

**Proposed
University Campus District (UCD)
for the University of Miami**

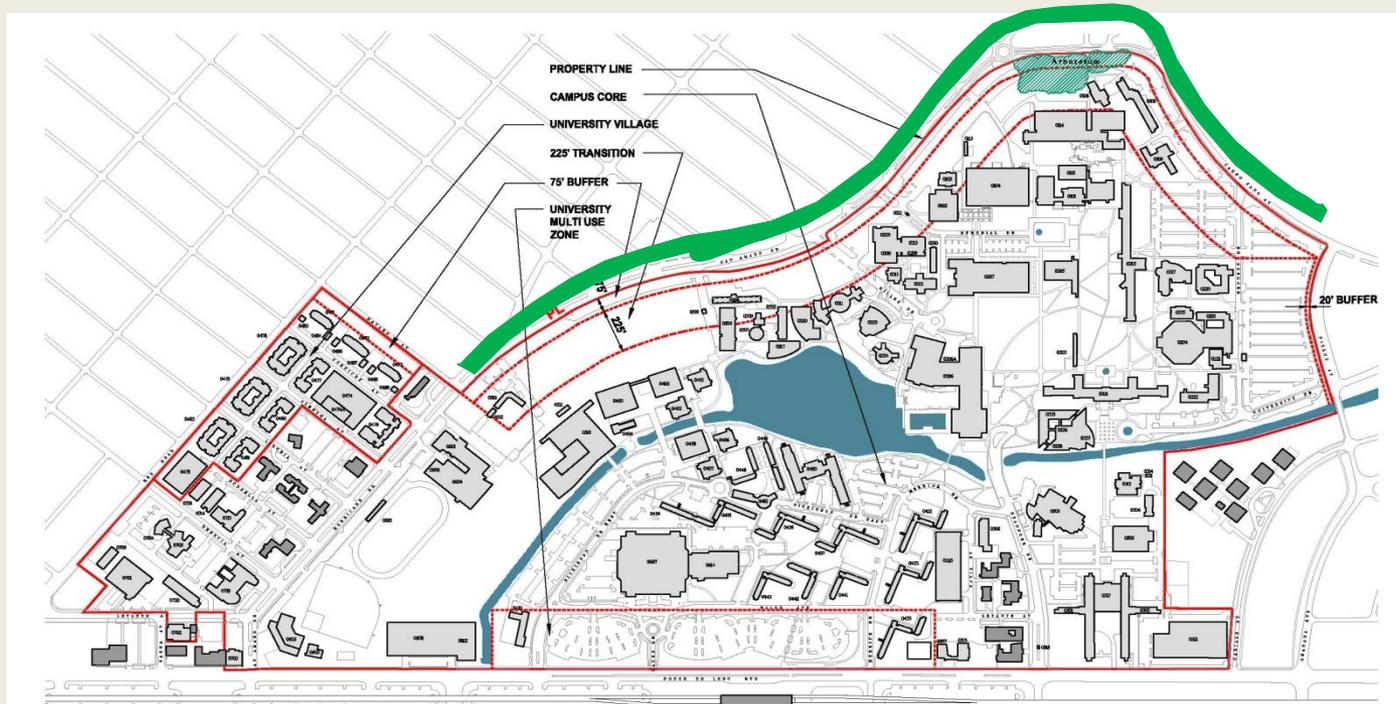
**Planning and Zoning Board Meeting
September 15, 2010**

University Campus District (UCD)

