

## 18. Planning Area 15: Medium Density Residential

### a. DESCRIPTIVE SUMMARY

Planning Area 15, as depicted in Figure III.B-6, provides for development of 21.2 acres devoted to Medium density residential uses within a density range of 2-5 du/acre. A maximum of 59 dwelling units is planned at a target density of 2.8 du/acre. Lot sizes shall be a minimum of 8,000 square feet.

### b. LAND USE AND DEVELOPMENT STANDARDS

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

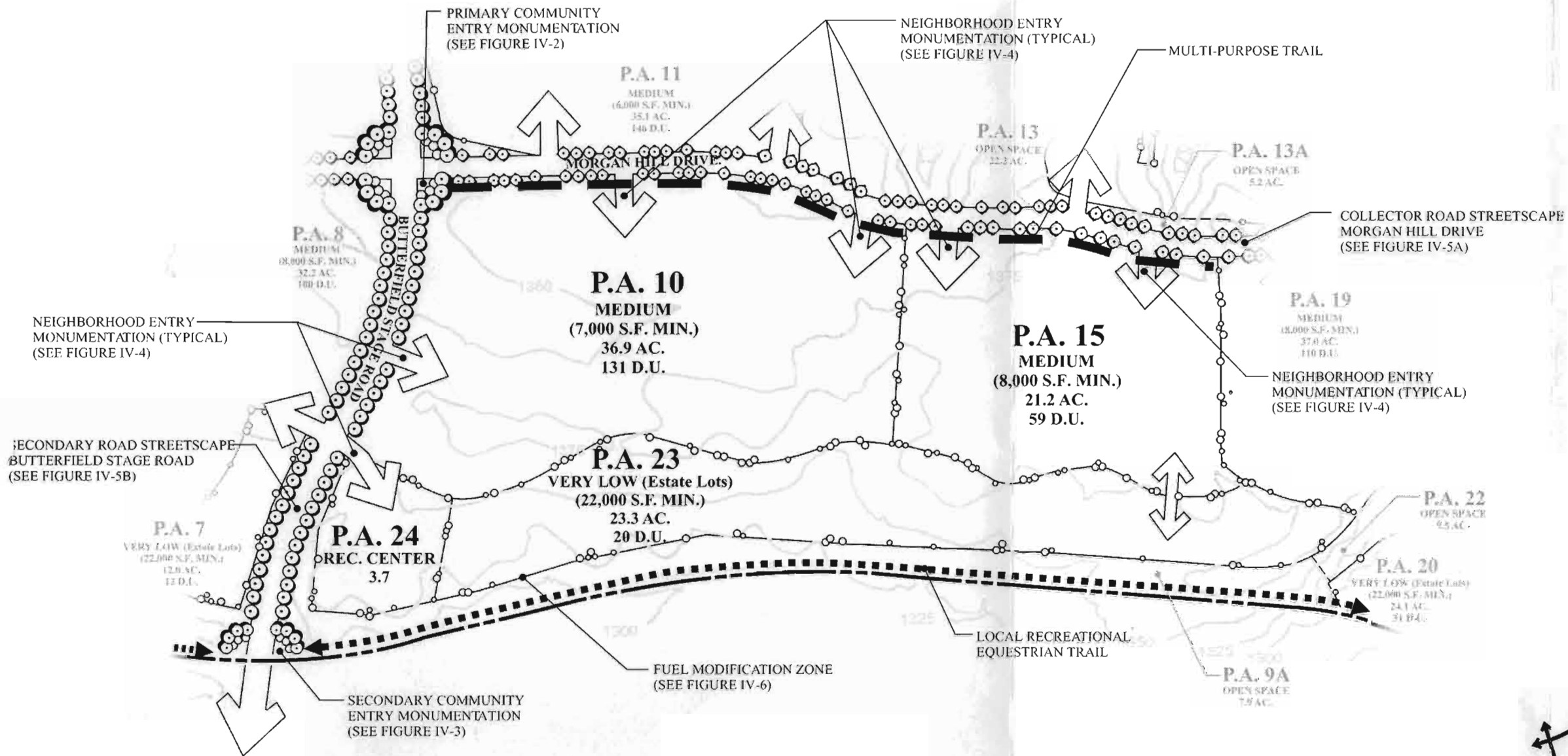
### c. PLANNING STANDARDS

- 1) Access to Planning Area 15 shall be provided from Morgan Hill Drive.
- 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) 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 15.
- 4) Neighborhood entries, as shown on Figure IV-4, are planned along Morgan Hill Drive at the access points into Planning Area 15.
- 5) Construction of the multi-purpose trail along Morgan Hill Drive shall be concurrent with the development of Planning Area 15.
- 6) Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
- 7) 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

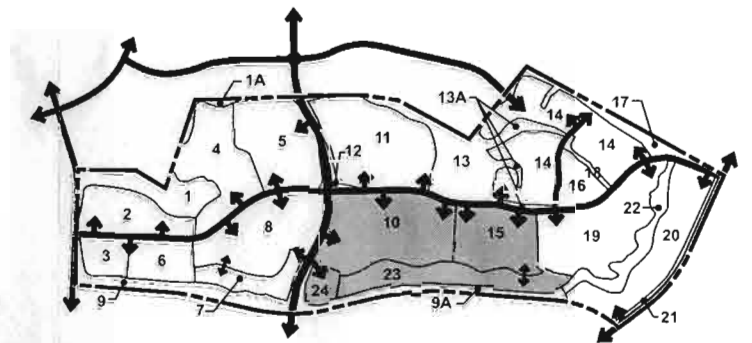


P.A. 10  
MEDIUM  
(7,000 S.F. MIN.)  
36.9 AC.  
131 D.U.

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.



KEY MAP

FIGURE III.B-6

*Morgan Hill*