

Meeting with Matt Canterbury, Vice President of Homestead Development
April 21, 2021
6:30 p.m. via Zoom
Notes

Homestead Development
369 E. Livingston Ave, Columbus, OH 43215
www.homesteadcos.com

Current Senior Living – <https://www.homesteadcos.com/homestead-senior-living>

Current Multi-family - <https://www.homesteadcos.com/homestead-america>

Attendance:

Matt Canterbury, Vice President of Homestead Development

HOA Board of Directors

Keith Hering, President

Andra Kosmoski, Vice President

Dave Leff, Member at Large

Susan Diller, Member at Large

Terry Piatt, Member at Large

Resident Guests

Jill – Lot 182

Jodi – Lot 193

Meeting began at 6:30 p.m.

Matt Canterbury introduced himself and explained the project.

Homestead Dupont Commons Senior Living project:

- Homestead Companies will develop and manage the Oaks Common Senior Living and Multi-Family Residential complexes. They hire local staff and use current corporate staff to take care of the properties. They do not build and then leave the community, so it is in their best interest also to work with The Oaks since we will be neighbors for years to come.
- The Senior Living complex is an independent living facility. It will have 130 units and includes on site facilities such as a beauty salon, dog wash center, exercise room, game room, etc. They work to make it like a small village.
- The percent of senior living residents who have cars at their other facilities is 68%. The impact of traffic onto Dupont Oaks Blvd is estimated to be 25/30 trips during the A.M. peak time and 35 trips during the P.M. peak time. This is equivalent to 14 single family homes. (From the Allen County Plan meeting: Due to the low number of cars owned by

residents, they asked if the Plan Commission would allow less parking spots than is normally required by code.)

- A commercial project would have a much higher impact on the amount of traffic onto Dupont Oaks Blvd than this project will have.
- The original plan has a service entrance/exit onto Dupont Oaks Blvd located just south of where The Oaks' message board is currently located. Concerns were brought up about the location and poor visibility at this location. The service drive is required by the Fire/Emergency Service to create a complete circle around the complex for emergency purposes. It was suggested that the service entrance could be removed and a circle around the building is still present. Matt will take this suggestion to the authorities to see if the service entrance can be removed so there is only one entrance instead of two onto Dupont Oaks Blvd.
- The Senior Living facility will be built 100 feet from the property line adjacent to The Oaks.

Homestead Dupont Commons Multi-family apartments project

- The Multi-family complexes were originally set to be 48' from the property line. They have reworked the architectural plans and those buildings will now be no closer than 68' from the property line. (Document: *2021-0416_Fort Wayne Site Plan – Revised 68' setback.pdf*)
- The entrances to the multi-family apartments will be on the private drive behind First Source Bank and the Mocha Lounge complex.
- One entrance will be extended to connect to the current paved, incomplete "drive on Dupont Road east of Mocha Lounge.
- This property will not connect through to the Oak Crossing Apartments.
- There will be a stop light placed at the Dupont Road and Dupont Oaks Blvd intersection. Matt did not know the timeline for this.

Berm and Privacy Fence

- The current berm will remain and may even be made taller using soil from the site. A new 6' wooden privacy fence will be placed on the berm and the length of this fence will be extended to the east further than the current fence so that it reaches approximately one-half to one-third of the way along Lot 195 in The Oaks. (This takes the fence to the edge of Dupont Commons property.)
- The plan included evergreen trees to be planted on the south side (Dupont Commons side) of the privacy fence. It was decided that the trees would create a better buffer and reduce the site line of the buildings if they were planted on the north side (The Oaks side) of the fence. Matt will work with his professionals to determine which fast-growing evergreen would be best. He said he will make sure the trees selected grow to a minimum of 15' but will look for taller trees, if possible.
- Homestead will maintain the berm, trees, and fence. The Oaks will be given contact info for the management team so we can contact them, if needed.

- The trees will be planted in a pattern where they will be 20' apart and staggered at 5'. This design shields more of the view of the buildings.

Site Line Studies

- New site line studies were presented. The original site line studies presented at the hearing, had the multi-family buildings set at 48' from the property line and the trees planted on the Dupont Commons' side of the fence. These studies showed a person standing at the rear of their home would only see 10 ft or less of the multi-family buildings over the trees. Matt presented new Line Site Studies where the multi-family buildings are set at 68' from the property line and the trees are planted on The Oaks' side of the fence. These adjustments reduced the site line to less than 10'. (New Documents: *2021-0419_Fort Wayne Site Line Study – Oak Crossing.pdf* and *2021-0419_Fort Wayne Site Line Study – Homestead 68' setback.pdf*)
- It was asked if the buildings could be built partially below ground level by 4'-6' to reduce the visible height of the buildings. Matt said he would look into this possibility.
- Current zoning is commercial which allows for commercial buildings to be 40' in height. Since this is a residential project, the height restriction is 30'. This was the reason for the waiver request. If this project is not approved, a commercial developer could build a building at 40' without having to request a waiver.

Sidewalks

- A sidewalk will be placed on the east side of Dupont Oaks Blvd along the Homestead property. It will end where the Oaks property begins.
- They will request permission to place a cross walk to connect their sidewalk with the current sidewalk on the west side of Dupont Oaks Blvd in The Oaks.
- It was asked if the sidewalk would extend onto the property of Lot 182. Matt said they would have to get permission from the homeowner. The homeowner was in attendance and does not want a sidewalk on their property.
- Another sidewalk must be placed on the Homestead property along the private drive behind First Source Bank and the Mocha Lounge complex.
- Matt realizes The Oaks has had issues in the past with developers not keeping promises. He asked the Allen County Plan Commission if there is a legal document which can be used to document what is being promised. The AC Plan Commission said a written commitment could be entered into between Homestead and The Oaks which would go along with the building permit from the Allen County Plan Commission. The written commitment would outline specific items agreed upon by both parties to ensure they are followed during construction. Matt would draft a written commitment with the following items:
 - Developer has agreed to put no building within 68' from the property line.
 - Developer has agreed to plant evergreen trees that will mature at a minimum of 15' on the north side of the fence line at 20' apart.

- Developer has agreed to extend the fence and trees to the property line to the east between the retaining pond and the adjacent property.
 - Developer has agreed to work with the township to establish a crosswalk between sidewalks on the NW of their property and the north-West component of the norther Residential Property.
 - Developer has agreed to work with local jurisdiction to verify they can eliminate the north-western curb cut into the property.
- The Board stated they would be interested in signing the Written Commitment after seeing the draft and making any necessary changes. (Matt provided the rough draft the next morning. The Board is reviewing the document and making suggestions on changes. Once signed, the document will be part of the project's building permit filed with Allen County. Document: *draft commitment – dupont commons.pdf*)