

# **BRUNSWICK CITY PLANNING & ZONING COMMITTEE**

## **Agenda**

**FEBRUARY 9, 2026**

**6:20 PM**

**or Immediately Following  
Economic Development Committee**

1. Discussion Items
  - (a) **ORD. NO. 12-2026** - An ordinance amending Ordinance No. 13-19 by renaming the "Senior Development Special Planning District No. 5" to "The Villas on Pearl Special Planning District No. 5" and adopting a revised Conceptual Development Plan. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)
2. General Discussion
3. Adjournment

PROPOSED LEGISLATION



DATE: 2/9/2026  
TO: Vice Mayor Nicholas Hanek and Members of City Council  
FROM: Carl S. DeForest, City Manager  
Grant Aungst

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 12-2026** - An ordinance amending Ordinance No. 13-19 by renaming the "Senior Development Special Planning District No. 5" to "The Villas on Pearl Special Planning District No. 5" and adopting a revised Conceptual Development Plan. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: The Planning Commission, at their meeting on January 22, 2026, recommended approval to City Council to allow the existing SPD-5 zoning to remain, and to approve the revised Design Guidelines attached as Exhibit "A", and the Conceptual Site Plan attached as Exhibit "B".

PURPOSE AND EXPLANATION: Pursuant to Section 1268.07(c) and (d), respectively, changes to the conceptual development plan of more than a cosmetic nature shall also be approved by City Council by ordinance. Additionally, once a Special Planning District is created, it may only be changed through the Charter provisions for zoning amendments.

IMPLEMENTATION SCHEDULE: February 9, 2026.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

One Reading	No
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. 12-2026

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

AN ORDINANCE AMENDING ORDINANCE NO. 13-19 BY RENAMING THE “SENIOR DEVELOPMENT SPECIAL PLANNING DISTRICT NO. 5” TO “THE VILLAS ON PEARL SPECIAL PLANNING DISTRICT NO. 5” AND ADOPTING A REVISED CONCEPTUAL DEVELOPMENT PLAN.

WHEREAS: On February 25, 2019, this Council adopted Ordinance No. 13-19 wherein the Senior Development Special Planning District No. 5 was established and the Conceptual Development Plan consisting of Design Guidelines and a Conceptual Site Plan was approved for senior development relative to the real properties located on Keller Hanna Drive consisting of approximately 16.35± total acres and further identified as PPNs 003-18B-31-539 and 003-18B-31-540 (the “Properties”);

WHEREAS: The owner of the subject Properties submitted an updated Special Planning District Application requesting that: (a) the Special Planning District No. 5 be renamed from the “Senior Development Special Planning District No. 5” to “The Villas on Pearl Special Planning District No. 5”; and (b) that the previously approved Conceptual Development Plan be revised.

WHEREAS: On January 22, 2026, the Planning Commission held a public hearing on the updated Special Planning District Application and recommended approval to City Council; and

WHEREAS: This Council finds that the proposed updated 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), to wit, the proposed Special Planning District 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 Ordinance No. 13-19 is hereby amended to: (a) rename the “Senior Development Special Planning District No. 5” to the “The Villas on Pearl Special Planning District No. 5”; and (b) adopt the updated Conceptual Development Plan consisting of the Design Guidelines as attached hereto as Exhibit “A” and the Conceptual Site Plan as attached hereto as Exhibit “B”, as recommended by the Planning Commission for approval on January 22, 2026, as Appendix F to Title 6 of the Zoning Code as provided in Codified Ordinance Section 1268.07(a).

SECTION 2: That the City Engineer is directed to update the Zoning Map by renaming the “Senior Development Special Planning District No. 5” as “The Villas on Pearl Special Planning District No. 5”.

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

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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, MMC

# The Villas on Pearl

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DATE: 1/28/26

## **Request for Special Planning District:**

Seeking approval for a Special Planning District for a Senior Active Adult community located on the currently approved SPD-5 land parcel.

**Intent and Purpose:** The intent of this Special Planning District (SPD) is to establish a site-responsive, high-quality active adult residential community uniquely designed to promote wellness, safety, and social engagement, as described within the narrative attached hereto and incorporated herein as EXHIBIT A. The Villas on Pearl will offer maintenance-free living options that support aging in place and foster a strong sense of community among residents.

**Permitted Uses:** Active adult villas, clubhouse, fitness and recreation facilities, and related accessory uses.

**Design Standards and Site Features:** Single-level homes designed for accessibility and community interaction. Campus amenities include a clubhouse and fitness center, outdoor sports court and bocce court, gardens, walking paths, and outdoor gathering areas such as patios, and a fire pit.

**Community Engagement and Lifestyle Programming:** A Lifestyle Director and resident committee will coordinate wellness, recreation, and social activities tailored to resident interests.

## DESIGN GUIDELINES

### 1) DEFINITION

- a) Establish an active adult community offering maintenance-free living that promotes wellness, safety, and social connection in a cohesive, pedestrian-oriented, Housing for Older Persons Act of 1995 (HOPA) compliant setting where 80% of the available units will be reserved for individuals fifty-five years of age and older, or for individuals less than fifty-five years of age when residing with a spouse or family member fifty-five years of age or older. All residents will have some degree of services available to them.

