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.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.

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

P.A. 12
OPEN SPACE
3.5 AC.

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

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

SECONDARY COMMUNITY
ENTRY MONUMENTATION
(SEE FIGURE IV-3)

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

NEIGHBORHOOD ENTRY
MONUMENTATION (TYPICAL)
(SEE FIGURE IV-6)

KEY MAP

FIGURE III.B-3

Morgan Hill