

Department of Planning Services  
Suite 150, Citizens Square  
200 East Berry  
Fort Wayne, IN 46802

Re: Dupont Commons Senior Living and Residential Application of Waiver of Required Design Standards

Members of the Allen County Plan Commission,

The undersigned residents (**list of signatures removed for privacy**) of The Oaks Association are asking that you do not approve the waivers requesting the acceptance of additional height to the buildings and acceptance of setbacks to the proposed internal property line as written.

The residents who live on Dupont Oaks Place have concerns regarding both of these waivers due to the following:

The waiver application argues, “the proposed heights are consistent with structures to the east that are 3 stories in height.” What it does not take into account is the fact that this property has a higher elevation compared to the property to the east. Due to this difference, a 3-story building on this property would actually be significantly taller than the existing buildings in comparison to the homes on Dupont Oaks Place.

We are asking that any of proposed buildings adjacent to the north property line not be allowed to be more than one or two stories. This request will prevent any current residential homes from being towered over by the residential buildings resulting in loss of privacy.

The Setback Waiver is of a concern if it involves moving any building closer to the homes along the property line. Since the development property is of a higher elevation than the adjacent homes, placing a building closer to the property line would cause even more intrusion on the privacy of our residents.

We are asking that any buildings along the north portion of property be placed as far away from the property line as possible. We also request that the current privacy mound and privacy fence remain intact to further separate the homes from the buildings.

Thank you for your consideration of our request.

The Oaks Association Homeowners

Photo taken on Oak Crossing Apartment property (building on the right is the end of an apartment building) with Oaks homes in background

Note the drop in elevation next to the building (trees and fence are at least 8 feet higher)

This end of the apartment building is only two stories but seems less compared to the homes.



Photo taken on commercial property looking at the same apartment building. The fence is on top of the privacy mound between the commercial property and The Oaks.



Oak Crossing Apartment on right  
Oaks homes on the left

Again, elevation of apartments is noticeably lower than the homes. Elevation of commercial property higher than homes.



Picture taken from Oaks home at 4920 Dupont Oaks Place. This is the same 3-story apartment building shown in previous pictures. As you can see, it is quite close to the home and towers over the privacy fence and trees. As you can see, the fact it is built at a lower elevation than the home, makes it not seem as tall. This would not be the case with the new proposed development.