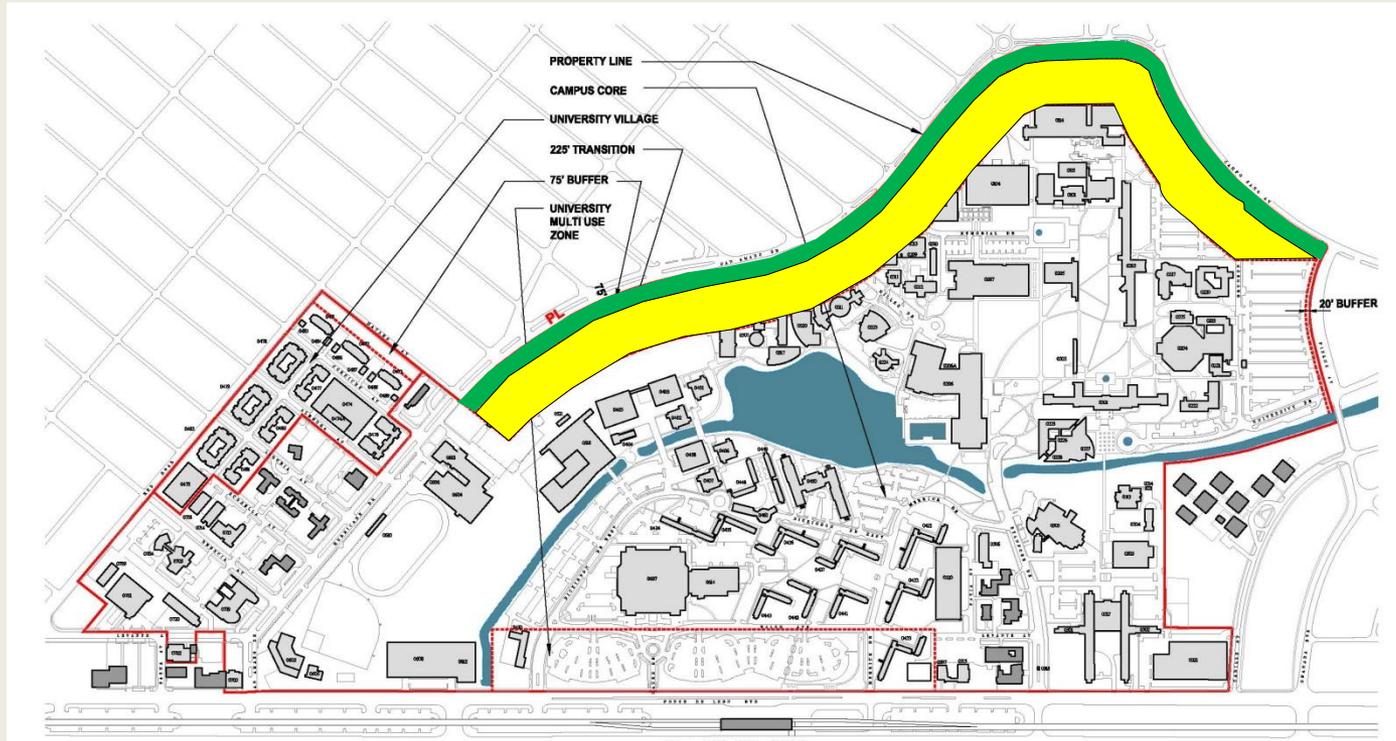
Basic Concepts

- **Divide UM Campus into regulatory sub-areas**
- **Vary procedural and substantive requirements by regulatory sub-areas**
- **Increase flexibility for modifications to the Campus Master Plan on portions of the Campus which are not adjacent to residential neighborhoods**

