
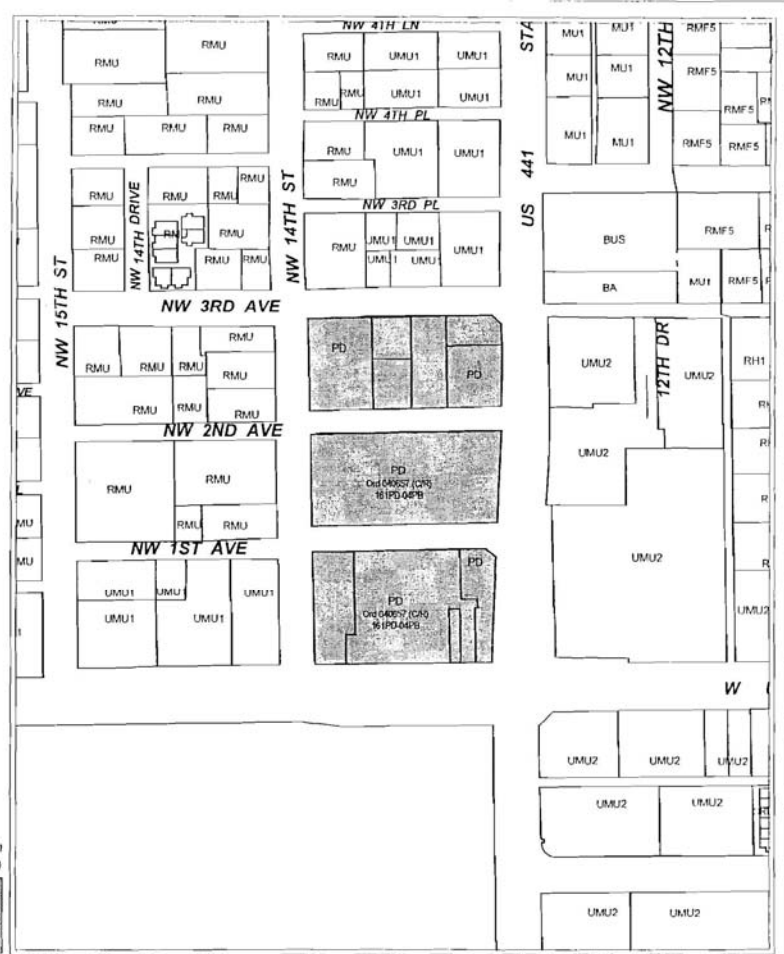


Zoning District Categories

RSF1	Single-Family Residential (3.5 du/acre)
RSF2	Single-Family Residential (4.6 du/acre)
RSF3	Single-Family Residential (5.8 du/acre)
RSF4	Single-Family Residential (8 du/acre)
RMF5	Residential Low Density (12 du/acre)
RC	Residential Conservation (12 du/acre)
MH	Mobile Home Residential (12 du/acre)
RMF6	Multiple-Family Medium Density Residential (8-15 du/acre)
RMF7	Multiple-Family Medium Density Residential (8-21 du/acre)
RMF8	Multiple-Family Medium Density Residential (8-30 du/acre)
RMU	Residential Mixed Use (up to 75 du/acre)
RH1	Residential High Density (8-43 du/acre)
RH2	Residential High Density (8-100 du/acre)
OR	Office Residential (up to 20 du/acre)
OF	General Office
PD	Planned Development
BUS	General Business
BA	Automotive-Oriented Business
BT	Tourist-Oriented Business
MU1	Mixed Use Low Intensity (10-30 du/acre)
MU2	Mixed Use Medium Intensity (14-30 du/acre)
UMU1	Urban Mixed Use District 1 (up to 75 du/acre)
UMU2	Urban Mixed Use District 2 (up to 100 du/acre)
CCD	Central City District
W	Warehousing and Wholesaling
I1	Limited Industrial
I2	General Industrial
AGR	Agriculture
CON	Conservation
MD	Medical Services
PS	Public Services and Operations
AF	Airport Facility
ED	Educational Services
CP	Corporate Park

