

PLANNED DEVELOPMENT APPLICATION

NEW HORIZONS

MORGAN HILL, DISTRICT D, SANTA CLARA COUNTY, CALIFORNIA

CONTACT INFORMATION

APPLICANT:	MORGAN HILL DEVCO, LLC 14500 SYCAMORE DRIVE MORGAN HILL, CA 95037 CONTACT: ROCKE GARCIA (408) 710-2953	CIVIL ENGINEER:	RUGGERI-JENSEN-AZAR & ASSOCIATES 8055 CAMINO ARROYO GILROY, CA 95020 ENGINEERING: CHRIS PATTON, RCE 66271 PLANNING: ROSS DOYLE (408) 848-0300	ARCHITECT: (SENIOR DUETS & COTTAGES)	BASSENIAN - LAGONI 2031 ORCHARD DRIVE NEWPORT BEACH, CA 92660 CONTACT: CINDY TEALE (949) 553-9100	ARCHITECT: (SINGLE FAMILY, COURTYARD HOMES)	WILLIAM HEZMEHALCH ARCHITECTS 5000 EXECUTIVE PKWY, SUITE 375 SAN RAMON, CA 94583 CONTACT: MARK RETHERFORD (925) 463-1700
PLANNING	DPC 2424 CALLE GALICIA SANTA BARBARA, CA 93109 CONTACT: VINCE BURGOS (408) 421-6495	LANDSCAPE: ARCHITECT	CAMP & CAMP ASSOCIATES, INC. 2520 CAMINO DIABLO WALNUT CREEK, CA 94597 CONTACT: TERRY CAMP (925) 941-6490	LANDSCAPE: ARCHITECT	RIPLEY DESIGN GROUP 1615 BONANZA STREET, #314 WALNUT CREEK, CA 94596 CONTACT: ANNIKA CARPENTER (925) 938-7377	ARCHITECT: (SINGLE FAMILY)	KTGY 1814 FRANKLIN STREET, #400 OAKLAND, CA 94612 CONTACT: AMANDA MAZZEI (510) 463-2010