### 2) SITE PLANNING CRITERIA

- a) **Neighborhood Design** Cohesive site layout with pedestrian-friendly circulation, community-oriented open spaces, and single-level senior friendly villa homes.
- b) **Campus Amenities**
  - i) Central clubhouse and fitness center
  - ii) Outdoor sports court and bocce court
  - iii) Community gardens and walking paths
  - iv) Outdoor gathering areas including a fire pit, and courtyard patios oriented toward shared spaces
- c) **Special Safety and Convenience Features.** This Active Adult development shall be designed specifically for seniors, incorporating appropriate safety and convenience features.
  - i) The site amenities are anticipated to offer a higher level of appeal than traditional multistory senior apartment buildings, as elderly residents often spend much of their time

within the community. The design is intended to include a composition of small, intimate private yards and court areas to accommodate a variety of passive activities. All pedestrian walkways designed for the use by residents shall be Fair Housing Act of 1968 (FHA) accessible. In addition, the entrance to each housing unit shall have at least one FHA accessible route to a Median County Public Transit (MCPT) stop, accessible parking, resident facilities, accessible passenger loading zones, and public streets or sidewalks.

**3) BASIC DEVELOPMENT STANDARDS FOR THE ENTIRE DEVELOPMENT SITE**

- a) **Minimum Western Setback:** 30 feet
- b) **Minimum Northern Setback:** 35 feet
- c) **Minimum Southern and Eastern Setback:** 50 feet
- d) **Landscaping Requirements**
  - i) The front yard to the West of the SPD development shall be landscaped and shall not be used for parking or any other purpose, except driveways to reach designated parking areas. A subdivision ground identification entry sign shall be allowed in this area.
  - ii) The South side yard shall be landscaped to provide a buffer between the residential neighborhood to the South and the SPD development area. This area may be used for stormwater management, including potential wetland and ditch enhancements. The SPD development is planned to manage stormwater in a manner that avoids adverse impacts to the properties to the south and may provide opportunities for improved drainage performance.
    - 1) The buffer area to the South shall be maximized by thoughtful placement of built components, such as buildings and roads to the North of this buffer. The natural vegetation, and especially large trees, within this buffered area shall be protected to the extent possible. The construction process, addressing of drainage issues, and ditch enhancement efforts shall be done with sensitivity and care to avoid damage to trees and root systems within this buffered area. Where it is impossible to save trees during the construction process, drainage work, and ditch enhancement efforts, appropriate trees shall be replanted.
  - iii) The North side yard shall be landscaped to provide a buffer between the church property to the North and the SPD development area. This area accommodates a potential wetland area to the East. The natural vegetation, and especially large trees, within the buffered area to the North shall be protected, to the extent possible. Construction shall be done with sensitivity and care to avoid damage to trees and root systems within this buffered area
  - iv) The rear yard to the East of the SPD development shall be landscaped to provide a buffer between the residential neighborhood to the South and East and the SPD development area. The natural vegetation, and especially large trees, within the buffered area to the East shall be protected, to the extent possible. Construction shall be done with sensitivity and care to avoid damage to trees and root systems within this buffered area. Additional trees of appropriate species, both evergreen and deciduous, will also be added in this East end buffer to enhance the buffer's effectiveness.
  - v) Trees of an appropriate species and mature size shall be planted along the main roadways on both sides, and in other locations, as appropriate to add shade, reduce wind, and enhance aesthetics of the site. Thought shall be given in the selection and placement of new trees to the following:
    - 1) The tree species' hardiness, appropriateness for the climate, and susceptibility to disease and pests.
    - 2) The tree species' messiness, speed of growth, and maintenance requirements.

- 3) The appropriateness of the mature trees size, shape, and overall aesthetic appeal to the scale and texture of the built and natural environment in which it will be placed.
- 4) The root structure's potential damage to walks, roadways, foundations, pipes, and other structural elements.
- 5) The potential rubbing of a mature tree's branches on buildings.
- 6) A growing tree's potential for interference with snow removal and clear sight lines of vehicular traffic.
- vi) The landscape design shall be regulated by chapter 1282 Landscaping and Screening.
- e) **Lighting Standards:** Lighting shall be provided near all circulation areas, buildings, and recreation areas where appropriate. The lighting design shall follow the guidelines below to promote safety, conserve resources, reduce effects on neighbors, and avoid light pollution.
  - i) Exterior lighting shall be designed and located at a pedestrian scale consistent with pedestrian movements and the neighborhood.
  - ii) The site shall be lit in a way that promotes use of the area after dark and addresses safety concerns.
  - iii) Lighting shall be spaced together closely to create an even lighting of the sidewalk, feature a white light, and be concealed or shielded to avoid glare.
  - iv) Lighting poles and fixtures shall be compatible with the function and design of the feature and the aesthetics of the property.
  - v) The position of a lamp along a pedestrian walkway shall not exceed 15 feet in height above the surface of the walkway.
  - vi) Total installed initial luminaire lumens of all outdoor lighting shall not exceed the total site lumen limit, which is 2.5 lumens per SF of hardscape. The following shall be provided to the Planning Commission prior to final plat approval:
    - 1) A calculation of the total square footage of hardscape in the project, the total allowable lumens, and the total lumens and foot-candles of outdoor lighting to be installed.
    - 2) A table showing all exterior luminaires to be installed, their output in lumens, and the height at which they will be installed.
    - 3) In addition, all exterior lighting shall comply with the requirements, as outlined in 1276.14 of the City of Brunswick Planning and Zoning Code.
- f) **Common Open Space:** The SPD development shall provide common open space equal to a minimum of thirty five percent (35%) of the development area. Common open space includes outdoor areas or enclosed recreational areas designed for use by all the residents, and their guests. Common open space includes lawns and other landscaped areas, natural areas, paved terraces and sitting areas, and indoor or outdoor recreation areas. Common open space excludes all areas within 20 feet of a building wall.
- g) **Parking and Road Standards**
  - i) All parking spaces shall be 9 feet by 19 feet.
  - ii) All common drives between 90-degree dedicated parking spaces shall be 24 feet.
  - iii) All other drives shall be a minimum of 20 feet.
  - iv) The West entry drive shall match the width of the existing access road from Pearl Rd. and then shall taper to a minimum of 25 feet wide approximately 26 feet west of the property line. From the property line, the road shall taper to 22 feet wide.
- h) **East Access Standards**
  - i) The City of Brunswick holds an existing easement allowing use of the connection drive between Alice Avenue and Ganyard Avenue. Access to the SPD development's private access drive from Alice Avenue and Ganyard Avenue shall be restricted with either collapsible bollards or breakaway gates, to be used only for emergency access and as a