- ▤▤▤▤▤▤ Historic Preservation/Conservation District
- Special Area Plan
- - - - - Division line between two zoning districts
- ▬ City Limits

Area under petition consideration


EXISTING ZONING



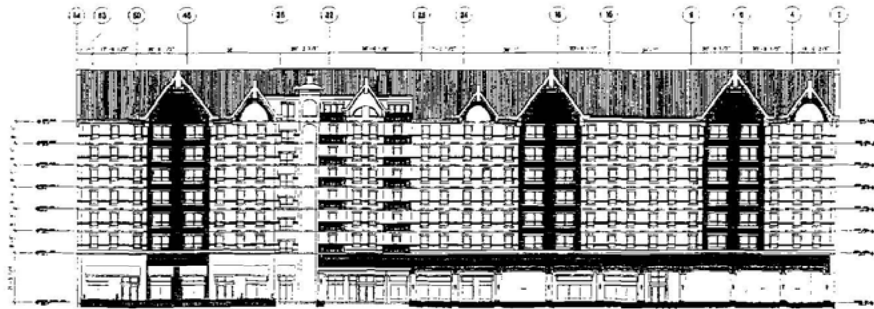
Name	Petition Request	Map(s)	Petition Number
University Development of Gainesville, LLC applicant	Amend Approved Planned Development and Land Uses	3949	148LUC-06PB 149PDA-06PB



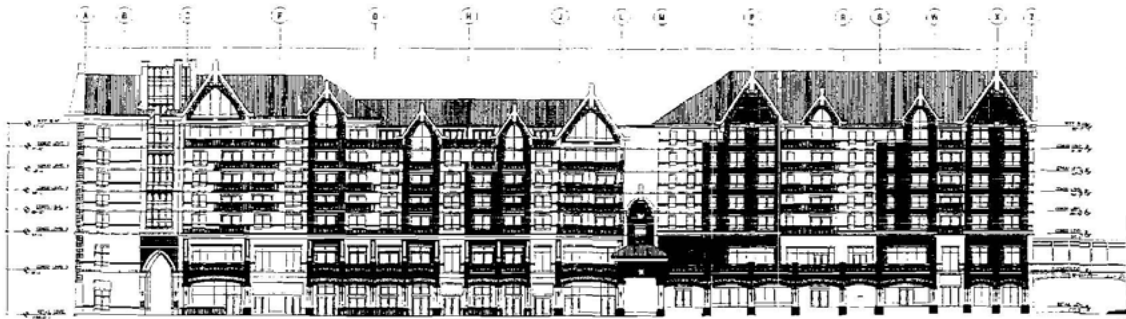
AERIAL PHOTOGRAPH

 No Scale	Name	Petition Request	Map(s)	Petition Number
	University Development of Gainesville, LLC applicant	Amend Approved Planned Development and Change Land Use	3949	148LUC-06PB 149PDA-06PB

APPROVED



7ND AIL NORTH ELEVATION (BUILDING 1A)



STREET WIDE CROSS PLAZA EAST ELEVATION (BUILDING 1A)



UNIVERSITY CORNERS SOUTH ELEVATION (BUILDING 1A)

PROJECT:	UNIVERSITY CORNERS LLC
ARCHITECT:	MORRIS ARCHITECTS
DATE:	10/15/11
SCALE:	AS SHOWN
DESIGNED BY:	WALTER MOORE
DATE:	07/15/11
DESIGNED BY:	THOMPSON COMPANY INC.
DATE:	07/15/11
DESIGNED BY:	UNIVERSITY CORNERS LLC
DATE:	07/15/11
DESIGNED BY:	UNIVERSITY CORNERS LLC
DATE:	07/15/11
DESIGNED BY:	UNIVERSITY CORNERS LLC
DATE:	07/15/11



