

22. Planning Area 19: Medium Density Residential

a. DESCRIPTIVE SUMMARY

Planning Area 19, as depicted in Figure III.B-9, provides for development of 37.0 acres devoted to Medium density residential uses within a density range of 2-5 du/acre. A maximum of 109 dwelling units are planned at a target density 2.9 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.)

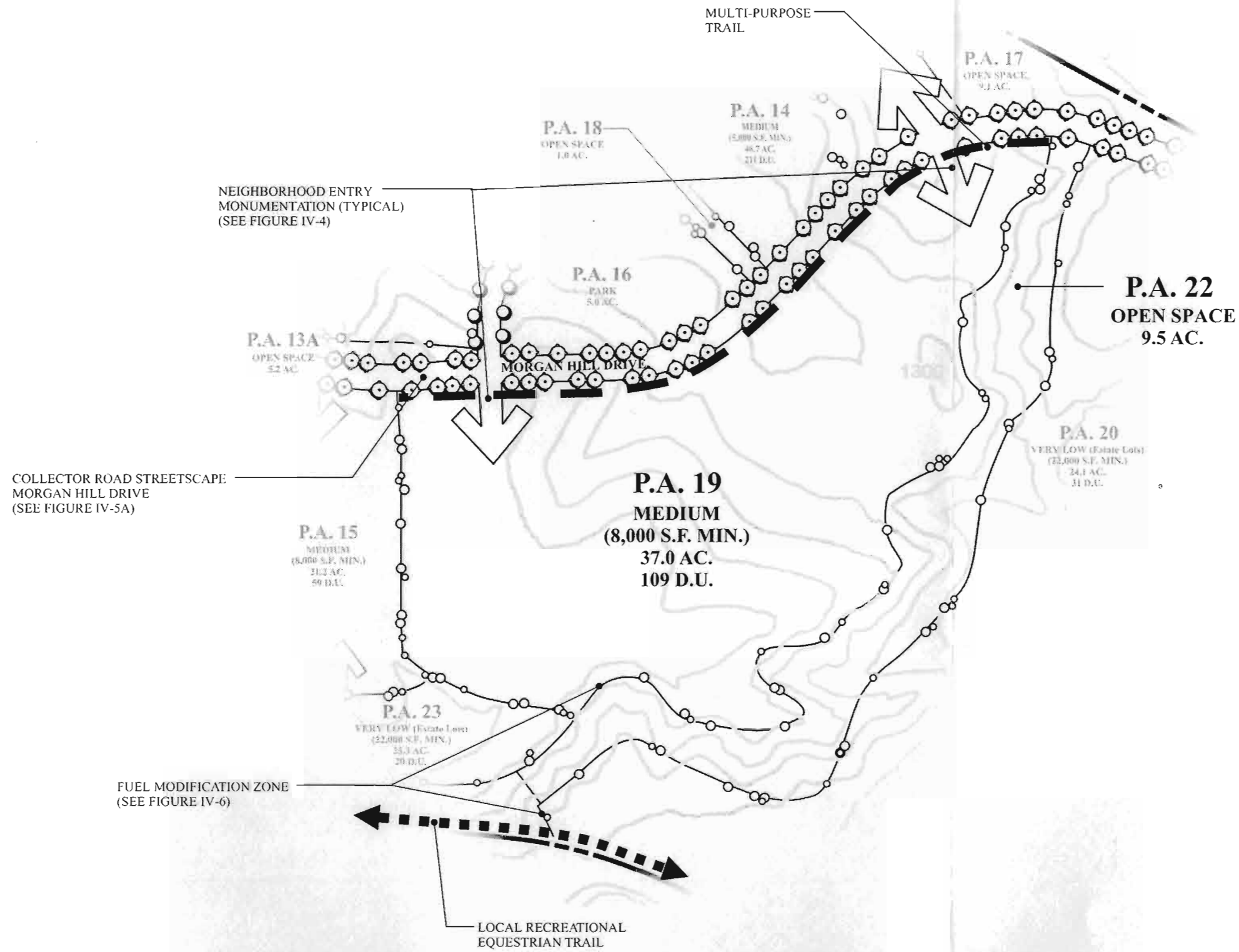
c. PLANNING STANDARDS

- 1) Access to Planning Area 19 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 19.
- 4) Neighborhood entries, as shown on Figure IV-4, are planned along Morgan Hill Drive at the access points into Planning Area 19.
- 5) Construction of the multi-purpose trail along Morgan Hill Drive shall be concurrent with the development of Planning Area 19.
- 6) Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
- 7) 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

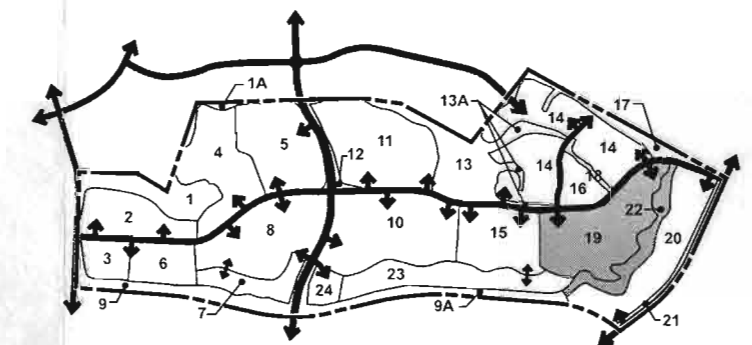
III.A.7: Grading Plan
III.A.8: Public Facility Sites and Project Phasing Plan
III.A.9: Landscaping Plan
III.A.10: Comprehensive Maintenance Plan

PLANNING AREAS 19 & 22



P.A. 19
MEDIUM
(8,000 S.F. MIN.)
37.0 AC.
109 D.U.

P.A. 22
OPEN SPACE
9.5 AC.



KEY MAP

FIGURE III.B-9

Morgan Hill