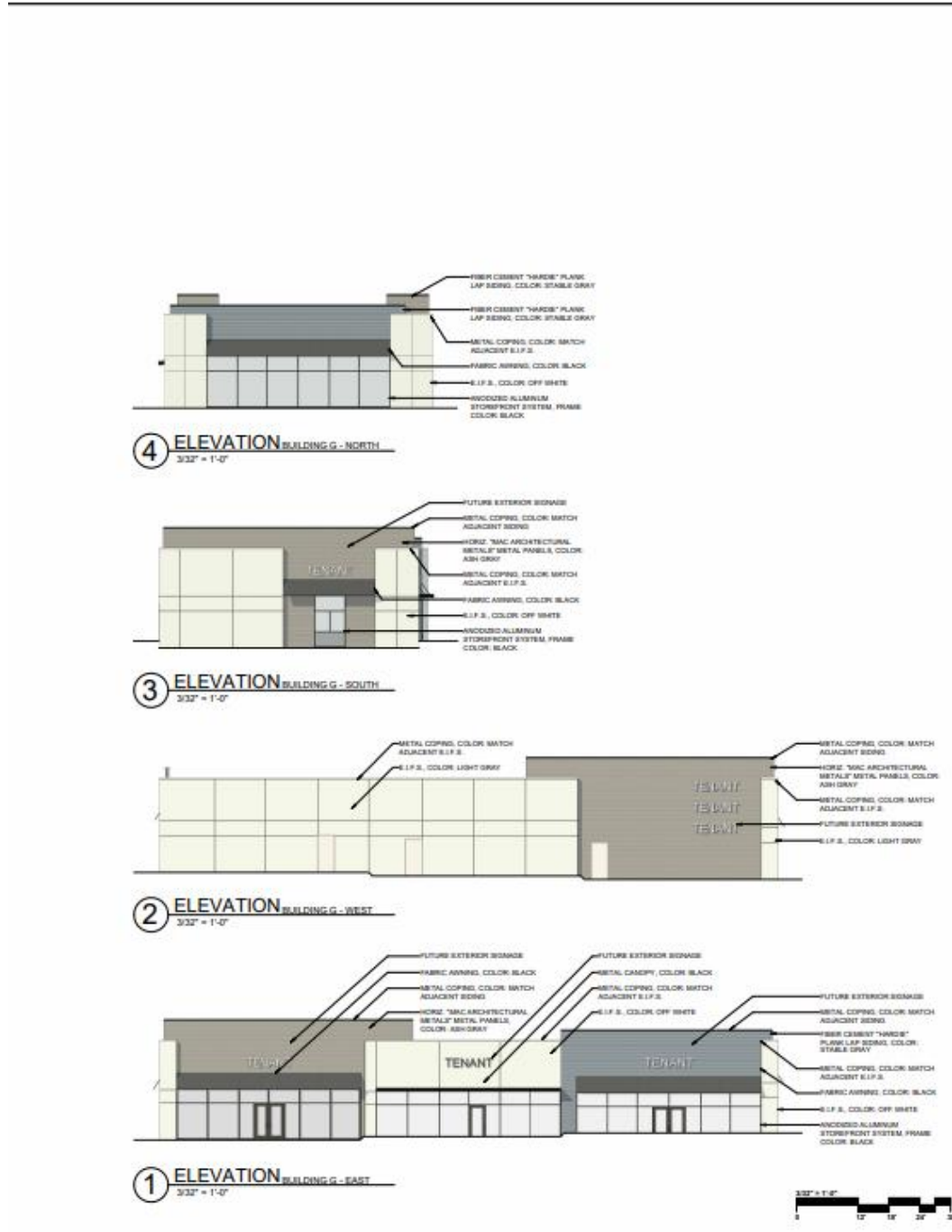
## Townhouse Type 1



## Townhouse Type 2



- d. Commercial
- i. PZSK7



**PRELIMINARY**  
 NOTE!!!  
 THIS DRAWING IS NOT  
 FOR CONSTRUCTION

DATE PRINTED  
 DECEMBER 3, 2024  
 REVISIONS



EXTERIOR ELEVATIONS - BLDG. G &  
 GARAGE  
 BRUNSWICK APARTMENTS  
 PEARL ROAD & CENTER ROAD  
 BRUNSWICK, OHIO 44712  
 PROJECT # 20622