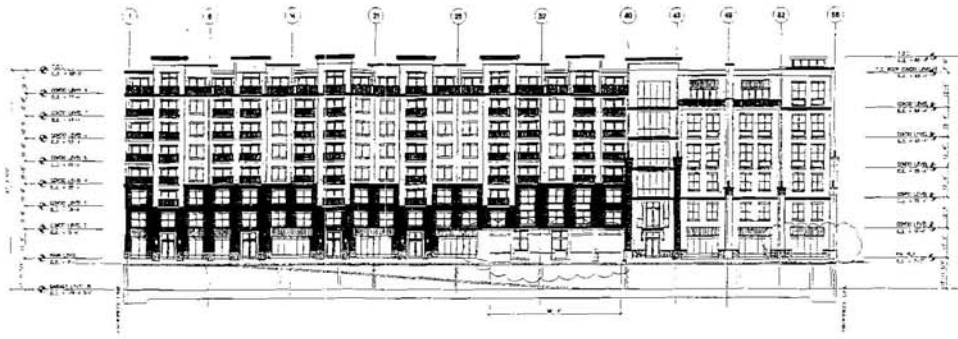
NOT FOR CONSTRUCTION

UNIVERSITY CORNERS

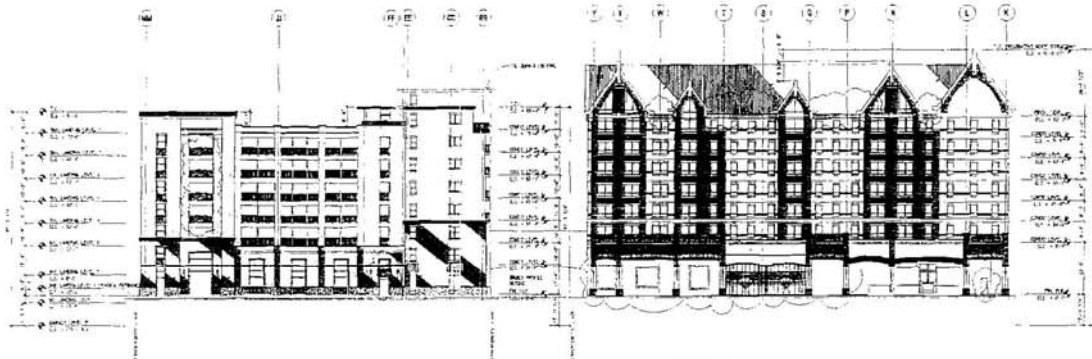
DATE: 10/15/11

SCALE: AS SHOWN

ELEVATIONS



120' NAME (SOUTH ELEVATION) - BUENOS 3



140' WEST (WEST ELEVATION) - BUENOS 4



170' NAME (NORTH ELEVATION) - BUENOS 5

APPROVED

UNIVERSITY CORNERS LLC
 1000 ASHLAND DRIVE, SUITE 100
 CHARLOTTE, NC 28202
 (704) 375-1234

ARCHITECT
 WALTER + MOORE
 1000 ASHLAND DRIVE, SUITE 100
 CHARLOTTE, NC 28202
 (704) 375-1234

ENGINEER
 THOMPSON COMPANY INC.
 1000 ASHLAND DRIVE, SUITE 100
 CHARLOTTE, NC 28202
 (704) 375-1234

PLANNING
 KIMMELBERG AND ASSOCIATES, INC.
 1000 ASHLAND DRIVE, SUITE 100
 CHARLOTTE, NC 28202
 (704) 375-1234



