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.
- 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

SECONDARY COMMUNITY ENTRY MONUMENTATION (SEE FIGURE IV-3) -P.A. 1A OPEN SPACE: -NEIGHBORHOOD ENTRY MONUMENTATION (TYPICAL) (SEE FIGURE IV-4) P.A. 5 **FUEL MODIFICATION ZONE** (SEE FIGURE IV-6) MEDIUM P.A. 4 (5,000 S.F. MIN.) SECONDARY ROAD STREETSCAPE **MEDIUM** BUTTERFIELD STAGE ROAD (SEE FIGURE IV-5B) 25.3 AC. (5,500 S.F. MIN.) 116 D.U. 24.7 AC. 116 D.U. P.A. 12 OPEN SPACE PRIMARY COMMUNITY ENTRY MONUMENTATION (SEE FIGURE IV-2) P.A. 1 OPEN SPACE 13.9 AC. MEMUM (7,986 S.E. MIN.) 36,9 A.C. 131 D.U. P.A. 8 MEDIUM 08,000 S.E. MIN I 32.2 AC 100 D.US P.A. 2 COLLECTOR ROAD STREETSCAPE MORGAN HILL DRIVE MEDIUM (6,500 S.E. MIN.) 17.8 A.C. (SEE FIGURE IV-5A) P.A. 6 NEIGHBORHOOD ENTRY SCHOOL 11.1 AC. MONUMENTATION (TYPICAL) (SEE FIGURE IV-4)

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.

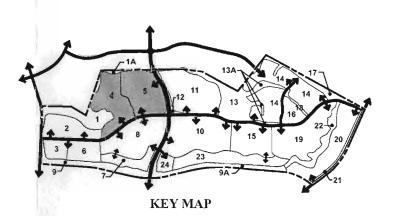


FIGURE III.B-3

Morgan Hill