**PZSK7**

- IV. Conceptual 3D imagery: Please note these represent general building designs and site relationships. Landscaping features and plantings shown are purely conceptual and not representative of final landscape design in quantity, type, or arrangement of plantings.
- a. PZSK9, PZSK10, PZSK11, PZSK12, PZSK13, PZSK14, PZSK15, PZSK16, PZSK17, PZSK18, PZSK19, PZSK20, PZSK21



BRUNSWICK APARTMENTS  
 DATE: DECEMBER 3, 2024  
 PROJECT NO. 29622

PROJECT INFORMATION

SHEET NAME

3D VIEW - STREETSCAPE

SHEET NO.

PZSK9



PROJECT INFORMATION

SHEET NAME

SHEET NO.



BRUNSWICK APARTMENTS  
DATE: DECEMBER 3, 2024  
PROJECT NO. 29622

3D VIEW - PEARL ROAD

PZSK10



BRUNSWICK APARTMENTS  
 DATE: DECEMBER 3, 2024  
 PROJECT NO. 29622

PROJECT INFORMATION

SHEET NAME

3D VIEW - BUILDING A

SHEET NO.

PZSK11



BRUNSWICK APARTMENTS  
DATE: DECEMBER 3, 2024  
PROJECT NO. 29622

PROJECT INFORMATION

SHEET NAME

3D VIEW - BUILDING B

SHEET NO.

PZSK12



BRUNSWICK APARTMENTS  
DATE: DECEMBER 3, 2024  
PROJECT NO. 29622

PROJECT INFORMATION

SHEET NAME

3D VIEW - BUILDING C

SHEET NO.

PZSK13



BRUNSWICK APARTMENTS  
DATE: DECEMBER 3, 2024  
PROJECT NO. 29622

PROJECT INFORMATION

SHEET NAME  
3D VIEW - BUILDING C  
REAR

SHEET NO.  
PZSK14



BRUNSWICK APARTMENTS  
DATE: DECEMBER 3, 2024  
PROJECT NO. 29622

PROJECT INFORMATION

SHEET NAME

3D VIEW - BUILDING D

SHEET NO.

PZSK15



PROJECT INFORMATION

SHEET NAME

SHEET NO.



BRUNSWICK APARTMENTS  
DATE: DECEMBER 3, 2024  
PROJECT NO. 29622

3D VIEW - BUILDING E

PZSK16



PROJECT INFORMATION

BRUNSWICK APARTMENTS  
DATE: DECEMBER 3, 2024  
PROJECT NO. 29622

SHEET NAME

3D VIEW - BUILDING F

SHEET NO.

PZSK17





BRUNSWICK APARTMENTS  
DATE: DECEMBER 3, 2024  
PROJECT NO. 29622

PROJECT INFORMATION

SHEET NAME

3D VIEW - BUILDING G

SHEET NO.

PZSK18



BRUNSWICK APARTMENTS  
DATE: DECEMBER 3, 2024  
PROJECT NO. 29622

PROJECT INFORMATION

SHEET NAME

3D VIEW - ROUNDABOUT  
EAST

SHEET NO.

PZSK19



BRUNSWICK APARTMENTS  
DATE: DECEMBER 3, 2024  
PROJECT NO. 29622

PROJECT INFORMATION

SHEET NAME

3D VIEW - ROUNDABOUT  
NORTH

SHEET NO.

