

Strategy LU-IS 1.1.3- Mixed Use Corridor (MUC)

The MUC within the Island Neighborhood comprises approximately 179 acres (130 acres excluding the Areas of Unique Consideration) generally including Business 41 and Airport Avenue (see mixed use descriptions in the Future Land Use Element). The following shall apply for the MUC designation within the Island Neighborhood. For the calculations below and based on the previously adopted level of entitlements, the areas of unique consideration within the MUC (see Strategy LU-IS1.1.6) are not included in the total square feet and residential units. As a result, the acreage to be utilized for determining buildout potential is 130 acres:

- A. The minimum residential density is 5.1 dwelling units (DUs) per gross acre; the maximum residential density is 13.0 dwelling units (DUs) per gross acre. The range of dwelling units permitted in the MUC is:

	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing and Entitled as of 11/1/22	Remaining as of 11/1/22
MUC	130	13	30%	70% 80%	506	1,181 1,352	1,148	33 204

- B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.50 (designation-wide); 1.0 (for individual sites). The range of square footage permitted in the MUC is:

	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing and Entitled as of 11/1/22	Remaining as of 11/1/22
MUC	130	0.5	30% 20%	70%	847,973 566,280	1,978,603	1,469,375	509,228

- C. Development and redevelopment may incorporate either a horizontal or vertical mix of uses, typically locating higher activity uses such as retail, restaurant, or similar on the ground floor, and lower intensity uses such as professional office, residential, or similar above the ground floor.
- D. To encourage redevelopment of properties located east of Avenida Del Circo, south and west of Ringling Drive and north of Base Avenue, a conversion from non-residential land uses to residential use may be made on an equivalent dwelling unit basis of one (1) additional dwelling unit per 2,000 square feet non-residential square feet.