

12. Planning Area 10: Medium Density Residential

a. DESCRIPTIVE SUMMARY

Planning Area 10, as depicted in Figure III.B-6, provides for development of 36.9 acres devoted to Medium density residential uses within a density range of 2-5 du/acre. A maximum of 131 dwelling units is planned at a target density 3.6 du/acre. Lot sizes shall be a minimum of 7,000 square feet.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.3997. (See Specific Plan Zone Ordinance Tab.)

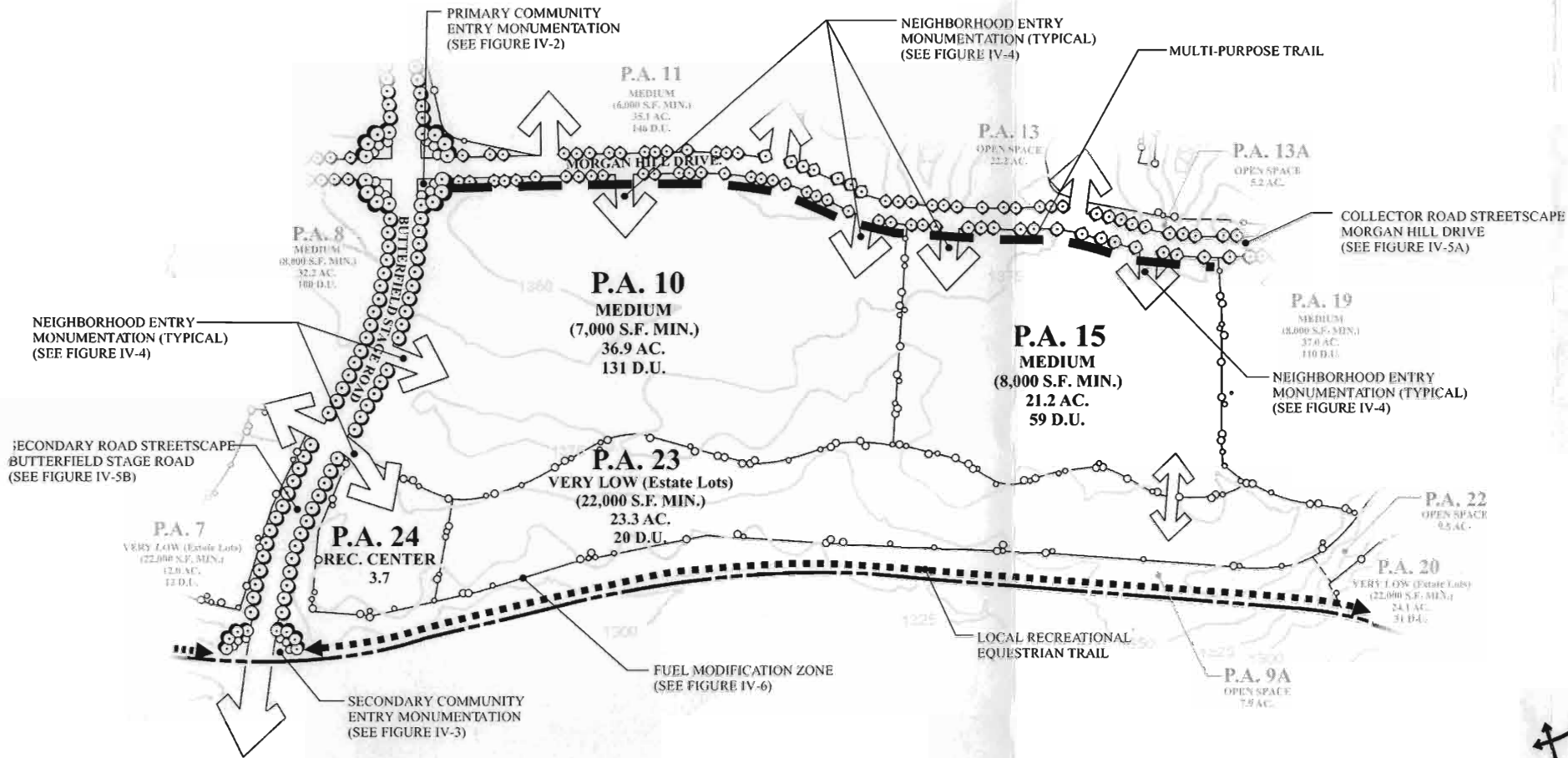
c. PLANNING STANDARDS

- 1) Access to Planning Area 10 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 10.
- 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 10.
- 7) Construction of the multi-purpose trail along Morgan Hill Drive shall be concurrent with the development of Planning Area 10.
- 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

PLANNING AREAS 10, 15, 23, & 24

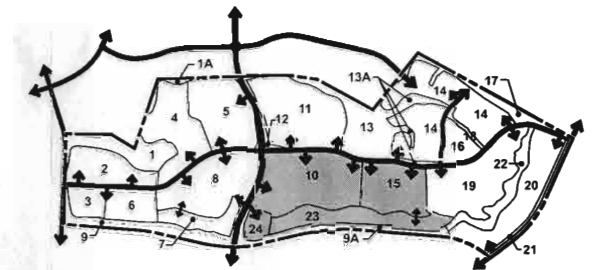


P.A. 10
MEDIUM
(7,000 S.F. MIN.)
36.9 AC.
131 D.U.

P.A. 15
MEDIUM
(8,000 S.F. MIN.)
21.2 AC.
59 D.U.

P.A. 23
VERY LOW (Estate Lots)
(22,000 S.F. MIN.)
23.3 AC.
20 D.U.

P.A. 24
COMMUNITY RECREATION
CENTER
3.7 AC.



KEY MAP

FIGURE III.B-6

Morgan Hill