PZSK20



BRUNSWICK APARTMENTS  
DATE: DECEMBER 3, 2024  
PROJECT NO. 29622

PROJECT INFORMATION

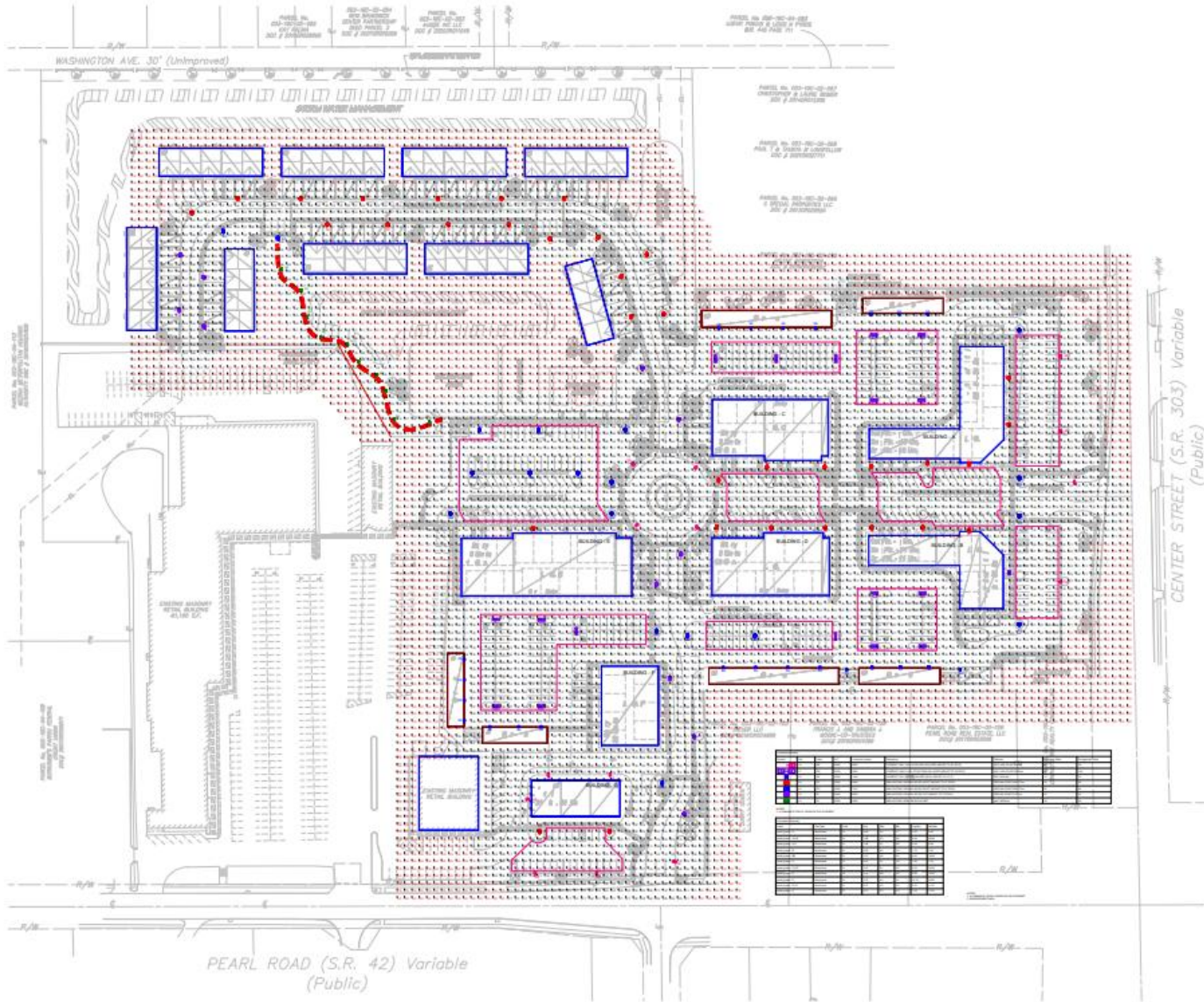
SHEET NAME

3D VIEW - AERIAL

SHEET NO.

PZSK21

V. Brunswick Development Site Lighting Photometric Study



PHOTOMETRIC STUDY  
Scale: 1" = 50' - 0"



Excellence in Illumination  
Engineering Software  
Since 1988  
Lighting Analyst  
www.ag32.com  
www.ag32.com

Rev	Date	Comments

Rev	Date	Comments

Project No.	Drawn By	Scale

**Brunswick Development**  
Site Lighting Photometric Study

01-29-2025

VI. Brunswick Subdistrict Exhibit