University Campus District Buffer Area

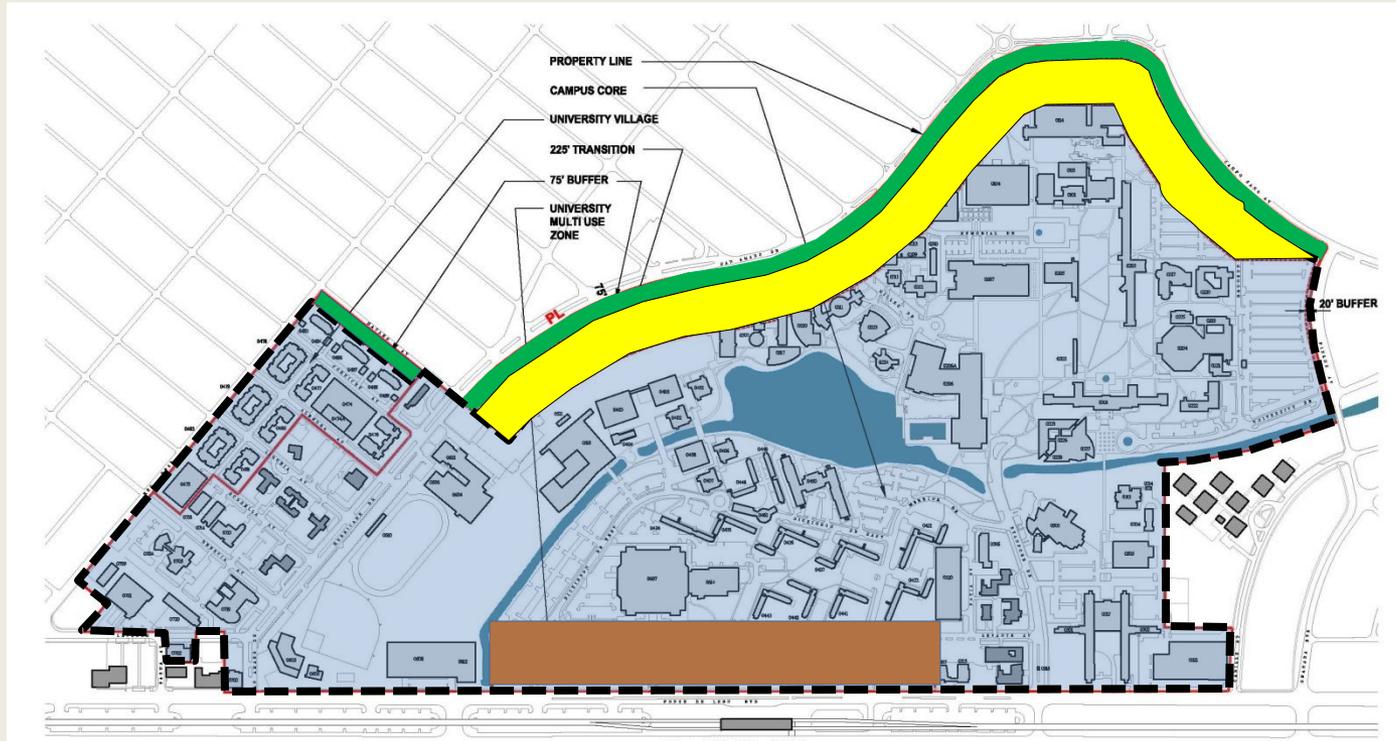


University Campus District Transition Area



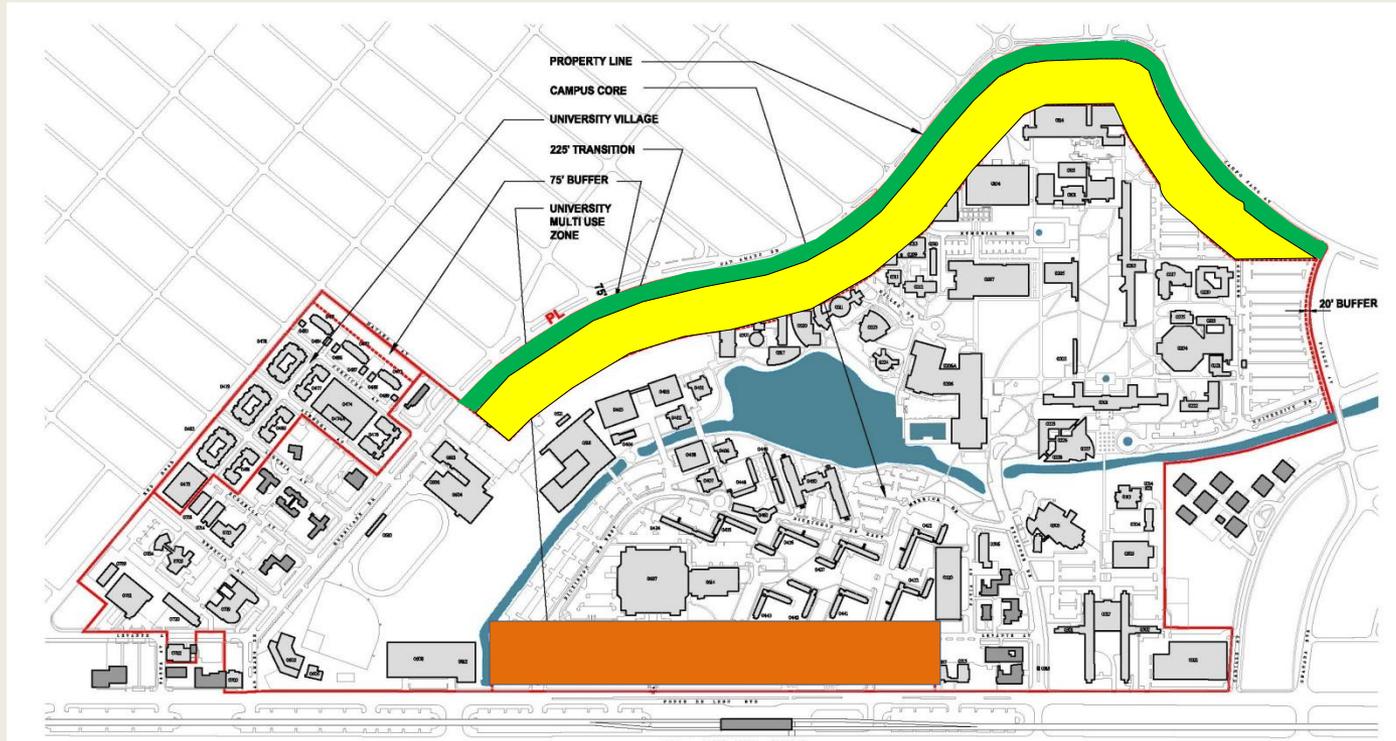
University Campus District

Core Area



University Campus District

University Multi-Use Area



University Campus District

- **Prior UMCAD approvals of 2006 recognized as approved “Campus Master Plan”**
- **Most uses/modifications within Core are administrative approvals**
- **Most use/modifications in Buffer and Transition Areas subject to conditional use approval**

University Campus District

- **Purpose Clause**
- **Campus sub-areas**
- **Campus Master Plan Components**
 - **Site plan**
 - **Development chart**
 - **Design manual**
 - **Mobility plan**
 - **Traffic impact study or justification why no study is necessary**

University Campus District

- **Legal Status of Campus Master Plan**
- **Modifications to Campus Master Plan**
 - **Modification by Administrative Action**
 - **Modifications by Conditional Use Approval**

University Campus District

- **Required findings for approval or modifications of Campus Master Plan**
- **Building Permit process**
- **Permitted and Conditional Uses (matrix)**

University Campus District (Illustrative)

Use	Buffer Area	Transition Area	Core	Univ. Village	Univ. Multi-use
Classrooms/lecture halls	X	P	P	X	P
Emergency phones etc.	P	P	P	P	P
Entertainment facilities principally oriented to university needs	X	C	P	X	P
Library facilities	X	C	P	X	P
Retail uses which are not university campus serving	X	X	X	X	C
Vending machines	X	P	P	P	P

University Campus District

- **Performance Standards**
 - Heights and setbacks vary by UCD frontages
