

3. Planning Area 2: Medium Density Residential

a. DESCRIPTIVE SUMMARY

Planning Area 2, as depicted in Figure III.B-1, provides for development of 17.8 acres devoted to Medium density residential uses within a density range of 2-5 du/acre. A maximum of 70 dwelling units are planned at a target density of 3.9 du/acre. Lot sizes shall be a minimum of 6,500 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 2 shall be provided from Morgan Hill Drive via El Chimisal Road.
- 2) 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.
- 3) A roadway landscape treatment, as shown on Figure IV-5B, *Roadway Landscape Elevations-Secondary Road Streetscape (El Chimisal Road)*, is planned along El Chimisal Road.
- 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 2.
- 5) A secondary community entry, as shown on Figure IV-3, is planned at the intersection of Morgan Hill Drive and El Chimisal Road.
- 6) Neighborhood entries, as shown on Figure IV-4, are planned along Morgan Hill Drive at the access points into Planning Area 2.
- 7) 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 2 and the open space in Planning Area 1.
- 8) The open space/slopes included in Planning Area 1 shall serve as a buffer zone between proposed residential uses in Planning Area 2 and adjacent uses to the north and west outside the MORGAN HILL project boundaries.
- 9) The buyer of any lot, created by a future land division, within Planning Area 2, that lies within 300 feet of adjacent properties zoned to allow for the keeping of livestock shall acknowledge and recognize that the keeping of livestock typically results in noise, dust and odors normally associated with the keeping of livestock and that the owners of the livestock have the right to maintain said livestock in the manner prescribed by the County for zones that allow for the keeping of livestock. The buyer of the lot(s) shall be provided a disclosure to this effect as a part of the Department of Real Estate White Report, which disclosure shall be signed as acknowledged by the buyer.
- 10) Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.

- 11) 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

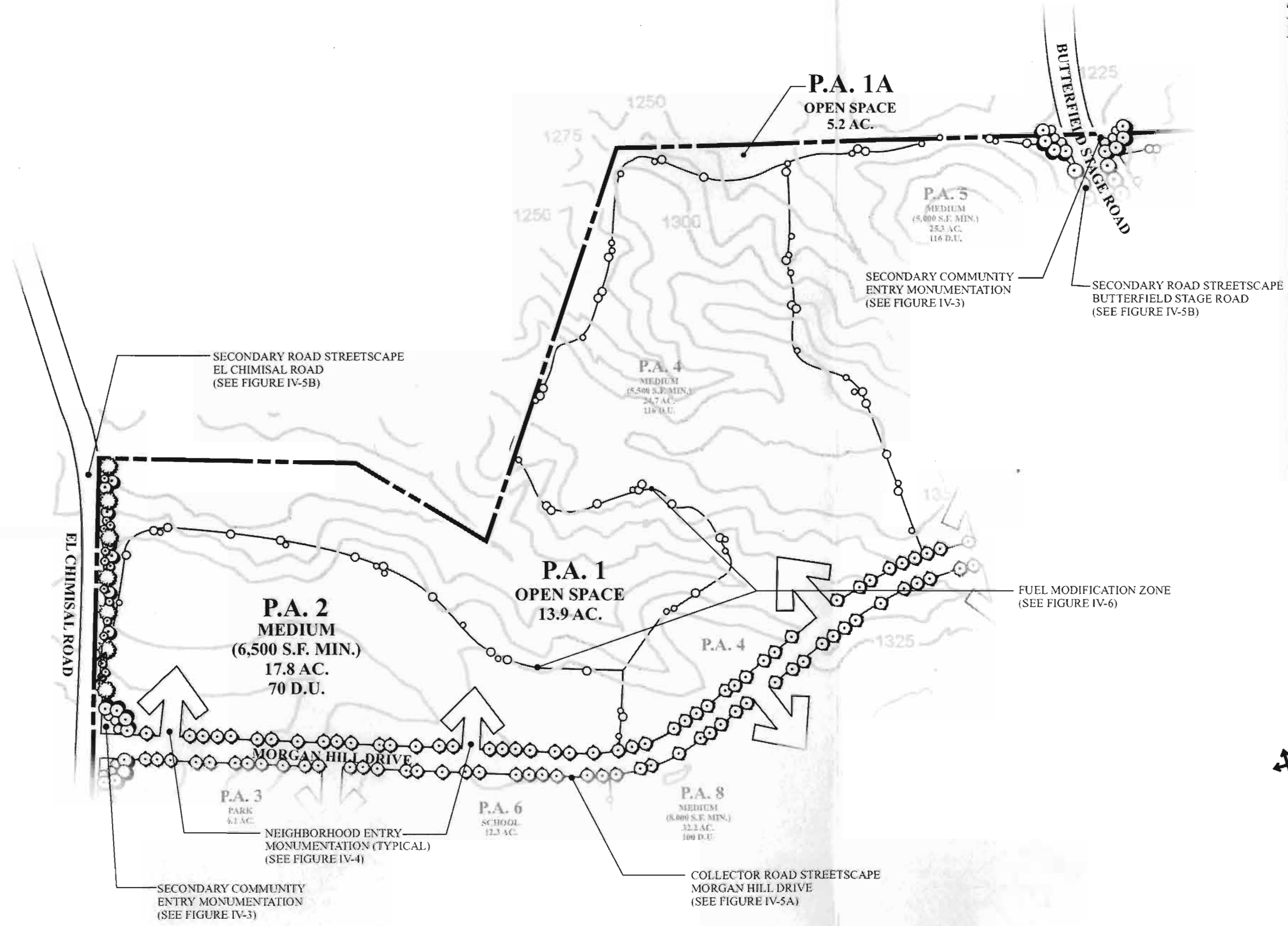
III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

PLANNING AREAS 1, 1A & 2



P.A. 1
OPEN SPACE
13.9 AC.

P.A. 1A
OPEN SPACE
5.2 AC.

P.A. 2
MEDIUM
(6,500 S.F. MIN.)
17.8 AC.
70 D.U.

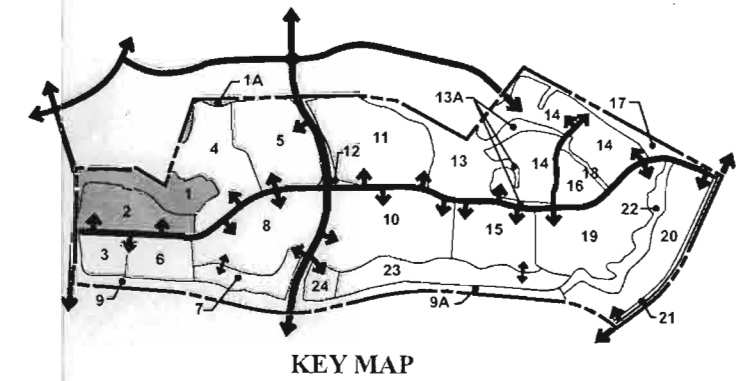


FIGURE III.B-1

Morgan Hill