

6. Planning Area 5: Medium Density Residential

a. DESCRIPTIVE SUMMARY

Planning Area 5, as depicted in Figure III.B-3, provides for development of 25.3 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 4.6 du/acre. Lot sizes shall be a minimum of 5,000 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 5 shall be provided from Butterfield Stage Road and 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 5.
- 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 northwestern corner of Planning Area 5 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 5.
- 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 5 and the open space in Planning Area 1A.
- 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

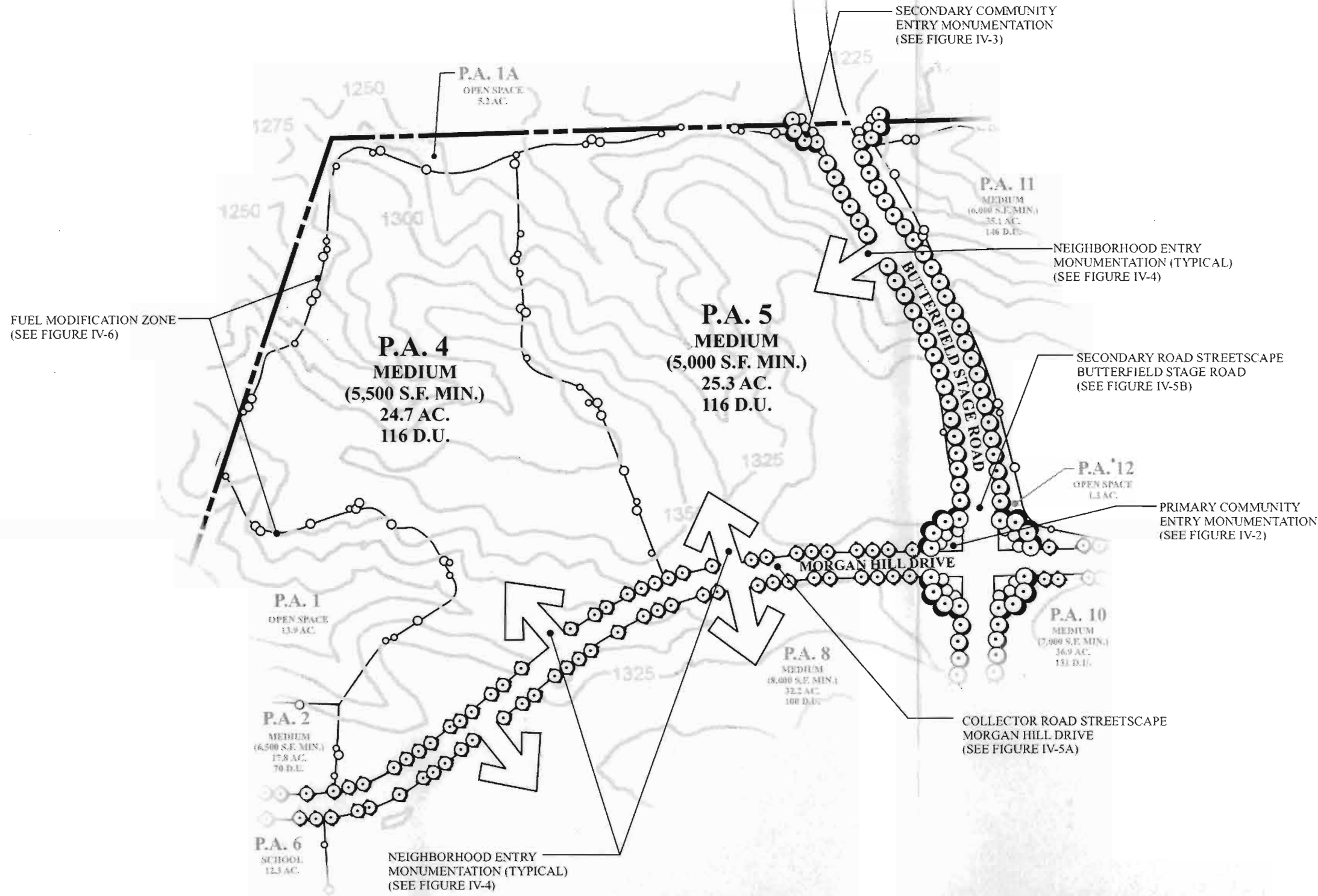
III.A.7: Grading Plan

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

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

PLANNING AREAS 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.

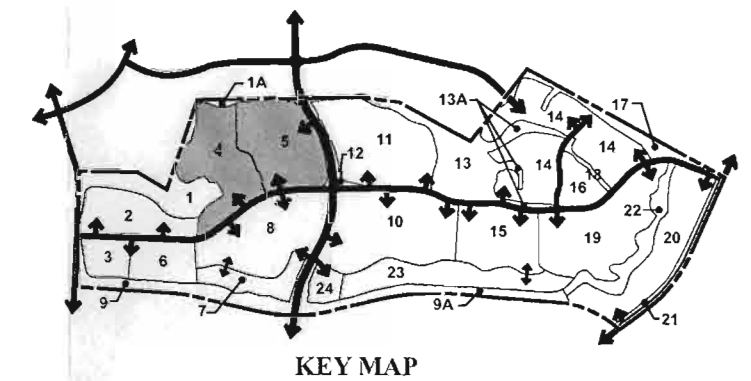


FIGURE III.B-3

Morgan Hill