morris
 architects

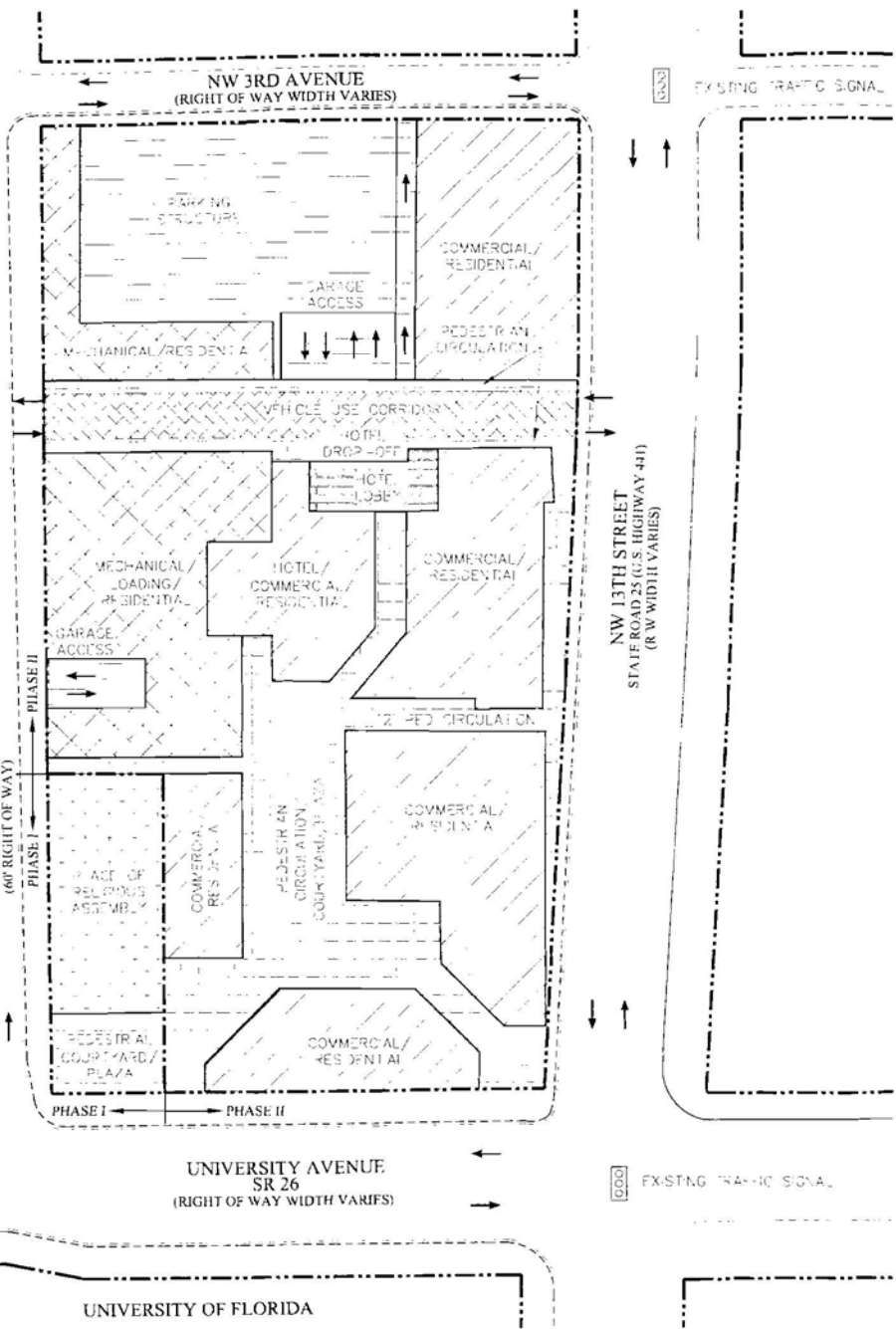
NOT FOR CONSTRUCTION

UNIVERSITY CORNERS

ELEVATIONS

A2.01

FOR
UNIVERSITY CORNERS
 A TRACT OF LAND LYING IN
 SECTION 6, TOWNSHIP 10 SOUTH, RANGE 20 EAST
 ALACHUA COUNTY, FLORIDA



PROPOSED LAND USE DATA

Development	ITE Landuse Code	Quantity	Units
Commercial (ITE Specialty Retail)	814	115,000	SQ FT
Place of Religious Assembly (ITE Church)	560	30,000	SQ FT
Residential (ITE Residential Condominium)	200	247	Units
Hotel/Gondo (ITE All Suites Hotel)	311	243	Units
Residential Maximum	400	00	DU
Residential Density Maximum	112	00	DU/AC
Parking Structure	---	350,000	SQ FT
Mechanical/Loading	---	20,000	SQ FT
Plaza and Open Space	---	50,000	SQ FT