turnaround for emergency vehicles, as well as SPD development maintenance, trash service, and snow-removal vehicles. Additionally, a turnaround drive shall be provided at the east end of the SPD development for non-emergency vehicles.

i) **Stormwater Standards**

- i) All stormwater and drainage requirements as outlined in Section 1230.01 and Sections 1234 and 1236 will apply to this SPD. Where conflicts arise between these sections, the more stringent standard shall be followed. If the stormwater detention area on the eastern portion of the SPD development is designated as wet storage, an aeration fountain with lighting will be installed, provided it complies with applicable stormwater management regulations.

4) **PERMITTED USES**

a) **Active Adult Residential Villas with Services**

- i) Each unit shall contain: a bedroom, closet, bathroom, kitchen, living space, at least a 1 car-garage, and 60 square feet of private open space such as a patio and/or side yard. These residences may be attached units with private garages and entrances. Unit types shall vary and include one-, two-, and three-bedroom layouts with design variations that accommodate senior resident preferences. Homes will include a range of features such as patios, covered patios or screened in patios in order to meet diverse lifestyle needs. Floor plans are designed with private entrances, garages positioned toward the street and living spaces oriented to the rear. This configuration allows for more efficient single-level layouts, improved accessibility, and shorter interior travel distances—key elements for aging-in-place design. The front elevations shall include architectural detailing, roofline variation, and enhanced landscaping to maintain visual interest, ensuring an attractive and cohesive streetscape.

ii) **Community Engagement and Lifestyle Programming**

- 1) A Lifestyle Director will coordinate community events, classes, and wellness programs to encourage active living.
- 2) A resident-led committee will guide community activities and interests, ensuring programs reflect resident preferences.
- 3) Activities may include fitness classes, yoga, social outings, lectures, and community gatherings.

iv) **Resident Services and Maintenance**

- 1) Resident support services may include organized activities, social gatherings, community outings, and Lifestyle Concierge services such as transportation coordination, home health referrals, bill-paying assistance, and moving support.
- 2) Comprehensive maintenance services may include home repairs, inspections, appliance service, and groundskeeping.
- 3) Optional housekeeping services may be available to residents seeking a low-maintenance lifestyle.

b) **Club House Structure**

- i) The club house shall match the style, design and materials of the Active Adult villas. This building shall be buffered with landscaping.

c) **Outdoor recreation areas**

- i) The development will feature a range of campus amenities designed to promote wellness, recreation, and social interaction. In addition to a central clubhouse and fitness center, amenities include an outdoor sports court and bocce court, community gardens, walking paths, and outdoor gathering areas such as a fire pit, and courtyard patios oriented toward shared spaces.

- d) Accessory Uses and Structures
  - i) The maintenance and storage building, if separate structure from the club house, shall match the style, design, and materials of the Active Adult villas. This building shall be buffered with landscaping.
  - ii) Other accessory structures shall be permitted in the recreation areas to provide shelter, recreational activity space, and storage for recreational activities. These structures shall match the style, design, and materials of the Active Adult villas, and be secondary in scale.
  - iii) Any dumpster enclosure shall have 3 sides of masonry, with the 4<sup>th</sup> side being an opaque gate for access, and as specified on the conceptual development plan and in these regulations. This enclosure shall be buffered with landscaping.
  - iv) A subdivision ground identification entry sign that matches style, design, and materials of the Active Adult villas, and as regulated by Chapter 1270.

## 5) SITE AND BUILDING REQUIREMENTS

- a) Minimum floor area per unit: Minimum 1000 square feet for each one-bedroom unit; plus minimum 120 square feet for each additional bedroom.
- b) Maximum building height: 35 feet, this will accommodate a single-story building and keeps with the scale of the surrounding neighborhood.
- c) SPD site conditions: The site layout design will account for the unique characteristics of the SPD, including the narrow parcel and potential wetlands, while also incorporating varied and functional unit layouts desired by residents and enhancing exterior aesthetic appeal.
- d) Density: Based upon the unique narrow shape, topography, site characteristics and single lane main road layout of this SPD, a maximum of 5.31 units per acre.
- e) Accessibility Standards:
  - i) Access shall comply with FHA standards. All housing units shall have at least one accessible entrance as required by FHA standards. To the extent feasible, all entrances and exterior private spaces for use by residents such as porches, decks, balconies, and walks shall be accessible. Where accessibility to secondary entrances and private spaces is not feasible, there shall not be more than two steps to these areas.
- f) Building Design Standards:
  - i) Buildings shall generally consist of four to five attached units per structure, with the exception of two buildings that may include up to seven attached units. Each seven-unit building shall have no more than five units oriented toward the central drive. The front façade of each building shall vary by unit to break up the face of each building.
  - ii) Structures shall use offsets, projections, recesses and other comparable design elements to avoid long, uninterrupted wall or roof planes, and a variety of textures and materials will be used to add interest and character.
  - iii) A single style of material covering the exterior of a building shall not exceed 75% of the total façade. There shall be a minimum of 3 materials used on each building, one of which must be masonry. A masonry material shall be included on each street-facing façade in heights no less than windowsill height.
  - iv) All overhangs must be a minimum of 12 inches.
  - v) Earth tones or neutrals and blues will prevail in the color scheme throughout.
  - vi) All primary roofs will maintain at least a 5/12 pitch. Long rooflines shall be broken up through the use of gables, dormers, or other design elements.
  - vii) Roofing colors shall be complementary to and darker than the predominant siding material.
  - viii) All exterior materials shall be low maintenance and durable, with resistance to moisture, wind, and sunlight.