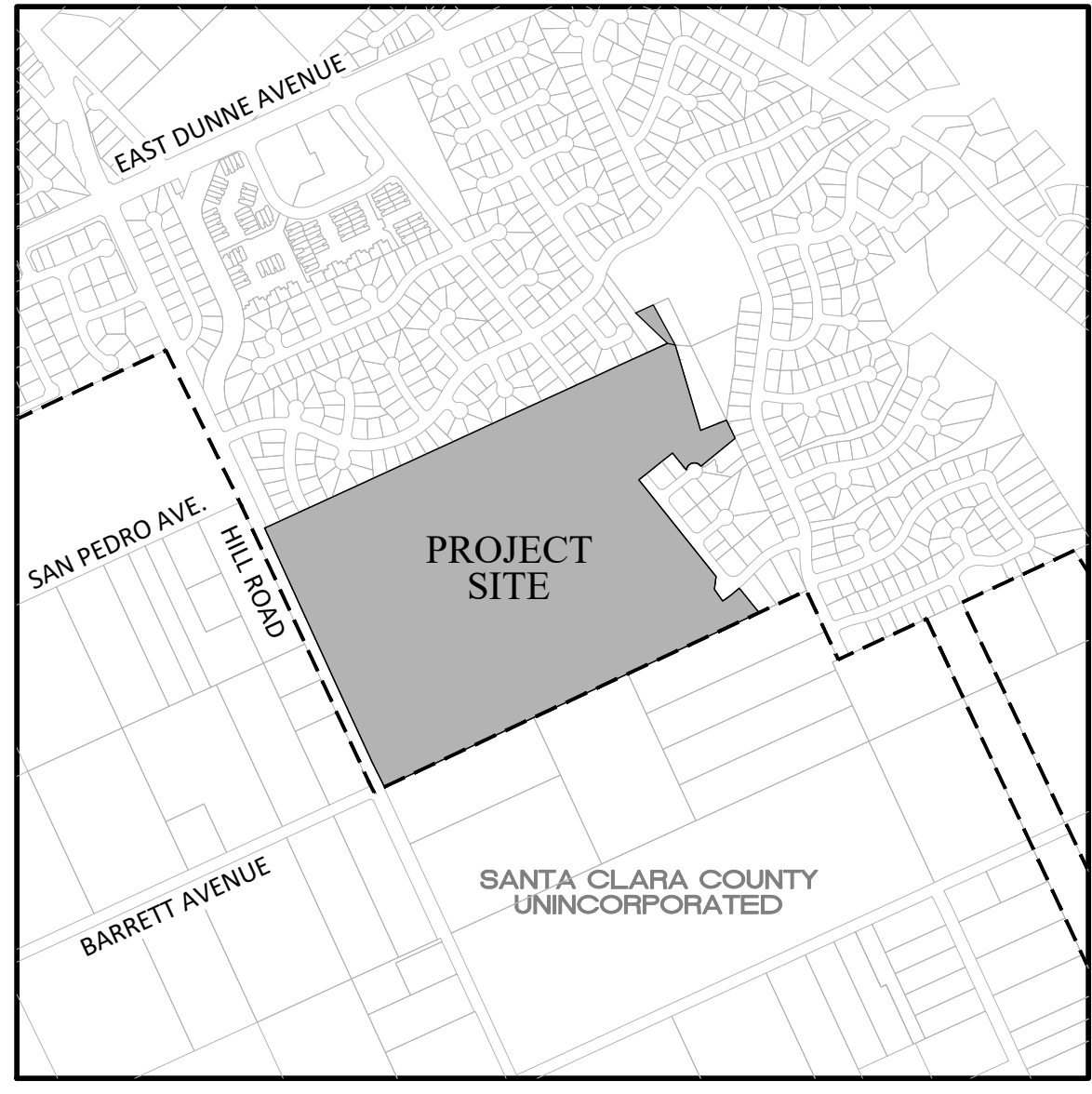
SITE DATA

- SUBJECT PARCEL(S): 817-20-031
- CURRENT LAND USE: FALLOW, VACANT
- ZONING: RESIDENTIAL MEDIUM DENSITY 7,000 (PD)
- GENERAL PLAN: RESIDENTIAL DETACHED MEDIUM (0-7 DU/AC)
- PROPOSED LAND USE: RESIDENTIAL
- BUILDOUT TABULATION:

EXISTING GROSS AREA	69.4± AC
EXISTING R/W TO BE ABANDONED	0.04± AC
SUBTOTAL (NEW GROSS AREA)	69.5± AC
PROPOSED PRIVATE OPEN SPACE	6.1± AC
PROPOSED PUBLIC STREET DEDICATION	13.6± AC
PROPOSED PRIVATE STREETS	3.6± AC
PROPOSED RESIDENTIAL LOTS (1-320)	40.1± AC
PUBLIC PARK/OS DEDICATION	2.2± AC
TENNANT CHANNEL + SETBACK	3.80± AC
POTENTIAL MHUSD PARCEL (PCL A)	0.4± AC
TOTAL	69.5± AC
- UTILITIES:

WATER	CITY OF MORGAN HILL
SANITARY SEWER	CITY OF MORGAN HILL
STORM DRAIN	CITY OF MORGAN HILL
GAS & ELECTRIC	PG&E
TELEPHONE	VERIZON
- PRELIMINARY EARTHWORK SUMMARY (APPROX.):

CUT	85,000 CY±
FILL	85,000 CY±
NET	0 CY± (BALANCED)



VICINITY MAP

COMPREHENSIVE SITE PLAN EXHIBITS

PD-01	TITLE SHEET
PD-02	EXISTING CONDITIONS
PD-03	COMPREHENSIVE SITE PLAN
PD-04	DEVELOPMENT STANDARDS
PD-05	PRELIMINARY PHASING PLAN
PD-06	PRELIMINARY STAGING PLAN

SENIOR HOUSING AND AMENITIES EXHIBITS

PD-07	COMPREHENSIVE SITE PLAN
12 SHEETS	SENIOR DUETS AND COTTAGES (SINGLE FAMILY DETACHED) (BASSENIAN-LAGONI)

TRADITIONAL HOUSING AND AMENITIES EXHIBITS

PD-08	COMPREHENSIVE SITE PLAN
PD-09	SITE PLAN - NORTHWEST
PD-10	SITE PLAN - NORTHEAST
PD-11	SITE PLAN - SOUTHWEST
PD-12	SITE PLAN - SOUTHEAST
62 SHEETS	TRADITIONAL AND COURT-HOME STYLE SINGLE FAMILY DETACHED HOMES (KTGY, WHA)

PROJECT BENEFITS

L-1	PARKS, OPEN SPACE AND TRAILS EXHIBIT
L-2A	COMMUNITY ENTRY AND PARK EXHIBIT
L-2B	COMMUNITY CLUBHOUSE EXHIBIT
L-2C	NEW HORIZONS PARK EXHIBIT
L-3	JACKSON PARK RENOVATION EXHIBIT
L-3A	JACKSON PARK RENOVATION EXHIBIT
L-4A	NEW HORIZONS TRAIL EXHIBIT
L-4B	RIPARIAN PLANT PALETTE
L-5	NEW HORIZONS TRAIL AT SENIOR COTTAGES
L-6	TYPICAL MAIL STATION
L-7	MONUMENT SIGN EXHIBIT
A4.1-A4.3	CLUBHOUSE AND OUTDOOR FITNESS FLOOR PLANS AND ELEVATIONS

CIVIL ENGINEERING

PD-13	EXISTING CONDITIONS
PD-14	STREET SECTIONS
PD-15	STREET SECTIONS
PD-16	PRELIMINARY GRADING - NORTHWEST
PD-17	PRELIMINARY GRADING - NORTHEAST
PD-18	PRELIMINARY GRADING - SOUTHWEST
PD-19	PRELIMINARY GRADING - SOUTHEAST
PD-20	GRADING SECTIONS

PROJECT DATA

- THIS IS A RESIDENTIAL PROJECT CONSISTING OF 320 NEW HOMES OF FOUR OWNERSHIP HOUSING TYPES:
- 223 SINGLE FAMILY DETACHED (5,000; 6,000 AND 7,000 SQFT LOTS)
 - 42 COURTYARD STYLE HOMES
 - 21 SENIOR COTTAGES (FOR SALE)
 - 34 SENIOR DUETS (FOR SALE)
- IN-TRACT IMPROVEMENTS CONSIST OF THE FOLLOWING ELEMENTS:
- PUBLIC CIRCULATION NETWORK AND PRIVATE STREETS, COURTS AND ALLEYS
 - ACTIVE AND PASSIVE OPEN SPACE AND AMENITIES, FEATURING A CENTRALLY-LOCATED CLUBHOUSE AND POOL
 - CURB-SIDE AND BAY SHARED PARKING
 - JACKSON TRAIL
- OFF-SITE IMPROVEMENTS CONSIST OF THE FOLLOWING:
- RE-ALIGNMENT OF BARRETT ROAD BETWEEN SORREL WAY AND HILL ROAD
 - HILL ROAD HALF STREET IMPROVEMENTS
 - JACKSON PARK IMPROVEMENTS



NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

TITLE SHEET



JOB NO. 202013-001
DATE 3/24/2023
SCALE AS SHOWN
PD-01
ZA2021-0001

PLOT DATE: March 28, 2023
FILE PATH: W:\Jobs\20\202013 - New Horizons\Drawings\Prelim Applications\Planned Development (PD)\1 TITLE SHEET-PD.dwg



NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC

EXISTING CONDITIONS



JOB NO. 202013-001
DATE 3/24/2023
SCALE AS SHOWN

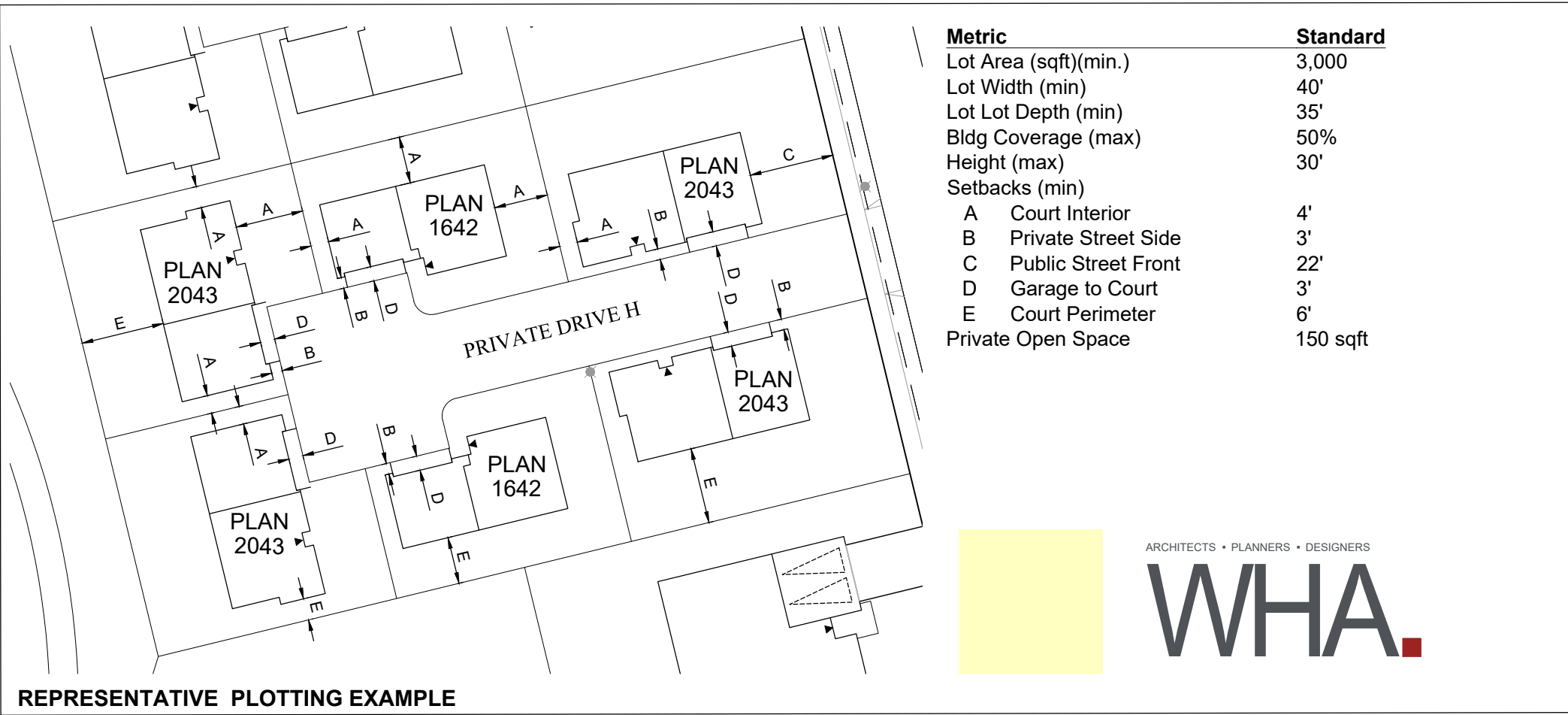
PD-02
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Site Information	
Current Designation	Residential Medium Density (0-7 du/ac)
Proposed Designation	No change
Current Zoning	
Proposed Zoning	Residential Medium Density 7,000 (PD) No Change
Housing Types	
Traditional single-family homes	223 SS
Courtyard homes	42 CH
Senior cottages	21 JADU
Senior single-family attached	34 ADU
	320
Inclusionary Housing Ordinance Compliance Summary	
Required	320 homes @ 15% = 48 homes
Provided	Senior Duets (Ownership) (Moderate, 110% AMI) 33 DT
	Courtyard Homes (Ownership) (Moderate, 110% AMI) 6 CH
The balance of the requirement, nine homes, will be satisfied by in-lieu fees.	
Housing Opportunities Summary	
Single Story Homes (60)	SS
Single Family Homes with Junior ADU (23)	JADU
Accessory Dwelling Unit (attached)	ADU
Legend and Notes	
○ Tree to remain	
✱ Tree to be removed	
●●● Public trail alignment	

