

26. Planning Area 23: Very Low Residential

a. DESCRIPTIVE SUMMARY

Planning Area 23, as depicted in Figure III.B-6, provides for development of 23.3 acres devoted to Very Low density residential uses within a density range of 0-2 du/acre. A maximum of 20 dwelling units are planned at a target density 1.2 du/acre. Lot sizes shall be a minimum of 22,000 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) Primary access to Planning Area 23 shall be provided from Butterfield Stage Road. Secondary access may be provided through adjacent Planning Areas 10, 15 and 19 via 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) 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 23.
- 4) Neighborhood entries, as shown on Figure IV-4, are planned along Butterfield Stage Road and between adjacent Planning Areas at the access points into Planning Area 23.
- 5) A secondary community entry, as shown on Figure IV-3, is planned at the entry to the development at eastern corner of Planning Area 9A and Butterfield Stage Road.
- 6) 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 23 and the open space in Planning Area 9A.
- 7) Construction of the local recreational/equestrian trail within Planning Area 9A shall be concurrent with the development of Planning Area 23.
- 8) The buyer of any lot, created by a future land division, within Planning Area 23, 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.
- 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

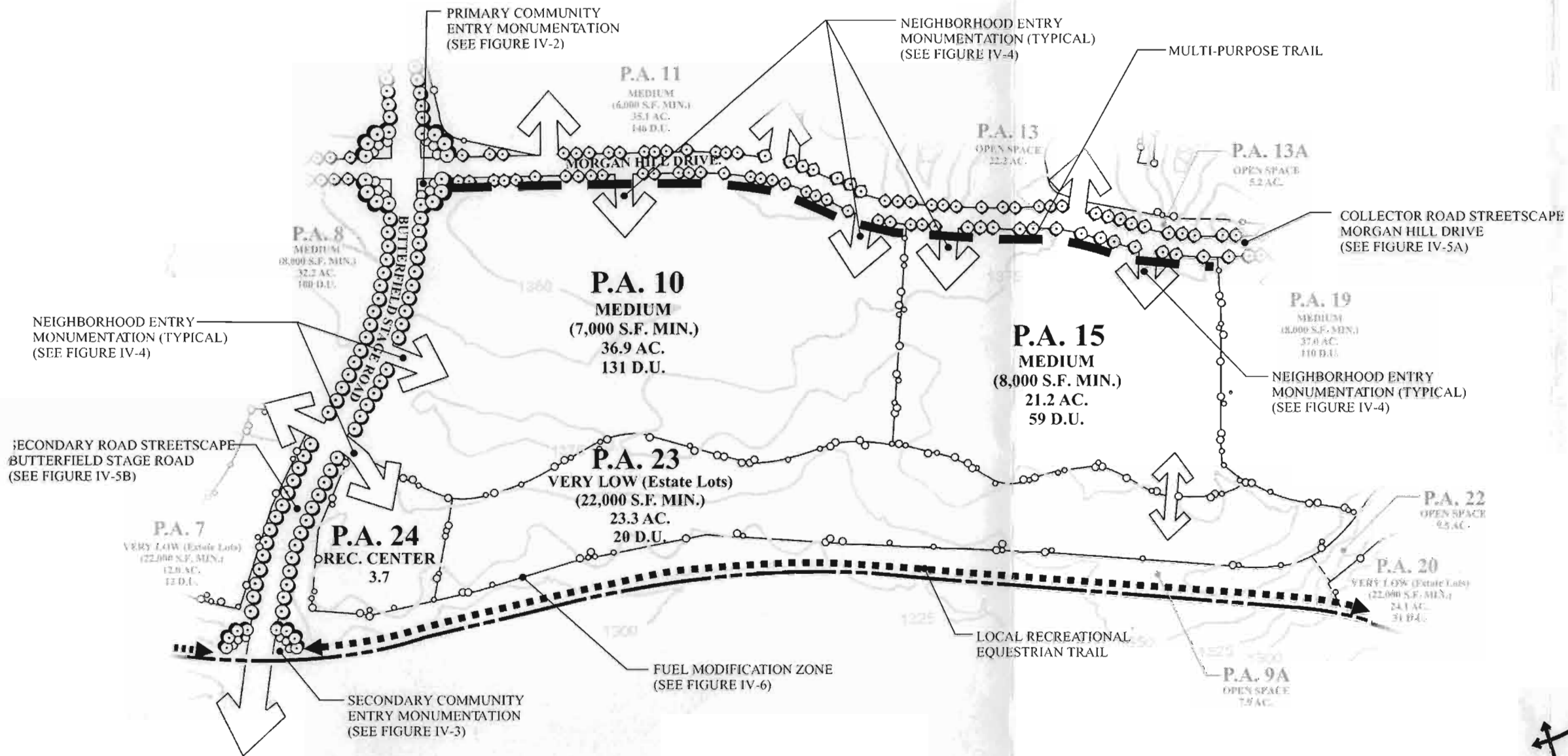
III.A.7: Grading Plan

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

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

PLANNING AREAS 10, 15, 23, & 24



P.A. 10
MEDIUM
(7,000 S.F. MIN.)
36.9 AC.
131 D.U.

P.A. 15
MEDIUM
(8,000 S.F. MIN.)
21.2 AC.
59 D.U.

P.A. 23
VERY LOW (Estate Lots)
(22,000 S.F. MIN.)
23.3 AC.
20 D.U.

P.A. 24
COMMUNITY RECREATION
CENTER
3.7 AC.

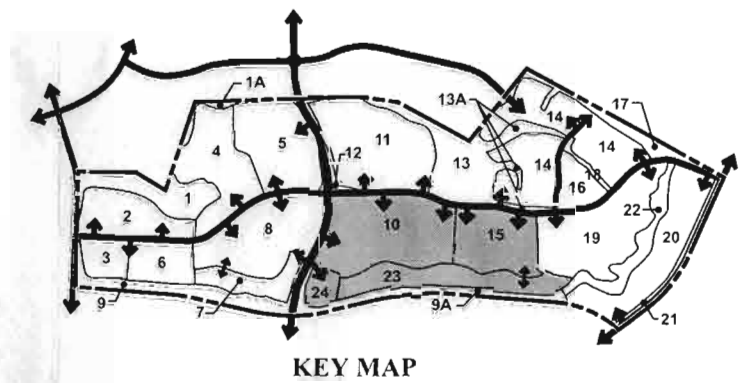


FIGURE III.B-6

Morgan Hill