- ix) Windows shall be generous in size and number to allow for sunlight to enter the interior spaces. Windows shall have a consistent mullion design throughout the development.
- x) Garage doors shall be set back a minimum of 20 feet from the adjacent road or sidewalk, whichever is closer. Building configurations and unit layouts are intended to respond to the unique characteristics of each Special Planning District (SPD), maximizing site potential and accommodating resident preferences. Recognizing the specific conditions of this site and the emphasis on aging-in-place design, this SPD shall comply with the following:
  - 1) At least 45% of the units shall have living spaces that are set back no more than 6 feet behind the garage.
  - 2) No more than 5 consecutive attached units shall have living spaces that are set back more than 6 feet behind the garage.
- g) Building Spacing:
  - i) Active Adult residences, including their terraces, decks, and patios require setbacks of:
    - 1) 15 feet front yard setback to sidewalk or road, whichever is closer; and 20 feet from garage door to sidewalk or road, whichever is closer.
    - 2) 20 feet side yard setback to another single-family structure or road
    - 3) 30 feet rear yard setback to another single-family structure or road
- h) Recreation Space: Common recreation space, minimum 2,500 square feet; including a 2,000 square foot clubhouse which may contain indoor/outdoor gathering areas, kitchen, fitness, and mail kiosk, as well as an outdoor recreation area which may contain a firepit, outdoor sports court, bocce ball, walking paths, and lawn/patio space.
- i) Private Open Space: Minimum of 60 square feet per unit is required. Private open space shall not occupy any portion of the common open space or recreation space already required. Private open space shall be located immediately adjacent to an individual dwelling unit.
- j) Parking Requirements: There shall be a minimum of 2 off-street parking spaces per dwelling unit, one of which shall be in a garage attached to its corresponding unit. In addition, 1 off-street visitor space per every 5 units shall be provided. See Table 1276.1. See Chapter 1276 Parking and Site Design.

[End of Design Guidelines]

## **EXHIBIT A**

Villas on Pearl  
Brunswick, Ohio  
Memorandum in Support of Application  
for Special Planning District

The Villas on Pearl – Brunswick, Ohio

### **I. Introduction and Purpose**

PVP1 Brunswick, LLC (“Developer”) is seeking a recommendation from Planning Commission to City Council for the approval of our proposed “Villas on Pearl” development as a Special Planning District (SPD) and approval of the associated SPD Design Guidelines submitted under Section 1268 of the Brunswick Zoning Code. The Villas on Pearl represents a site-responsive, moderate density residential community purposefully designed around the challenging physical and environmental characteristics of a uniquely constrained property in Brunswick, Ohio. The narrow, elongated property is set approximately 725 feet back from Pearl Road, with a dramatic 55-foot drop in elevation from west to east, a non-jurisdictional ditch along the south property line, and wetland areas flanking much of its perimeter. These features, while aesthetically pleasing and environmentally valuable, pose significant challenges for any conventional development plan.

Per Section 1268.01 of the Brunswick Zoning Code, the purpose of the SPD Special Planning District is to provide the City with a mechanism to regulate the development of property containing sensitive or unique environmental features which require additional protection and flexibility by (i) promoting creative and sensitive site planning; (ii) providing a greater mix of compatible uses than would be allowable in the standard zoning districts; (iii) guide development to preserve unique characteristics and provide a greater range of land uses; and (iv) create a regulatory structure allowing more flexibility and creative designs than would be possible with a lot-by-lot design approach of a conventional zoning district. The spirit of the SPD is to promote more flexibility than exists in other zoning districts to allow for and assist in the efficient development a challenged property while protecting the unique and environmentally sensitive characteristics of the site. Developer has worked with the City Administration and its professional design team to develop SPD Design Guidelines and a corresponding development plan that fulfills the purpose of Section 1268.01, presents the most efficient development plan for this unique site, and preserves the sensitive and unique environmental features of the property.

In order to be eligible for designation as an SPD, the Developer must demonstrate that other available zoning designations cannot be used to develop the property. In this case, the property cannot be developed under traditional R-M medium density zoning as the property does not meet the minimum residential acreage requirement of 20 acres (1286.02.a). Further, the site cannot be developed as attached units under traditional R-L zoning as the property does not meet the minimum acreage requirement of 25 acres (1284.03.b). Finally, this site cannot be developed under traditional S-R Senior Residence zoning as this would require extensive excavation and grading, roadway, and infrastructure construction through wetland areas, negatively affecting natural drainage, and cause significant environmental disturbances (1288.08.b.1). As a result, the SPD designation and proposed SPD Design Guidelines offer the only viable framework for achieving responsible, high-quality development that respects the physical and environmental constraints while delivering a cohesive and livable neighborhood.