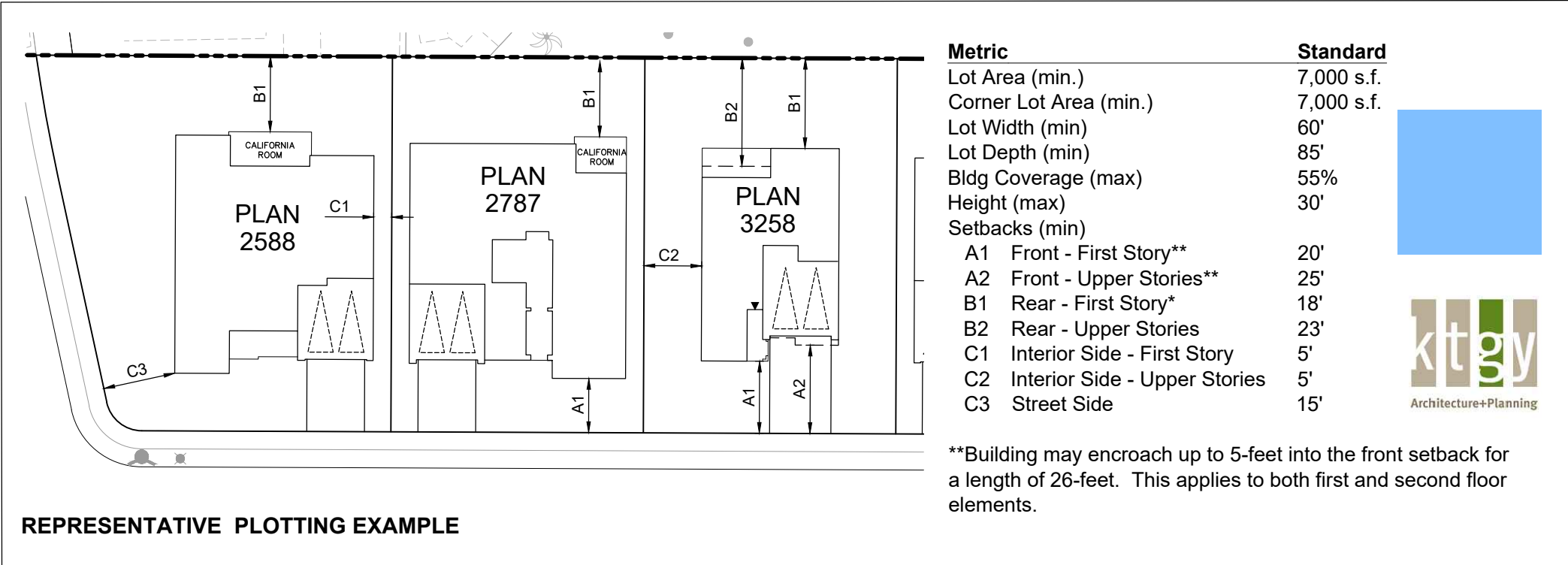
Notes
1. Parcel configuration and street sections are preliminary and subject to refinement.

PLOT DATE: March 21, 2023
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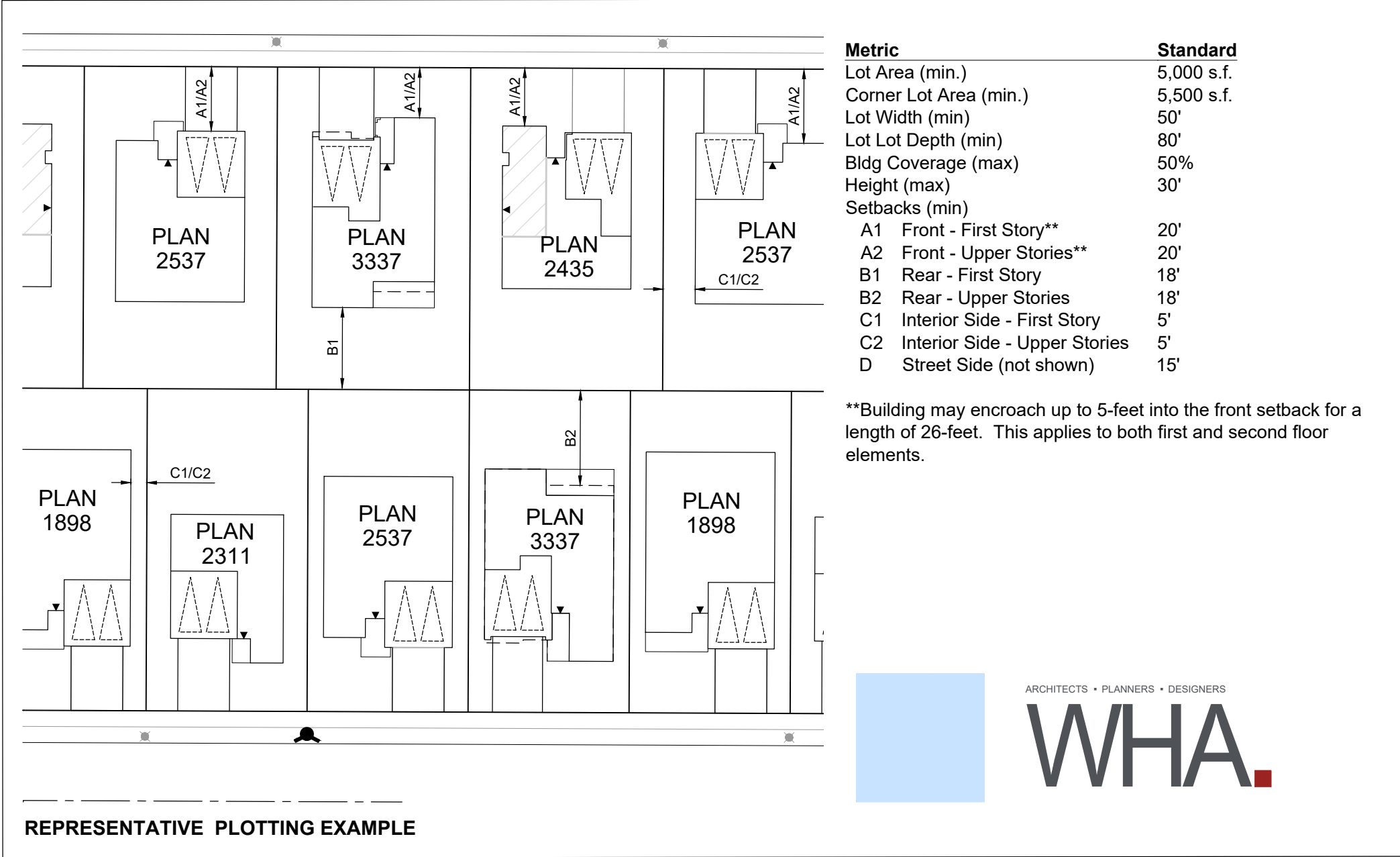
TYPELOGY 1A: COURT HOMES ADJACENT TO SORREL DRIVE

