

## 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.)

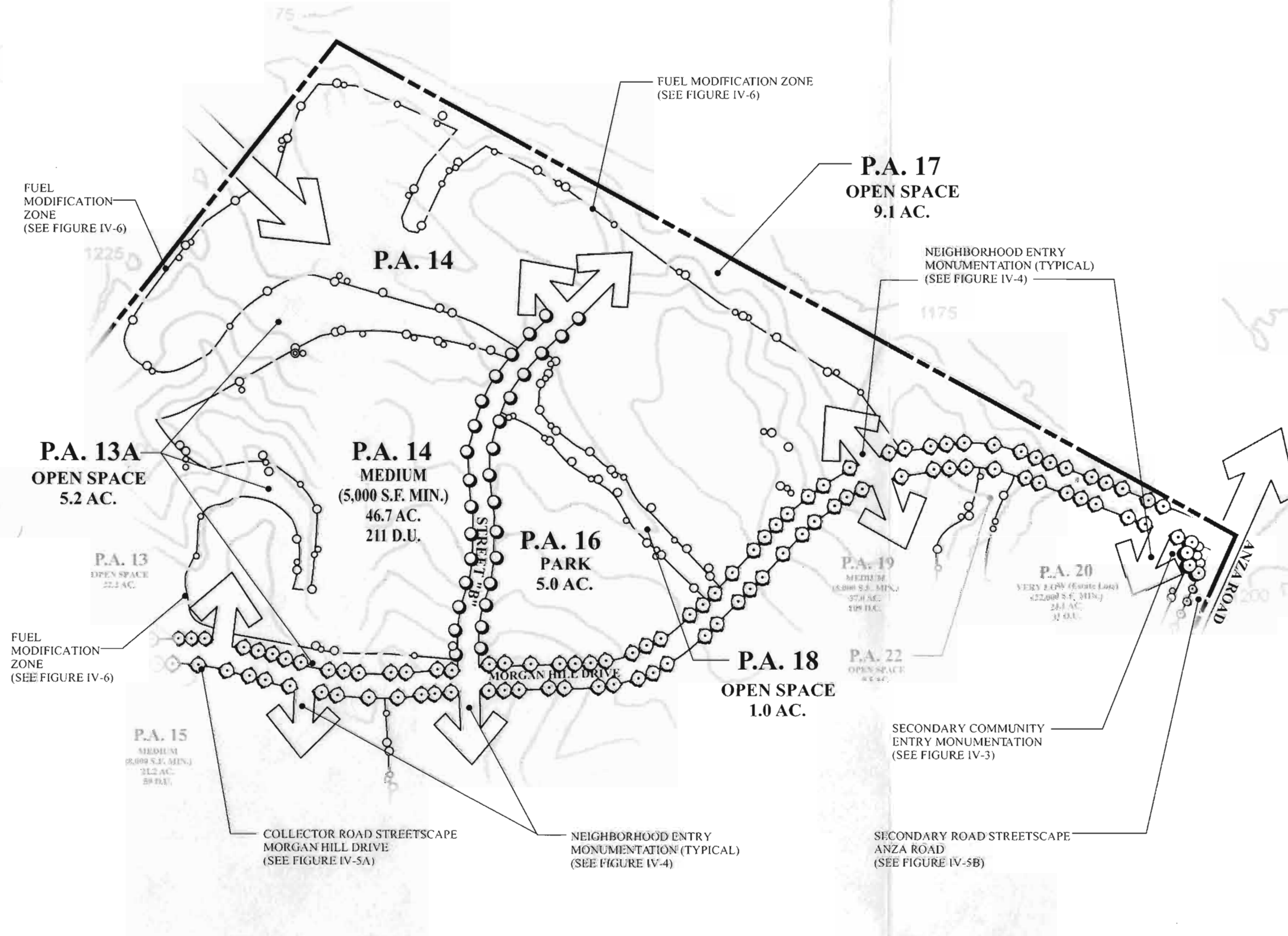
### c. PLANNING STANDARDS

- 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

# PLANNING AREAS 13A, 14, 16, 17 & 18



- P.A. 13A  
OPEN SPACE  
5.2 AC.
- P.A. 14  
MEDIUM  
(5,000 S.F. MIN.)  
46.7 AC.  
211 D.U.
- P.A. 16  
PARK  
5.0 AC.
- P.A. 17  
OPEN SPACE  
9.1 AC.
- P.A. 18  
OPEN SPACE  
1.0 AC.

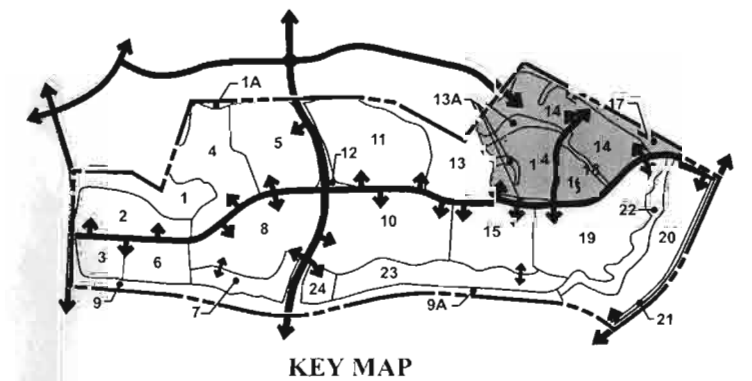


FIGURE III.B-8

*Morgan Hill*