Through its development plan, SPD Design Guidelines, and as provided below in more detail, the Developer has addressed the goals and requirements of Sections 1268.01 and 1268.05 of the Brunswick Zoning Code by creating a community that:

- Promotes sensitive planning by working with the site’s natural topography rather than against it;
- Preserves wetlands, protects and adds native plantings, such as red maples, American Sycamore, swamp white oak, Norway Spruce, flowering dogwood, and/or crabapple;
- Introduces an effective stormwater system that incorporates and improves the non-jurisdictional ditch to the south to help prevent flooding to adjacent properties;
- Maintains a compact, single-story residential character while providing over 6.0 acres of open/recreation space (39% of the 16.25 acre project site);
- Provides single-story, ranch style villa units with unique design elements such as attached garages, walk in pantries, screened in porches, side yards, health and wellness services, community engagement and walkability, and amenities far in excess of standard senior housing, that support aging in place and create a strong sense of community among residents; and
- Provides long-term private maintenance, including, but not limited to, lawn care, snow removal, trash service, minimizing City service demands.

## **II. Compliance with Section 1268.01 – Purpose**

(a) Regulation of property containing sensitive environmental features:

The site’s defining characteristics—its narrow shape, steep topography, challenging drainage, and surrounding wetlands - support the purpose and intent of the SPD and call for creative and flexible design beyond the limits of conventional zoning. Our development plan and SPD Design Guidelines will ensure that these physical and environmentally significant features remain protected while still allowing productive residential use of the land by:

- Preserving existing wetlands and drainage corridors with permanent protection zones;
- Maintaining mature trees and vegetative buffers along the property edges to protect the surrounding habitat and screen adjacent uses;
- Protecting and adding native tree and plant species to strengthen ecological continuity;
- Incorporating a stormwater detention basin, landscaped amenities, and improving the non-jurisdictional ditch to the south within the natural drainage patterns in a manner that avoids adverse impacts to the properties to the south and may provide opportunities for improved drainage performance;
- Locating building structures outside potential wetland and environmentally sensitive areas to minimize ecologic disturbance; and

- Creating paved walking trails, pocket parks and community gardens that promote the preservation and enjoyment of the aesthetic benefits of the environmentally sensitive areas.

(b) Promotion of creative and sensitive site planning:

The property's narrow linear shape and dramatic elevation change make traditional subdivision layouts infeasible. Instead, the Villas on Pearl employs a terrain-responsive approach that creates small tiers along the natural contours of the land in between groups of attached ranch villas and community amenities. This avoids the mass excavation that would be necessary for a larger, multistory building. Our deliberate, context-driven design exemplifies the SPD's intent to foster creativity and sensitivity to challenging terrain:

- Main drive and attached tiered villa building pads are designed with limited intrusion to the scenic slope and to avoid dramatic grading and slope disturbance;
- Inclusion of a landscaped boulevard entrance and clubhouse oval to enhance the appeal and greenspace of the community and provide traffic control;
- Curvilinear street that minimizes long, straight roadway while, providing visual interest and preserving natural drainage pathways;
- Provides for separate tiered villa building pads following the contour of the site, eliminating a single, heavy multistory building mass and long uninterrupted linear roof lines; and
- Incorporating paved walking trails, community gardens and pocket park that optimize environmentally sensitive areas and existing topography, enhancing accessibility to the natural habitat while minimizing impact.

(c) Provision of a greater range or mixture of compatible uses:

The Villas on Pearl integrates residential, recreational, and wellness amenities within a single, environmentally compatible plan that provides residents with a unique living experience.

- Utilizing a main drive and attached, tiered villa building pads, the community offers residents with an attractive and alternative living experience in individual single story, ranch villa units with a variety of open floor plans, attractive exterior architectural features such as building offsets, projections, and recesses avoiding long, uninterrupted roof lines, a variety of exterior building materials, vaulted ceilings, walk in closets, walk in pantry, breakfast bar/island/, separate laundry room, screened in lanai or covered porch, attached 2-car garage, private driveway, access to a rear or side yard, exterior unit landscaping, increased security through private direct access, and a greater sense of living in an individual "home" rather than a down a long, narrow hallway in a vertical apartment building.
- The clubhouse with multipurpose community gathering space, covered terrace, culinary kitchen, state of the art fitness facility, fire pits, outdoor grills, **outdoor sports court** , bocce court, community gardens, dog park, pocket park with gazebo and paved walking trails are located and

interconnected to maximize community engagement, encourage enjoyment of the natural features and minimize disturbance to steeper and wetter zones.

- The development plan derived from the SPD Design Guidelines allows the Developer to deliver a unique and enhanced living experience much different than standard 3-story, apartment style senior communities relying on common hallways. The proposed community delivers a significantly higher level of amenities than a standard senior living apartment complex.
- The development plan derived from the SPD Design Guidelines provides substantial buffers between the new development and surrounding neighborhoods, including a landscaped boulevard entrance, protected natural areas, buffers, trees, and other landscaping. Further, the single story layout limits the size, scale, and overall massing of buildings to reduce the impact on surrounding neighbors and properties.
- Utilizing the multipurpose community space and outdoor gathering spaces, the community will offer residents the opportunity to engage in and benefit from numerous physical, social and wellness activities and services, creating a comprehensive support network.
- While significantly less than the vertical density of standard senior housing buildings, the critical mass of the proposed units will allow the community to procure a robust menu of onsite services in one location, reducing the need for residents to travel extensively to several different outside providers.
- The new residents and onsite management will increase activity, light, access, and neighborhood awareness, increasing the safety of the surrounding area.
- By balancing health and wellness activities and amenities with environmental protection and preservation, the community delivers a variety of compatible uses - housing, recreation, and wellness, preserves screening, and improves stormwater treatment to help prevent flooding – all without harming the land’s ecological systems.