 - Maximum square footage of “gross floor area” – 6.8 million sq. ft.
 - No lot coverage, frontage or number of buildings per site restrictions

University Campus District

- **Performance Standards**
 - **Minimum of 20% landscaped open space**
 - **Maximum of 15% of floor area in University Multi-Use Area may be university serving retail uses**
 - **Mobility plan requirements**
 - **Off-street parking requirements**

University Campus District

- **Performance Standards**
 - Vehicular access & circulation
 - Design
 - Architectural
 - External relationships
 - Internal relationships and arrangement of uses
 - Signs and lighting
 - Landscaping

University Campus District

- **Design**
 - **Parking garages**
 - + **screened from view of single family residential districts by liner buildings/wraps**
 - + **screened from w/in 300' of San Amaro & Campo Sano by liner buildings or wraps**

University Campus District

- **Design**
 - + **Garage structure, including lights and cars not visible from any residential lot fronting on Campo Sano or San Amaro**
 - **Installation of utilities**
 - **Pedestrian amenities**
 - **Refuse and service areas**

University Campus District

- **Required Reports**
 - **Annual report**
 - **Parking capacity monitoring**
 - **Annual Mobility Plan implementation report**
 - **Traffic analysis report (every 5 years)**
 - **Utility reports (every 5 years)**

University Campus District

- **Provides for new definitions within Article 8**
 - **Campus Buffer Area**
 - **Campus Transition Area**
 - **Campus Core Area**
 - **Campus sub-areas**
 - **Campus master plan**
 - **Gross floor area**
 - **University campus serving use**
 - **UCD Frontage A, B, C and D**