NOTES:
 1. THE GROSS FLOOR AREA OF USES MAY INCREASE OR DECREASE AS PART OF THE DEVELOPMENT PLAN PREPARED AND/OR SHOWN BETWEEN USES BY UP TO 10% AS LONG AS THE MAXIMUM SQUARE FOOTAGE OF COMMERCIAL/RESIDENTIAL/RECREATION AS STATED IN THE PLAN REPORT IS NOT EXCEEDED. THE NUMBER OF RESIDENTIAL UNITS OR CONDO/ HOTEL UNITS MAY BE ADJUSTED OR DECREASED AS LONG AS THE MAXIMUM NUMBER OF UNITS (AS STATED) IS NOT EXCEEDED.
 2. MAJOR SHIFTS IN BUILDING LOCATION UP TO 5 FEET MAY BE AUTHORIZED BY CITY STAFF, PROVIDED THE PLAN REVIEW AS LONG AS THE FIRST FLOOR BUILDING SETBACKS ARE NOT INCREASED BY MORE THAN 10 FEET FROM THE EXISTING PLAN MARKS.

SITE DATA

OWNER: UNIVERSITY CORNERS, LLC
 ADDRESS: 170 NW 12TH STREET
 GAINESVILLE, FL 32601
 PHONE NUMBER: (352) 387-1355
 TOTAL AREA FOR TAX PARCELS: 14,927-000-000, 14,935-000-000, 14,934-000-000, 14,933-000-000, 14,932-000-000, 14,931-000-000, 14,930-000-000, 14,929-000-000, 14,928-000-000, 14,927-000-000
 TOTAL PROJECT SITE AREA: 4.429 ACRES
 MAXIMUM PERMISSIBLE AREA: 4.127 ACRES (93%)
 MAXIMUM BUILDING AREA: 3.3 ACRES (75%)
 MINIMUM OPEN SPACE: 1,028 ACRES (23%)
 BUILDING SETBACK: 5 FT
 BUILDING HEIGHT: 4-STORIES MAXIMUM TO 130 FEET
 GARAGE FLOOR FINISHES: 40'-11" TO 50'-0" CLANDRIL
 USE: ZONE A

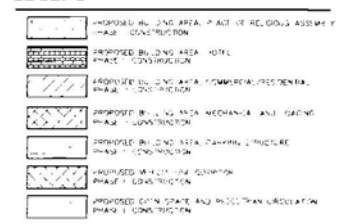
SIDEWALK WIDTH REQUIREMENTS

NW 13TH STREET: 12'
 UNIVERSITY AVENUE: 12'
 NW 2ND AVENUE: 12'
 NW 10TH AVENUE: 12'
 NW 14TH STREET: 12'
 ALL SIDEWALKS SHALL BE 2 FEET WIDER THAN THE REQUIRED SIDEWALK WIDTH AS LONG AS AT LEAST 5 FEET OF UNIMPROVED WIDTH IS PLANNED.

CONSTRUCTION SCHEDULE

PHASE I
 BEGIN CONSTRUCTION: MARCH 2007
 COMPLETE CONSTRUCTION: JUNE 2008
 PHASE II
 BEGIN CONSTRUCTION: MAY 2007
 COMPLETE CONSTRUCTION: AUG 2008