SCALE 1" = 40'



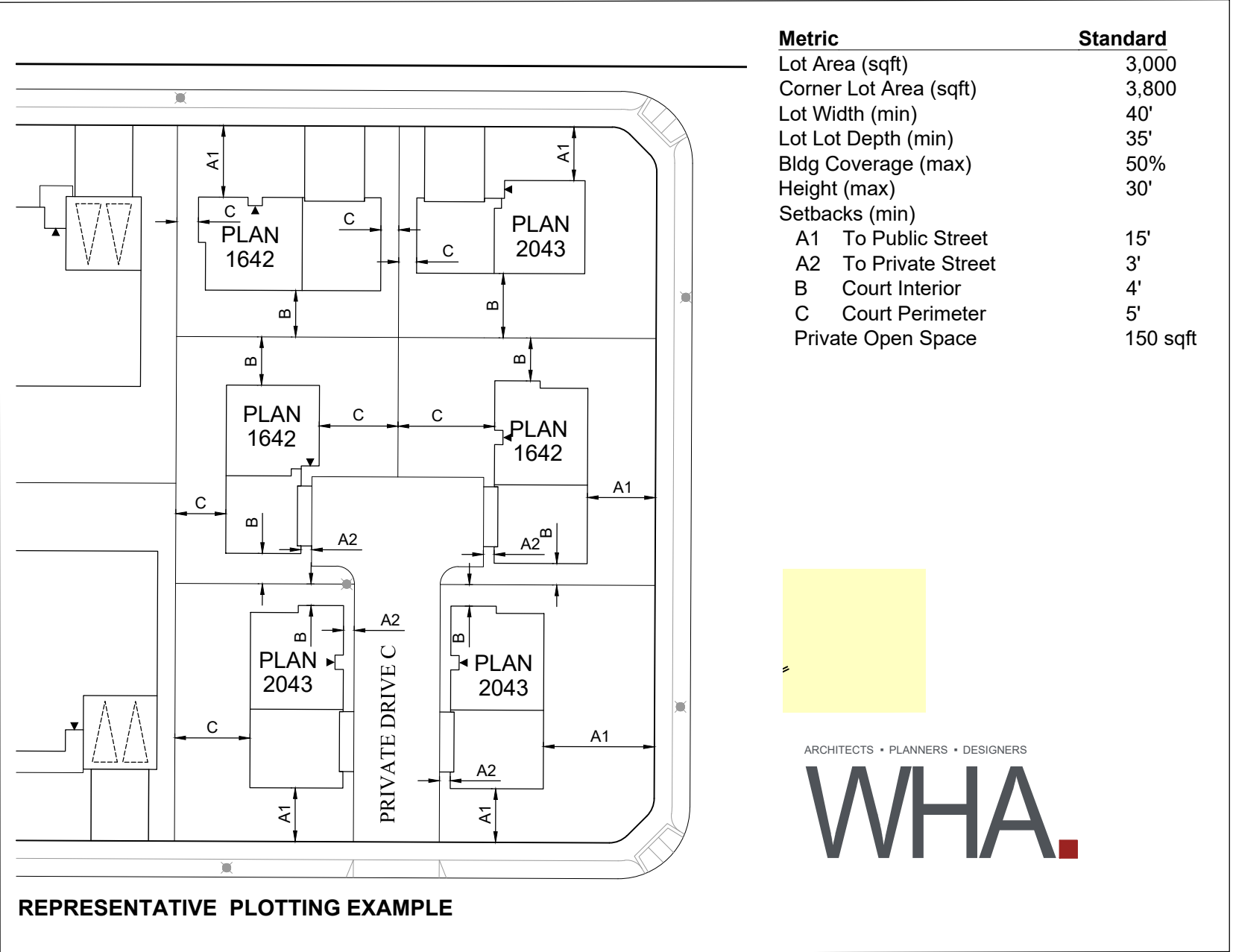
TYPELOGY 2: LARGE LOT SINGLE FAMILY LOTS

