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