

## **2.4 Future Land Use Element Data and Analysis 2010-2020 Campus Master Plan Update**

### **Land Use Designation Summary**

There are currently 1,415 acres of land comprising the University of Central Florida's main campus. A significant portion of these lands are undeveloped, or set aside as conservation lands, while academic and support programmed spaces are growing into a larger proportion of the total amount of land. The current breakdown of the 1,415 total campus acreage is as follows: (based on analysis of January 2009 aerial photograph and the most recent available surveys.):

- 1,018.8 acres in conservation, open space and recreation, and future impervious area
- 382 acres available for future development
- 396 acres currently developed
- 81.3 acres designated for the Arboretum

The allowable land uses for on-campus development are illustrated in Figure 4-1, entitled *Future Land Use Map 2010-2020*. This figure identifies the following land use categories associated with future development sites that will accommodate proposed construction projects identified in the Capital Improvements Element of the Master Plan:

- Academic/Research Land Use
- Residential Land Use
- Utility Land Use
- Conservation Land Use
- Conservation Land Use under St. Johns River Water Management District Conservation Easement
- Recreation and Open Space Land Use
- Ponds and Lakes
- Parking Land Use
- Support Land Use
- Mixed Use

Existing and planned buildings and infrastructure are reflected in Figure 4-1 of the Future Land Use Element. It should be noted that the parcels proposed for development will be flexible, since the University performs a cost/benefit analysis for each set of site alternatives prior to constructing a building. Stormwater, utilities, relative location to other buildings and other criteria are considered to ensure the proposed site is most appropriate for the particular building. A description of proposed future projects is presented in the Capital Improvements Element of the Master Plan.

University policy calls for the preservation of areas of environmental significance and the prudent use of undeveloped land in the future. In order to use efficiently the University's land resources, while allowing for the continuation of natural systems, future development will be relatively dense in character as project budgets permit, and tie into the existing infrastructure on campus. Efforts should be made to minimize the impacts of development on the Arboretum.

Furthermore, the University will approve new development only within the limits of all required permits from the St. Johns River Water Management District and other agencies, as applicable.