13. **Planning Area 11: Medium Density Residential**

a. **Descriptive Summary**

Planning Area 11, as depicted in Figure III.B-7, provides for development of 35.1 acres devoted to medium density residential uses within a density range of 2-5 du/acre. A maximum of 146 dwelling units are planned at a target density 4.2 du/acre. Lot sizes shall be a minimum of 6,000 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 11 shall be provided from 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 11.

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 western corner of Planning Area 11 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 11.

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 11 and the open space in Planning Area 13.

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 11, 12 & 13

P.A. 11
MEDIUM
(6,000 S.F. MIN.)
35.1 AC.
146 D.U.

P.A. 12
OPEN SPACE
1.3 AC.

P.A. 13
OPEN SPACE
22.2 AC.

FIGURE IIIB-7

Morgan Hill