(d) Enabling the City to guide development while preserving unique site characteristics:

This property’s configuration and environmental conditions preclude its development under any existing zoning classification as the parcel is too small to qualify for other zoning under current standards or such other zoning would require significant environmental impacts. Through the SPD process and approved SPG Design Guidelines, the City can ensure the site is developed responsibly, preserving the features that define its character while providing a needed housing type for the community.

The developer’s commitments include:

- Professional onsite management for maintenance, landscaping, lifestyle activities, and services;
- Private infrastructure for roads, stormwater, trash service, and snow removal; and

- Long-term stewardship of the wetlands and native plantings through an ongoing landscape maintenance plan.

(e) Creation of a flexible and creative design framework

The Villas on Pearl utilizes flexible attached villa design and shared open spaces to accommodate natural features and avoid rigid zoning constraints that would significantly impact environmentally sensitive areas. The SPD Design Guidelines proposed by the Developer incorporate sensitive setbacks and architectural elements that ensure the community will be an attractive addition to the Brunswick community and provide residents with an engaging, luxury lifestyle community that is environmentally conscious.

Key design attributes include:

- Single story building pad profiles stepping naturally with the grade and contour of the site;
- Landscape buffers using native trees, shrubs, and wildflower mixes to blend development into the terrain;
- Energy-efficient construction and modern finishes for long-term sustainability; and
- Pedestrian connectivity through sidewalks and paved walking trails adjacent to preserved natural areas, allowing residents to experience the site’s topography and vegetation as defining neighborhood features;
- Enhancement of the connection of the community’s main drive to Ganyard Ave to provide controlled access to and from our site for fire, life, and safety vehicles acceptable to the Brunswick Fire Department; and
- Design of the controlled secondary access at the end of our private drive to maintain the City’s continuous access from Alice Ave to Ganyard Ave for the City’s fire, life and safety, snow removal, and trash service needs.

**III. Compliance with Section 1268.05 – Limitations and Required Conditions**

(a) Minimum SPD Area:

The Villas on Pearl meets and exceeds the 10-acre minimum for SPD designation, allowing an integrated layout that accommodates attached ranch villas, extensive amenities, open community spaces, and protected environmental zones within a unified plan.

(b) Density:

The development plan maintains a moderate density of 5.31 units per acre (significantly below the 15 units per acre/per floor allowable under Senior Residence zoning – which could be well over 240 units at this site), while providing significantly more amenity SF per unit than a standard senior living apartment complex. The layout respects the context of adjacent neighborhoods and preserves open space and

wetlands, ensuring that the intensity of development is compatible with the City's Comprehensive Plan goals and adjacent land uses.

(c) Required Conditions:

(1) Proximity to community activity centers:

Though primarily residential, the project benefits from adjacency and walkability to Pearl Road and St. Ambrose Church, providing residents with convenient, walkable access to services and community life.

(2) Lands with natural characteristics worthy of preservation:

The parcel is defined by wetlands, wooded areas, and a dramatic slope that are preserved and enhanced as integral components of the development plan. These natural systems guide the design and remain visible, accessible, and functional as part of the community's identity. Landscape buffers, stormwater treatment, and preserved open spaces reinforce ecological resilience and contribute to the visual and environmental quality of the community.

(3) Lands requiring ingenuity and imagination in design:

The site's steep topography, challenging drainage, environmentally sensitive areas, and narrow shape require ingenuity and imagination. The Villas on Pearl use the following measures to turn these physical limitations into defining features, fully consistent with the SPD's intent:

- Elevation-sensitive street alignments that trace the land's contours through tiered building pads;
- Attached ranch homes, amenities, driveways, and roadways sited away from wetland boundaries;
- Integrated green infrastructure and stormwater treatment within the natural drainage corridors; and
- Landscaped retaining and transition areas using native plant species to stabilize slopes and beautify the terrain.

#### **IV. Physical Design and Environmental Stewardship**

The design philosophy of the Villas on Pearl is rooted in preserving the site's natural drama—its long, narrow form, rolling elevation, and wetlands.

**Topography:** The community plan follows the natural rise and fall of the land, with tiered villas building pads stepping gently down the slope to preserve views, manage drainage and reduce grading.

**Wetlands:** Potential wetland impact zones are preserved to minimize impacts on native wetland grasses, willows, and riparian trees to protect water quality and wildlife habitat.

**Vegetation:** Existing mature trees are retained where feasible, supplemented by native canopy and understory plantings that strengthen ecological diversity.

Stormwater: Improvement of the non-jurisdictional ditch to the south within the natural drainage patterns in a manner that avoids adverse impacts to the properties to the south and may provide opportunities for improved drainage performance, as well as detention areas designed as landscape features to enhance aesthetics.

This integrated approach transforms a challenging site into a living, sustainable landscape that celebrates Brunswick's natural character while providing residents with an attractive and alternative living experience in individual single story, ranch villa units much different than a standard, multistory senior living apartment complex.

## **V. Conclusion**

The Villas on Pearl exemplifies the intent and conditions of goals and requirements of Sections 1268.01 and 1268.05 of the Brunswick Zoning Code by turning a physically challenging, environmentally sensitive site into a model of creative, responsible design. Through its slope-adaptive layout, wetland protection measures, improved stormwater treatment, and preservation of native vegetation, the community achieves a balance between preservation and progress. Further, the Villas on Pearl ensures that development enhances rather than diminishes the land's natural features.