SCALE 1" = 40'



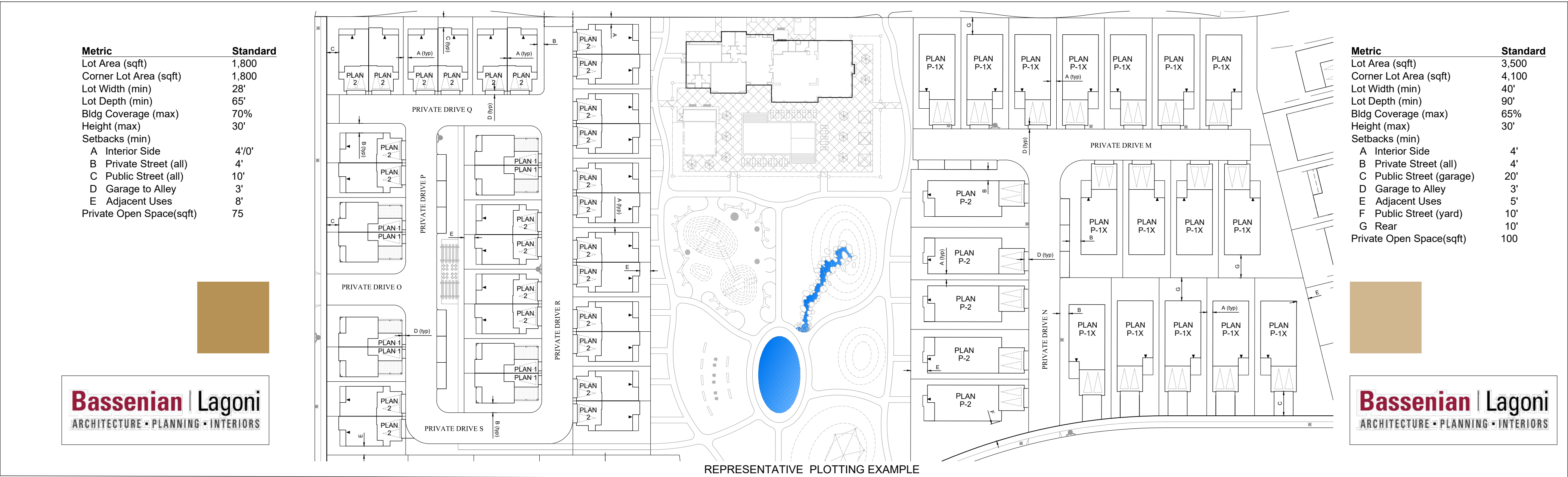
TYPELOGY 2: 5,000 SQFT AND 6,000 SQFT TRADITIONAL SINGLE FAMILY LOTS

SCALE 1" = 40'



TYPELOGY 1B: COURT HOMES AT ENDS OF BLOCKS

SCALE 1" = 40'

