

LA FLU POLICY 1.4.6

Master Planned Community (LA MPC)

1) *Land Use*

The Master Planned Community (MPC) land use category comprises approximately 10,254 acres of the 30,228 acres within the LAMPA. In this land use category, neighborhoods are arranged around distinct, mixed-use village centers, which are a separate land use category. Allowable uses are single-family detached dwellings, with single-family attached dwellings uses allowed around village centers. Single-family attached units may not exceed ten percent of potential units in the Master Planned Community within each village, and shall be located adjacent to Village Centers. Central water and sewer is required in this land use category.

2) *Density*

This category allows single-family detached units, with a maximum base density of 3 units per net acre (net calculated as uplands only). Single-family detached density may go up to five units per net acre through the dedication of wetland-upland buffers and/or environmentally significant lands, as described under the policies associated with LA FLU Objective 1.2. Single-family attached density is allowed at a range between six and ten units per acre, and may go up to 12 units per acre through additional density associated with wetland-upland buffer and/or environmentally significant land dedication.

3) *LA MPC Principles*

Development within the Master Planned Community category will be in the form of walkable neighborhoods. Walkability shall be achieved through sidewalks on both sides of streets, connected neighborhoods, parks within walking distance, and traffic calming techniques. Local and collector streets and pedestrian/bicycle paths will contribute to a connected system of routes from individual neighborhoods to village centers, the activity center and other neighborhoods. Street design shall encourage pedestrian and bicycle use.

Neighborhoods shall contain a diversity of housing types through lot size varieties, and are encouraged to provide for affordable housing utilizing garage apartments; small lot subdivisions, townhomes and apartments.

To create a sense of neighborhood identity, neighborhoods within this category shall have primary neighborhood parks as well as pocket parks where neighbors can interact.

4) *Schools*

Neighborhood school location shall allow students to walk or bike to school. Final locations shall be determined by the school district. Whenever possible, elementary schools are encouraged to be located close to or adjacent to village centers. To promote a campus effect and encourage the maximum use of facilities, junior and senior high schools should be co-located adjacent to public facilities such as parks, libraries and civic uses creating an activity node for primary use by students and their families.

5) *Neighborhood Parks*

The MPC shall contain a sufficient supply of open space in the form of squares, plazas, greens and parks. All homes shall be within a reasonable walking distance of a neighborhood park facility. Park standards are addressed in LA REC Policy 1.1.1.