17. Planning Area 14: Medium Density Residential

a. Descriptive Summary

Planning Area 14, as depicted in Figure III.B-8, provides for development of 46.7 acres devoted to Medium density residential uses within density range 2-5 du/acre. A maximum of 211 dwelling units are planned at a target density of 4.5 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) Primary access to Planning Area 14 shall be provided from Morgan Hill Drive and Street “B” with secondary access provided via Nighthawk Pass.

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) A roadway landscape treatment, as shown on Figure IV-5A, Roadway Landscape Elevations-Collector Road Streetscape (“B” Street), is planned along Street “B”.

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 14.

5) Neighborhood entries, as shown on Figure IV-4, are planned along Morgan Hill Drive and at the western project entry along Nighthawk Pass.

6) 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 14 and the open space in Planning Areas 13, 13A, and 17.

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