The SPD designation and SPD Design Guidelines are essential to realizing this vision by providing the flexibility required to respect the site's narrow shape, dramatic topography, and ecological complexity while creating a cohesive, low-impact residential community. The Villas on Pearl will stand as a precedent for how Brunswick can grow thoughtfully while protecting its land, embracing its natural contours, and crafting neighborhoods that feel as if they belong to the landscape itself.

[End of Memorandum in Support]

**SITE INFORMATION:**

SITE LOCATION: PEARL ROAD, BRUNSWICK, OHIO  
 PARCELS: PARCEL ID AREA OWNER  
 003-18B-31-539 10.5 AC PVP1 BRUNSWICK LLC  
 003-18B-31-540 5.7 AC PVP1 BRUNSWICK LLC

SITE AREA: 16.2 AC  
 PROPOSED UNITS:

	PERCENT
86 TOTAL UNITS	
7 WINDSOR SIDE SUNROOM	8%
8 WINDSOR REAR SUNROOM	9%
3 WINDSOR 3 BDRM. SUNROOM	4%
29 CANTERBURY	34%
8 PRAGUE	9%
31 SANIBEL TWO BEDROOM	36%

PROPOSED BUILDINGS: 18 TOTAL  
 7 WINDSOR/CANTERBURY  
 4 WINDSOR/CANTERBURY/PRAGUE  
 7 SANIBEL

PROPOSED DENSITY: 86±16.2=5.31 DWELLING UNITS PER AC  
 PROPOSED LINEAR FEET OF ACCESS AISLE: 2,267 LF (26.4 LF PER UNIT)  
 PROPOSED LINEAR FEET OF EX. DRIVE EXTENSION: 177 LF (ENTRANCE)  
 PROPOSED OPEN SPACE: 6.37 AC (39.3%) (INCLUDING 0.83 AC RECREATION SPACE)  
 PROPOSED VISITOR PARKING: 26 SPACES (18 REQUIRED)  
 PROPOSED WETLAND IMPACT: 0.497 AC (CEC DELIN. OCT. 2025)  
 CURRENT ZONING DISTRICTS: SPD-5 THE VILLAS ON PEARL  
 LOT COVERAGE: 6.30 AC (38.9%) (BLDGs, DRIVEWAYS, SIDEWALKS, TRAILS, ACCESS AISLES)

**ZONING INFORMATION:**

SPECIAL PLANNING DISTRICT 5 (SPD-5) THE VILLAS ON PEARL

	PER CODE	SHOWN
-MIN. BOUNDARY SETBACK, WEST:	30'	30'
-MIN. BOUNDARY SETBACK, NORTH:	35'	35'
-MIN. BOUNDARY SB, SOUTH & EAST:	50'	50'
-MIN. OPEN SPACE:	35% (5.67 AC)	39.3% (6.37 AC)
-MAX. DENSITY:	5.31 D.U./AC(86)	5.31 D.U./AC (86)
-MAX. UNITS PER BUILDING:	7	7
-MIN. GARAGE TO EDGE OF PVMNT:	20'	20'
-MIN. GARAGE TO BACK OF SDWLK:	20'	20'
-MIN. FRONT BLDG. SETBACK.:	15'	20'
-MIN. GARAGE SETBACK:	20'	20'
-MIN. BLDG. SEPARATION:	20' SIDE	20' SIDE
	30' REAR	N/A
-MIN. RECREATION SPACE:	2,500 SF	36,380 SF (0.83 AC)
-MIN. PRIVATE OPEN SPACE:	60 SF	78 SF
-MIN. OPEN SPACE TO BLDG.:	20'	20'
-MIN. PARKING, EACH UNIT:	2 (1 GAR.)	2 (1 OR 2 GAR.)
-MIN. VISITOR PARKING:	1 / 5 D.U.(18)	1 / 3.3 D.U. (26)
-MIN. PARKING SPACE:	9'x19'	9'x19'