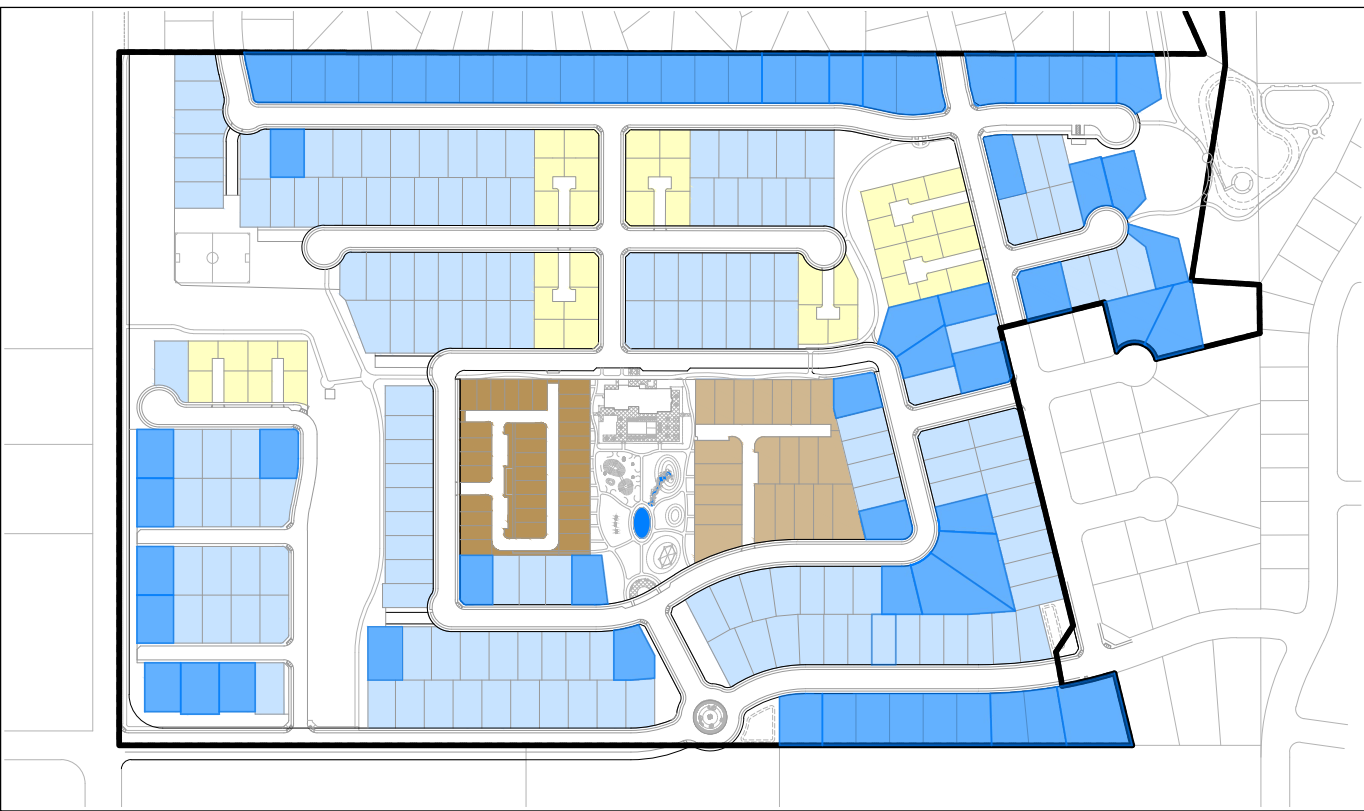


TYPELOGY 3: COTTAGE LOTS

SCALE 1" = 40'

TYPELOGY 4: SENIOR DUETS

SCALE 1" = 40'



KEY MAP
 NTS

GENERAL NOTES (ALL TYPOLOGIES)

- Minimum lot frontage is 40-feet per Municipal Code section 18.16.030.E., except as shown on lot 39 within this plan set.
- For Typology 2, a portion of the building is allowed to project up to five (5) feet into the front yard setback. See Municipal Code section 18.16.030.D. This applies to first and second floors.
- Outdoor rooms within Typology 2 must comply with rear yard setbacks.
- "Standard" distances shown on this sheet are measured to face of stud. Sheathing and exterior finishes (trim, siding, stucco, etc.) may encroach into the setbacks shown on this exhibit.

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC



JOB NO. 202013-001
 DATE 3/24/2023
 SCALE AS SHOWN

PD-04

ZA2021-0001

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LEGEND AND NOTES

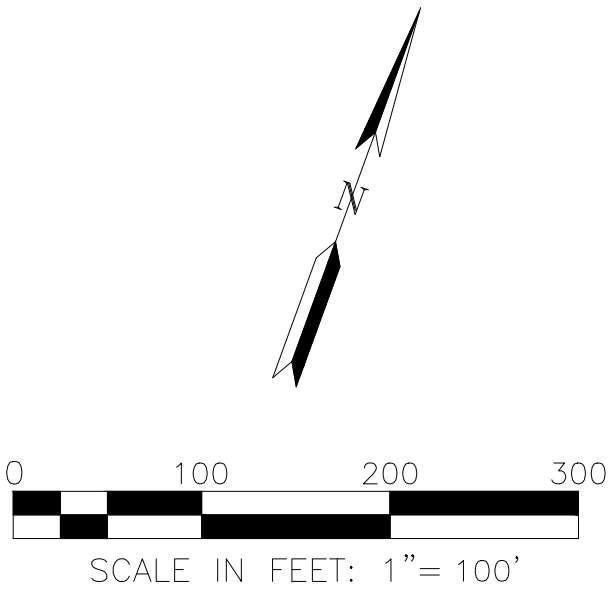
PARKING REQUIRED (MHMC 18.72):		YIELD	COUNT
1. SINGLE FAMILY		265	
2 COVERED SPACES/UNIT			530
0.25 GUEST SPACES/UNIT			67
			597
2. SINGLE FAMILY - SENIOR		55	
2 COVERED SPACES FOR 50% OF UNITS			55
1 COVERED SPACED FOR 50% OF UNITS			28
0.25 GUEST SPACES/UNIT			14
			97

	320
COVERED PARKING	613
OPEN PARKING	81
TOTAL	694

PROVIDED PARKING		
GARAGE (COVERED)		632
APRON (OPEN)*		538
STREET CURB-SIDE		380
PARKING BAYS (COVERED)		0
PARKING BAYS (OPEN)		12
DUET PLAN 1 CAR PORT (OPEN)		8
REC CENTER (OPEN)		0

