

## 9. Planning Area 8: Medium Density Residential

### a. DESCRIPTIVE SUMMARY

Planning Area 8, as depicted in Figure III.B-4, provides for development of 32.2 acres devoted to Medium density residential uses within a density range of 2-5 du/acre. A maximum of 100 dwelling units are planned at a target density 3.1 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 8 shall be provided from Morgan Hill Drive and Butterfield Stage Road.
- 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 8.
- 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) Neighborhood entries, as shown on Figure IV-4, are planned along Butterfield Stage Road and Morgan Hill Drive at access points into Planning Area 8.
- 7) Construction of the multi-purpose trail along Morgan Hill Drive shall be concurrent with the development of Planning Area 8.
- 8) Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
- 9) 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 7 & 8

P.A. 7  
 VERY LOW (Estate Lots)  
 (22,000 S.F. MIN.)  
 12.0 AC.  
 12 D.U.

P.A. 8  
 MEDIUM  
 (8,000 S.F. MIN.)  
 32.2 AC.  
 100 D.U.

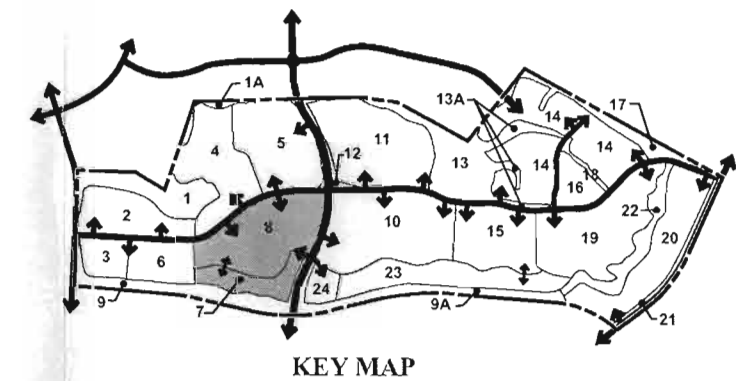
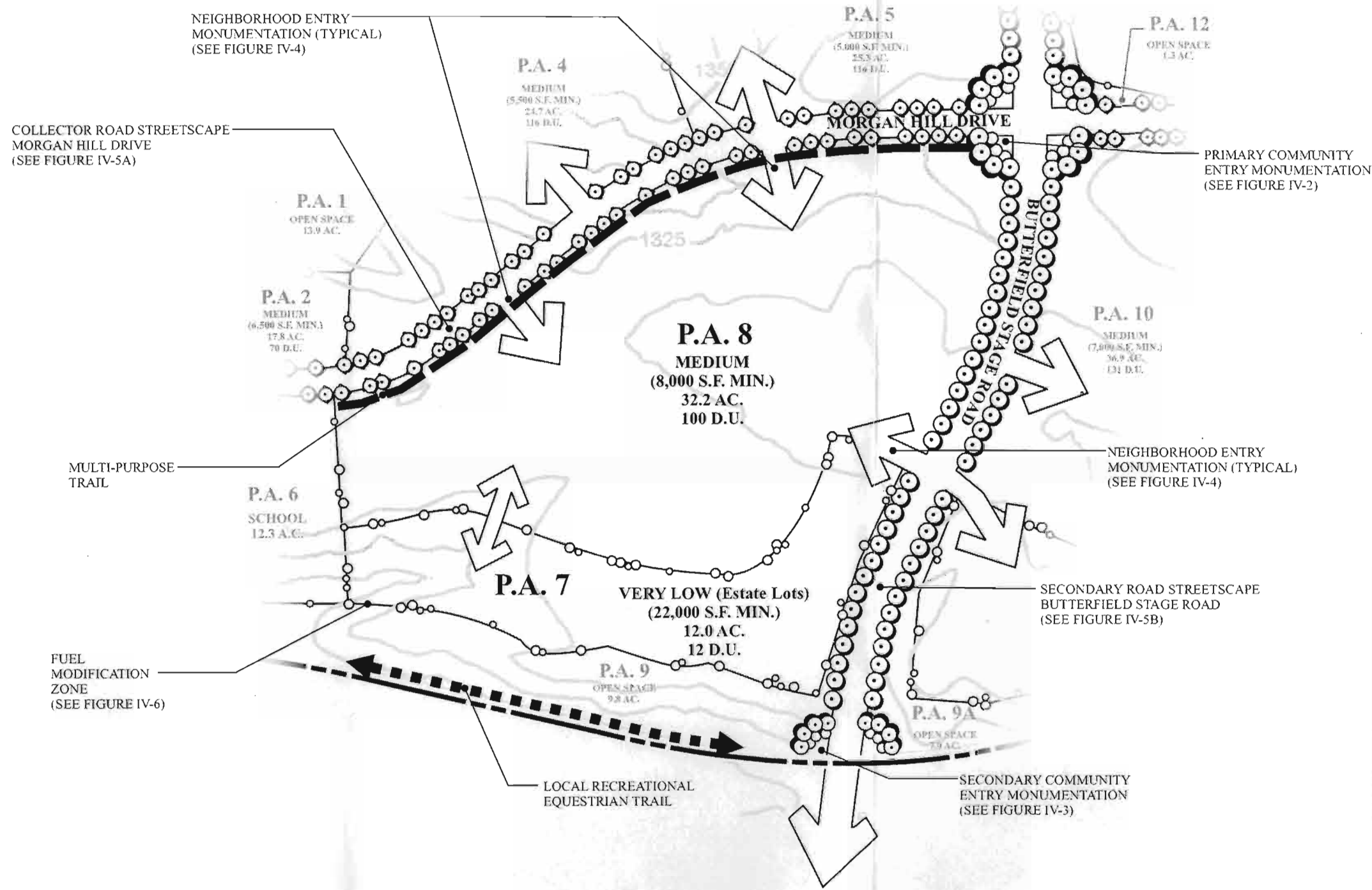


FIGURE III.B-4

*Morgan Hill*