

5. Planning Area 4: Medium Density Residential

a. DESCRIPTIVE SUMMARY

Planning Area 4, as depicted in Figure III.B-3, provides for development of 24.7 acres devoted to Medium density residential uses within a density range of 2-5 du/acre. A maximum of 116 dwelling units are planned at a target density of 4.7 du/acre. Lot sizes shall be a minimum of 5,500 square feet.

b. LAND USE AND DEVELOPMENT STANDARDS

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

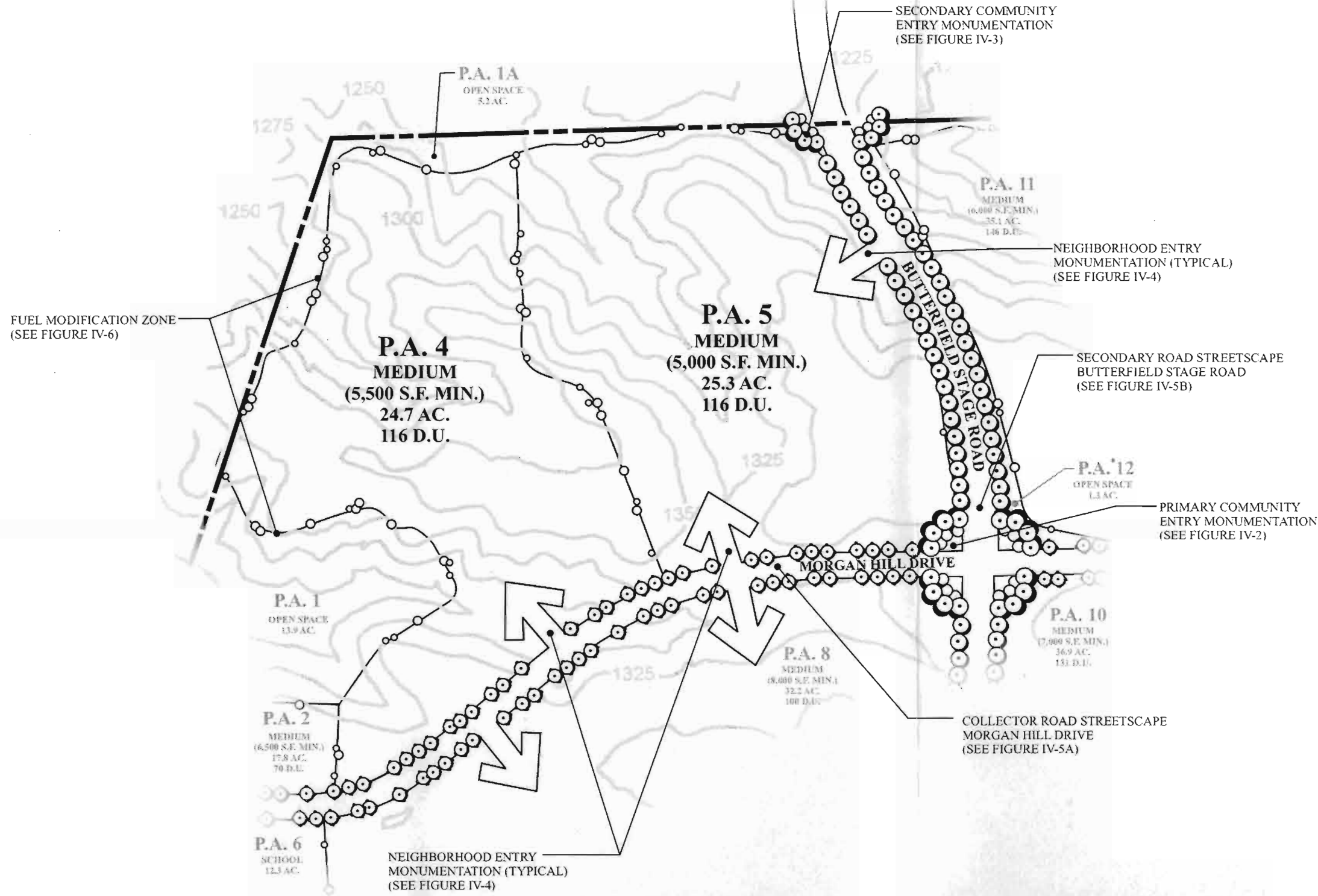
c. PLANNING STANDARDS

- 1) Access to Planning Area 4 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 4.
- 4) A neighborhood entry, as shown on Figure IV-4, is planned along Morgan Hill Drive at the access point into Planning Area 4.
- 5) 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 4 and the open space in Planning Area 1.
- 6) The open space/slopes included in Planning Area 1A shall serve as a buffer zone between proposed residential uses in Planning Area 4 and adjacent uses to the north and west outside the MORGAN HILL project boundaries.
- 7) Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
- 8) 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 4 & 5



P.A. 4
MEDIUM
(5,500 S.F. MIN.)
24.7 AC.
116 D.U.

P.A. 5
MEDIUM
(5,000 S.F. MIN.)
25.3 AC.
116 D.U.

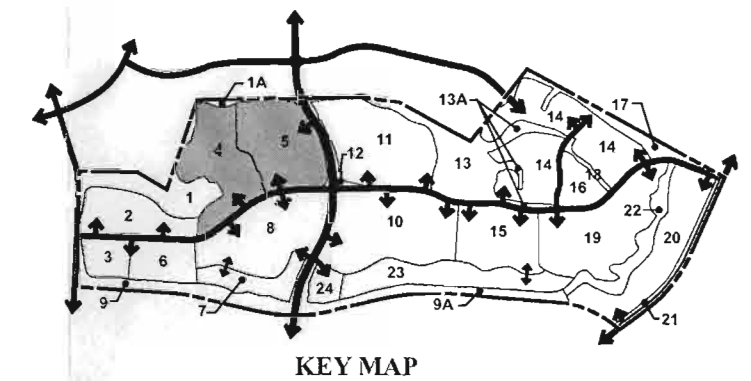


FIGURE III.B-3

Morgan Hill