

**Exhibit D: POMEROY EAST SIDE LAND USE MAP MATRIX**

| <b>A.<br/>LAND USE ITEM</b>   | <b>B.<br/>PLANNING<br/>AREA MAP<br/>NUMBER</b> | <b>C.<br/>MAP AREA<br/>CODE</b> | <b>D.<br/>GROSS LAND<br/>AREA IN ACRES</b> | <b>E.<br/>LAND USE<br/>FORMULA</b> | <b>F.<br/>MAXIMUM<br/>POTENTIAL<br/>DENSITY BY<br/>CODE (DUs)</b> | <b>G.<br/>ACTUAL<br/>PROPOSED<br/>MAXIMUM<br/>DENSITY<br/>(DUs)</b> | <b>H.<br/>PHASING, DETAILS, AND<br/>COMMENTS</b>   |
|---|--|---------------------------------|--|------------------------------------|---|---|--|
| <b>1. Flood Plain Areas</b>   | PA-9   | FLOODPL                         | 1.2  | N/A                                | N/A   | N/A   |  |
| <b>2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries.</b> | N/A  | N/A                             | N/A  | N/A                                | N/A   | N/A   |  |
| <b>3. Development Areas</b><br><br>Subzone: MU-R  | PA-6   | MIXED-USE                       | 6.0  | N/A                                | N/A   | N/A   |  |
|   | PA-7   | SFA-TH                          | 12.5                                       | 10.5 DU/AC                         | N/A   | 128 DUs   |  |
|   | PA-8   | OPEN SPACE                      | 4.9  | N/A                                | N/A   | N/A   |  |
|   | PA-10  | OPEN SPACE                      | 1.0  | N/A                                | N/A   | N/A   |  |
|   | PA-11  | OPEN SPACE                      | 1.6  | N/A                                | N/A   | N/A   |  |
| <b>4. Total Map Acreage</b><br>(Total Figures Above)  |  |                                 | 27.2                                       |                                    |   |   |  |
| <b>5. Less 1/2 of Perimeter Streets Not Owned by Applicant</b>  |  |                                 | 0.0  |                                    |   |   |  |
| <b>6. Applicant's Acreage Listed in Application</b> (Line 4 minus Line 5)                               |  |                                 | 27.2                                       |                                    |   |   |  |
| <b>7. Total Flood Plain Acreage</b>   |  |                                 | 1.2  |                                    |   |   |  |
| <b>8. Total Adjusted Gross FDP Acreage</b><br>(Line 4 minus line 7)                                     |  |                                 | 26.0                                       |                                    |   |   |  |
| <b>9. Total SFD planning areas</b>  |  |                                 | N/A  | 2.65 persons per unit              | N/A   | N/A   | ESTIMATED 0 RESIDENTS                              |
| <b>10. Total SFA planning areas</b>   |  |                                 | 12.5                                       | 2.65 persons per unit              | N/A   | 128 DUs   | SFA AREA IS 12.5 ACRES. 339.2 ESTIMATED RESIDENTS. |
| <b>11. Total MF planning areas</b>  |  |                                 | N/A  | 2.5 persons per unit               | N/A   | N/A   | ESTIMATED 0 RESIDENTS                              |
| <b>12. TOTAL RESIDENTIAL</b>  |  |                                 | 12.5                                       |                                    | N/A   | 128 DUs   | 339.2 ESTIMATED RESIDENTS                          |
| <b>13. Check for average residential density in each subzone</b>  |  |                                 |  |                                    | N/A   | N/A   |  |
| <b>14. Check for maximum allowable number of multifamily units in each subzone</b>                      |  |                                 | N/A  |                                    | N/A   | N/A   | NO MAXIMUM MULTI-FAMILY DUs IN MU-R ZONING         |
| <b>15. Total retail planning areas</b>  |  |                                 | N/A  |                                    |   |   |  |
| <b>16. Total office planning areas</b>  |  |                                 | N/A  |                                    |   |   |  |
| <b>17. Total industrial planning areas</b>  |  |                                 | N/A  |                                    |   |   |  |
| <b>18. Total mixed commercial areas</b>   |  |                                 | 6.0  |                                    |   |   |  |

|   |       |  |  |   |
|---|-------|--|--|---|
| <b>19. TOTAL COMMERCIAL</b>               | 6.0   |  |  |   |
| <b>20. Total neighborhood park land</b>   | N/A   | 3.0 ACRES / 1000<br>RESIDENTS<br>$339.2 / 1000 = .3392$<br>$.3392 \times 3.0 = 1.018 \text{ AC}$ |  | REQUIRED LAND DEDICATION =<br>1.018 ACRES<br>PROVIDED LAND DEDICATION = 0<br>ACRES, PROVIDED WITH CASH-IN-<br>LIEU  |
| <b>21. Total community park land</b>      | N/A   | 1.1 ACRES / 1000<br>RESIDENTS<br>$339.2 / 1000 = .3392$<br>$.3392 \times 1.1 = 0.373 \text{ AC}$ |  | REQUIRED LAND DEDICATION =<br>0.373 ACRES<br>PROVIDED LAND DEDICATION = 0<br>ACRES, PROVIDED WITH CASH-IN-<br>LIEU  |
| <b>22. Total open space land</b>          | 2.646 | 7.8 ACRES / 1000<br>RESIDENTS<br>$339.2 / 1000 = .3392$<br>$.3392 \times 7.8 = 2.646 \text{ AC}$ |  | REQUIRED LAND DEDICATION =<br>2.646 ACRES<br>PROVIDED LAND DEDICATION =<br>9.55 ACRES*<br><br>* The total open space requirement for<br>Pomeroy East and West will be 11.03<br>Acres, utilizing population of 1,414.2<br>persons. 7.65 acres of dedicated open<br>space on the East side and 1.9 acres of<br>open space on the West side have been<br>provided for a total of 9.55 Acres. Cash-<br>in-lieu will be provided for 1.48 acres of<br>remaining open space.<br><br>*4.45 Acres in PA 8 and 0.6 Acres in PA<br>9 are counted toward the open space<br>dedication requirement. |
| <b>23. TOTAL PARK AND OPEN SPACE LAND</b> | 2.646 |  |  |   |