TOTAL COVERED	632
TOTAL OPEN	938
TOTAL PARKING	1,570

*42-COURT HOMES, 26 SENIOR DUETS & 21 SENIOR SINGLE FAMILY LOTS HAVE NO APRON SPACES



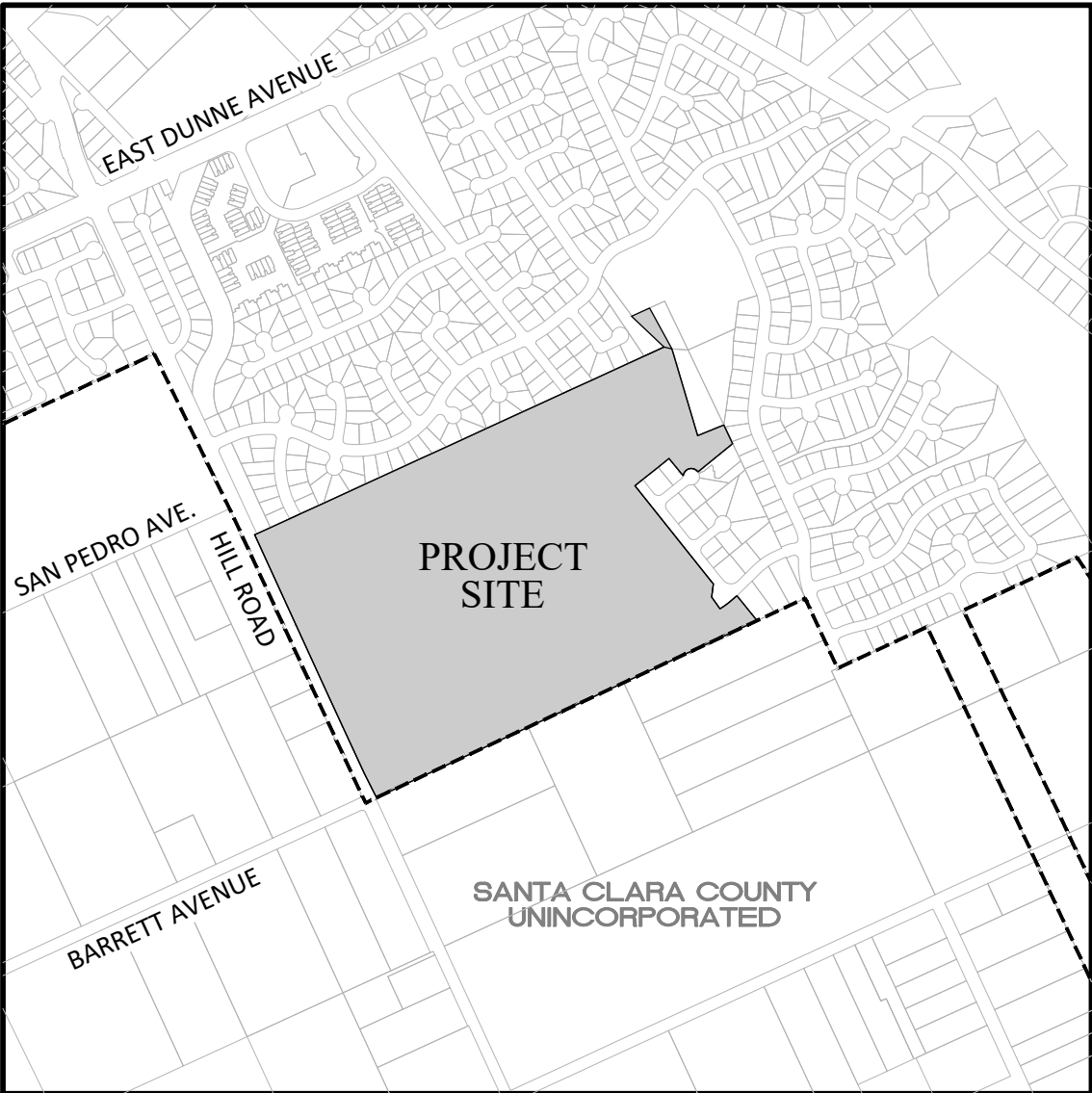
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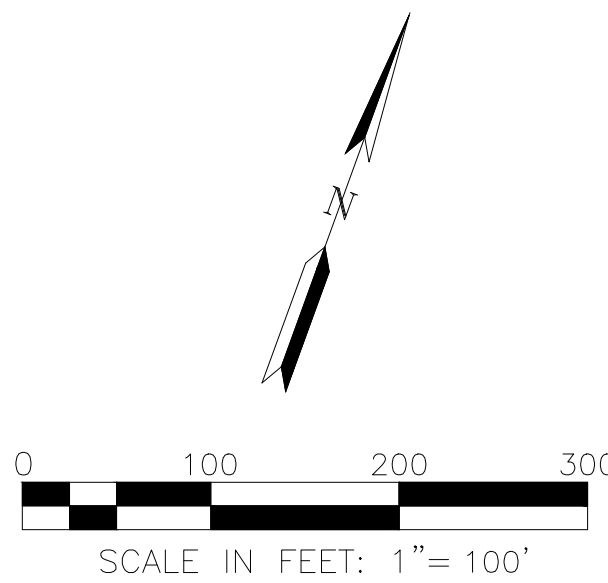
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VICINITY MAP

LEGEND AND NOTES

- STAGE 1: IN-TRACT AND OFF-SITE IMPROVEMENTS
- STAGE 2: RECREATIONAL AND PASSIVE AMENITIES
- STAGE 3: SENIOR HOUSING (COTTAGES AND DUETS)
- STAGE 4: PHASED RESIDENTIAL DEVELOPMENT

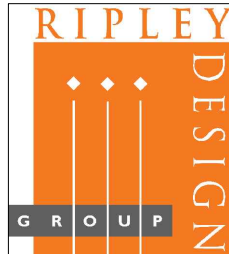


- Notes
- Off-site right-of-way for the future Hill/Barrett roundabout to be obtained by the City of Morgan Hill.

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PRELIMINARY STAGING PLAN



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SCALE AS SHOWN

PD-06

ZA2021-0001