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.7: Grading Plan |
| III.A.3: Circulation Plan       | III.A.8: Public Facility Sites and Project Phasing Plan |
| III.A.4: Drainage Plan         | III.A.9: Landscaping Plan |
| III.A.5: Water and Sewer Plans | III.A.10: Comprehensive Maintenance Plan |
| III.A.6: Open Space and Recreation 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.

FUEL MODIFICATION ZONE
(SEE FIGURE IV-4)

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.

NEIGHBORHOOD ENTRY
MONUMENTATION (TYPICAL)
(SEE FIGURE IV-4)

SECONDARY ROAD STREETSCAPE
BUTTERFIELD STAGE ROAD
(SEE FIGURE IV-3B)

P.A. 12
OPEN SPACE
2.7 AC.

P.A. 1
OPEN SPACE
1.0 AC.

P.A. 2
MEDIUM
(4,500 S.F. MIN.)
27.5 AC.
116 D.U.

P.A. 8
MEDIUM
(3,000 S.F. MIN.)
37.4 AC.
116 D.U.

P.A. 6
MEDIUM
(3,000 S.F. MIN.)
12.3 AC.

SECONDARY COMMUNITY
ENTRY MONUMENTATION
(SEE FIGURE IV-3)

COLLECTOR ROAD STREETSCAPE
MORGAN HILL DRIVE
(SEE FIGURE IV-5A)

NEIGHBORHOOD ENTRY
MONUMENTATION (TYPICAL)
(SEE FIGURE IV-4)

P.A. 10
MEDIUM
(2,500 S.F. MIN.)
15.4 AC.
116 D.U.

KEY MAP

Morgan Hill

FIGURE III.B-3

III.B-10