

13. Planning Area 11: Medium Density Residential

a. DESCRIPTIVE SUMMARY

Planning Area 11, as depicted in Figure III.B-7, provides for development of 35.1 acres devoted to Medium density residential uses within a density range of 2-5 du/acre. A maximum of 146 dwelling units are planned at a target density 4.2 du/acre. Lot sizes shall be a minimum of 6,000 square feet.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.3997. (See Specific Plan Zone Ordinance Tab.)

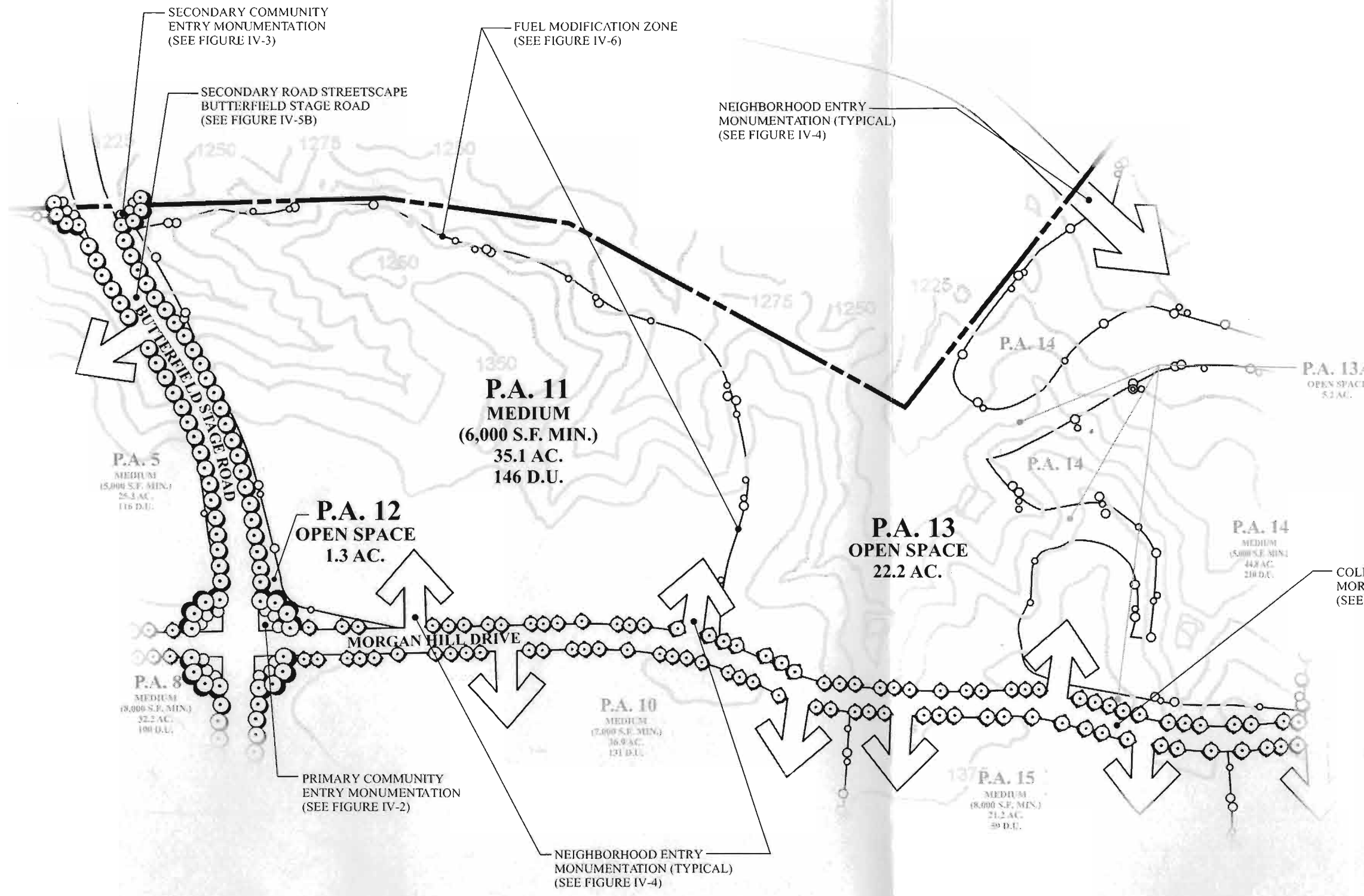
c. PLANNING STANDARDS

- 1) Access to Planning Area 11 shall be provided from Morgan Hill Drive.
- 2) A roadway landscape treatment, as shown on Figure IV-5B, *Roadway Landscape Elevations-Secondary Road Streetscape (Butterfield Stage Road)*, is planned along Butterfield Stage Road.
- 3) A roadway landscape treatment, as shown on Figure IV-5A, *Roadway Landscape Elevations-Collector Road Streetscape (Morgan Hill Drive)*, is planned along Morgan Hill Drive.
- 4) Roadway landscape treatments, as shown on Figure IV-5B, *Roadway Landscape Elevations-Local Road Streetscape (Local Roads)*, are planned for interior streets within Planning Area 11.
- 5) A primary community entry, as shown on Figure IV-2, is planned at the intersection of Morgan Hill Drive and Butterfield Stage Road.
- 6) A secondary community entry, as shown on Figure IV-3, is planned at the entry to the development at western corner of Planning Area 11 and Butterfield Stage Road.
- 7) Neighborhood entries, as shown on Figure IV-4, are planned along Butterfield Stage Road and Morgan Hill Drive at access points into Planning Area 11.
- 8) A fire fuel modification treatment, as shown on Figure IV-6, shall serve as a landscape buffer between the residential land uses in Planning Area 11 and the open space in Planning Area 13.
- 9) Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
- 10) Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan
III.A.3: Circulation Plan
III.A.4: Drainage Plan
III.A.5: Water and Sewer Plans
III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan
III.A.8: Public Facility Sites and Project Phasing Plan
III.A.9: Landscaping Plan
III.A.10: Comprehensive Maintenance Plan

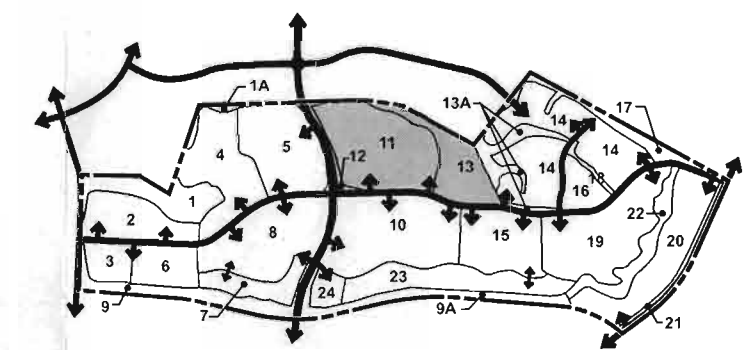
PLANNING AREAS 11, 12 & 13



P.A. 11
MEDIUM
(6,000 S.F. MIN.)
35.1 AC.
146 D.U.

P.A. 12
OPEN SPACE
1.3 AC.

P.A. 13
OPEN SPACE
22.2 AC.



KEY MAP

FIGURE III.B-7

Morgan Hill