DISCUSSION PLAN  
 FOR  
 THE VILLAS ON PEARL  
 CITY OF BRUNSWICK, COUNTY OF MEDINA, STATE OF OHIO

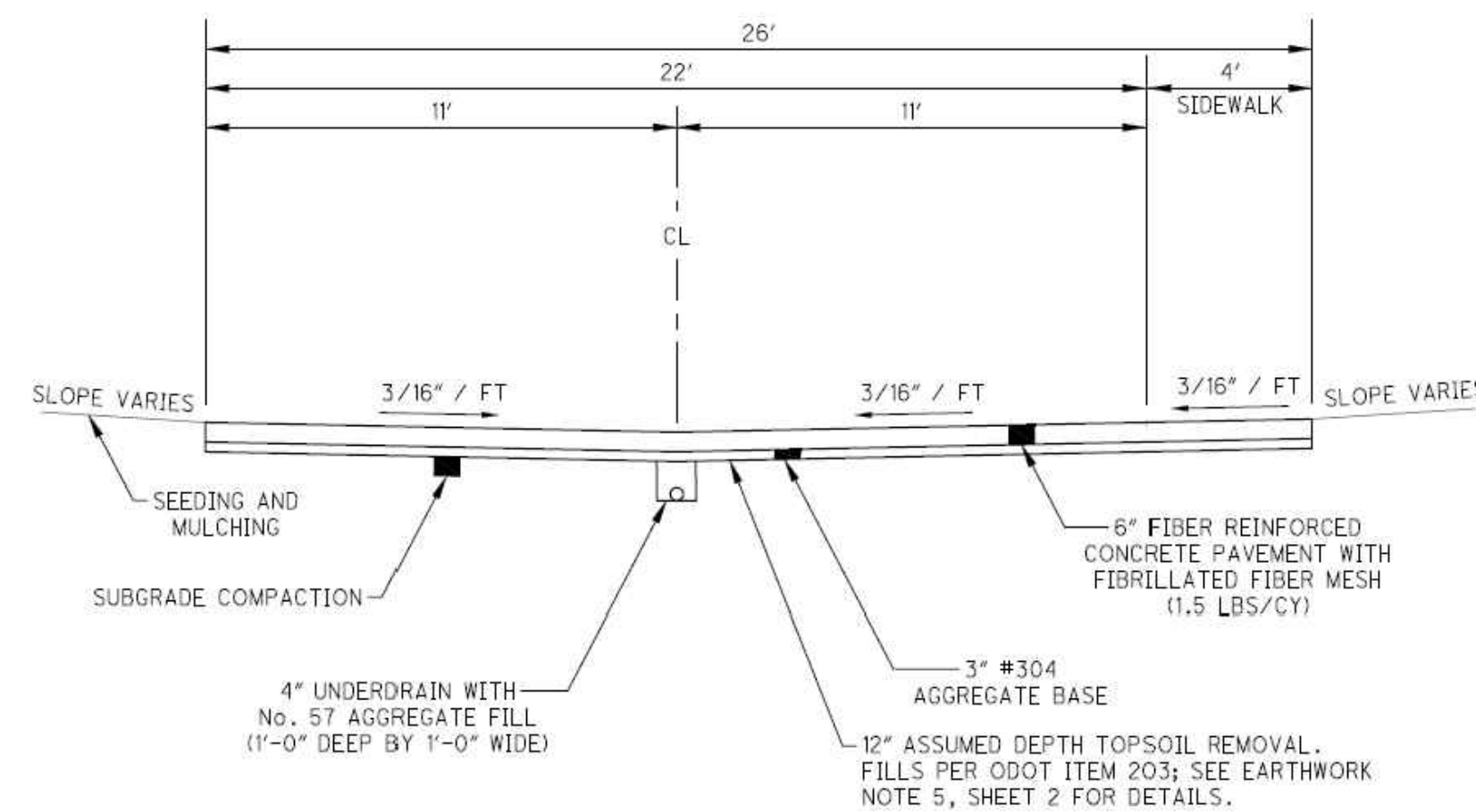


**PATIO LEGEND:**

- OPEN, UNCOVERED
- COVERED
- COVERED & SCREENED



LOCATION MAP  
 NO SCALE



TYPICAL PAVEMENT SECTION-PRIVATE ACCESS AISLE  
 NO SCALE

OWNER: PVP1 BRUNSWICK LLC, 9450 MANCHESTER ROAD, SAINT LOUIS, MO 63119, DAVE BAYLIS, 314-783-6532

DEVELOPER: BRIAR HILL DEVELOPMENT, 9450 MANCHESTER ROAD, SUITE 207, SAINT LOUIS, MO 63119, DAVE BAYLIS, 314-783-6532

ARCHITECT: MPC ARCHITECTS, 3660 EMBASSY PARKWAY, AKRON, OHIO 44333, BOBBY JOHNSTON, 330-666-5770

DESIGN ENGINEER: DAVEY RESOURCE GROUP, INC., 1310 SHARON COPLEY ROAD, P.O. BOX 37, SHARON CENTER, OHIO 44274, TRAVIS G. CRANE, P.E., 330-590-8004

**SUBMITTAL INDEX**

SUBMITTAL	DATE
1	02/13/2025
2	10/30/2025
3	12/5/2025



THE VILLAS ON PEARL  
 DISCUSSION PLAN

**PROJECT NUMBER**  
3009

**DATE**  
2025-12-05

1  
1

# 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 23, 2026

Dave Baylis  
Briar Hill Development

RE: The Villas on Pearl SPD-5  
953 Pearl Road, Brunswick

Dear Mr. Baylis:

The Brunswick City Planning Commission, at their meeting on January 22, 2026, voted to **recommend approval** to City Council to maintain the existing SPD-5 zoning and for the conceptual plan and development guidelines for The Villas on Pearl SPD No.5. The subject property consists of Permanent Parcel Nos. 003-18B-31-539 and 003-18B-31-540 for a total of 16.2 acres. The Planning Commission, at their meeting on November 20, 2025, determined the purposes of the Special Planning District have been met in accordance with Section 1268.01. Additionally, The Commission determined that the objectives of a Special Planning District have been met pursuant to Section 1268.05(c), subject to the following:

1. Pursuant to Section 1268.07(c) and (d), respectively, changes to the conceptual development plan of more than a cosmetic nature shall also be approved by City Council by ordinance. Additionally, once a Special Planning District is created, it may only be changed through the Charter provisions for zoning amendments.
2. The traffic study shall be updated.
3. A minimum 5' wide sidewalk shall be installed for pedestrian access.
4. Street curbs shall be rolled, instead of unrolled, per the City Engineer's recommendation. This shall be discussed during the City Engineer's review.
5. The pond will have aeration and lighting and will possibly be stocked with fish.



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>

6. The first reading on the existing SPD-5 zoning, conceptual plan and development guidelines is scheduled for City Council's meeting on Monday, February 9, 2026. Please contact Laura Timura, Clerk of Council, at (330) 558-6845 regarding the meeting time.
7. Detailed site plan approval is required following City Council approval.

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

Sincerely,



Jennie Lods,  
Planning & Zoning Coordinator

- c: City Council  
Carl S. DeForest, City Manager  
Grant Aungst, Community & Economic Dev. Director  
Dennis Nevar, Law Director  
Drew Flood, Interim Chief Building Inspector