LEGEND



PROPOSED TRIP GENERATION DATA

Development	ITE Landuse Code	Quantity	Units	Daily Trip Generation			AM Peak Hour of the Adjacent Street Traffic			PM Peak Hour of the Adjacent Street Traffic					
				Average Rate	Total Trips	In	Out	Average Rate	Total Trips	In	Out	Average Rate	Total Trips	In	Out
Commercial (ITE Specialty Retail)	814	115,000	1000 sq ft	44.32	1,257	154	215	44.32	1,257	154	215	44.32	1,257	154	215
Place of Religious Assembly (ITE Church)	560	30,000	1000 sq ft	0.11	273	131	137	0.11	273	131	137	0.11	273	131	137
Residential (ITE Residential Condominium)	200	247	1000 sq ft	1.38	123	4	24	1.38	123	4	24	1.38	123	4	24
Hotel/Gondo (ITE All Suites Hotel)	311	243	1000 sq ft	0.32	151	76	78	0.32	151	76	78	0.32	151	76	78
SUBTOTAL				46.03	1,704	265	334	46.03	1,704	265	334	46.03	1,704	265	334
40% For Nonvehicular Trips (Based on Oakbrook Walk, Multinational Study)				CREDIT	-108	-108	-108	CREDIT	-108	-108	-108	CREDIT	-108	-108	-108
30% For Airline Gate Use (Based on the study done with Miami Metro - City of Gainesville)				CREDIT	-15	-15	-15	CREDIT	-15	-15	-15	CREDIT	-15	-15	-15
Religious Assembly (ITE Specialty Retail Center)	514	25,000	1000 sq ft	44.32	1,251	148	198	44.32	1,251	148	198	44.32	1,251	148	198
Church (ITE Church)	560	30,000	1000 sq ft	0.11	273	131	137	0.11	273	131	137	0.11	273	131	137
Residential (ITE Single Family Detached - Medium)	215	1,387	1000 sq ft	0.32	128	9	19	0.32	128	9	19	0.32	128	9	19
Residential (ITE Apartment)	200	247	1000 sq ft	0.32	123	7	15	0.32	123	7	15	0.32	123	7	15
SUBTOTAL				121.07	1,573	274	359	121.07	1,573	274	359	121.07	1,573	274	359
20% of Existing Site Trips Credit (Based on the study done with Miami Metro - City of Gainesville)				CREDIT	-27	-27	-27	CREDIT	-27	-27	-27	CREDIT	-27	-27	-27
40% For Nonvehicular Trips (Based on Oakbrook Walk, Multinational Study)				CREDIT	-65	-65	-65	CREDIT	-65	-65	-65	CREDIT	-65	-65	-65
Total Existing Site Trips Credit				CREDIT	-92	-92	-92	CREDIT	-92	-92	-92	CREDIT	-92	-92	-92
Net Trip Generation				TOTAL	1,481	1,482	1,482	TOTAL	1,481	1,482	1,482	TOTAL	1,481	1,482	1,482

UNIVERSITY OF FLORIDA

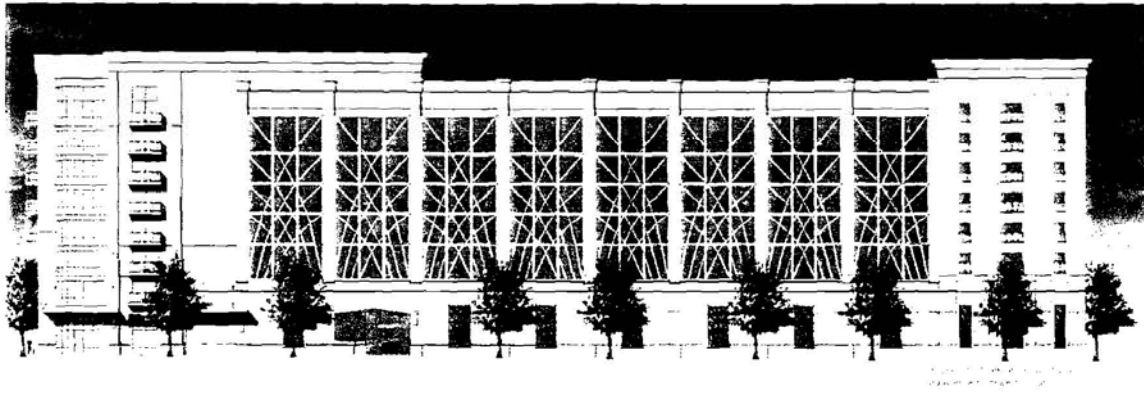


13th Street Elevation

12 | 04 | 06

0 40 80 FT





Northwest 3rd Avenue Elevation

12 | 04 | 06

