

Solana Hills

Comment Response Letter (09-08-2023)

Planning and Zoning Comments - 8/29/23

Increase the residential buffer.

Response: All landscape buffers and natural areas will be fully owned and maintained by the HOA. The buffer along SH 114 has been increased to 125'. The buffer along Sam School Rd. has been increased to 50'.

Remove retaining walls where possible and increase mass grading on residential lots.

Response: Efforts to reduce extreme retaining wall heights area being studied in combination with limited pre-grading of some lots on a case by case basis. Further coordination will continue with the Town Engineer.

No utilities under the road.

Response: A working session has resulted in a favorable utility plan that will minimize the possibility of roadway disturbances due to maintenance or access requirements. Final utility placement will be coordinated with the Town Engineer.

Homes should not be visible from SH 114.

Response: One prominent lot on the northeast edge of the flat pad well site has been removed. In addition, new trees will be planted along a current barren patch of land facing SH 114 to ensure that homes are properly shielded.

Density is too high.

Response: Number of homes has been reduced to 55.