

FORM D: POMEROY WEST SIDE LAND USE MAP MATRIX

A. LAND USE ITEM	B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND AREA IN ACRES	E. LAND USE FORMULA	F. MAXIMUM POTENTIAL DENSITY BY CODE (DUs)	G. ACTUAL PROPOSED MAXIMUM DENSITY (DUs)	H. PHASING, DETAILS, AND COMMENTS
1. Flood Plain Areas	PA-3	FLOODPL	1.5	FLOOD PLAIN	N/A	N/A	PA-3
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3. Development Areas Subzone: E-470 RAC	PA-1a	OPEN SPACE	1.0	1.1 ACRES PER 1,000	N/A	N/A	
	PA-1b	OPEN SPACE	0.3	1.1 ACRES PER 1,000	N/A	N/A	
	PA-2	MF-MED	16.3	NO MAXIMUM DENSITY REQUIRED	Sec. 146-906 2b: Multi-Family in Regional Activity Center Subarea: No minimum or maximum multi-family residential density limits shall apply. Large multi-family buildings developed at a density of 30 dwelling units per acre or greater shall provide one parking space for each dwelling unit in parking garage structures.	275 DUs	NO MAXIMUM MULTI-FAMILY DUs IN RAC ZONING
	PA-4	OPEN SPACE	0.9	1.1 ACRES PER 1,000	N/A	N/A	
	PA-5a	MIXED- USE COMMERCIAL	7.0	N/A	N/A	N/A	
	PA-5b	COMMERCIAL	5.6	N/A	N/A	N/A	
4. Total Map Acreage (Total Figures Above)			32.6				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			0.0				
6. Applicant's Acreage Listed in Application (Line 4 minus Line 5)			32.6				
7. Total Flood Plain Acreage			1.5				

8. Total Adjusted Gross FDP Acreage (Line 4 minus line 7)		31.1				
9. Total SFD planning areas	N/A	2.65 persons per unit	N/A	N/A		
10. Total SFA planning areas	N/A	2.65 persons per unit	N/A	N/A		
11. Total MF planning areas	16.3	2.5 persons per unit	NO MAXIMUM DENSITY REQUIRED	275 DU's	687.5 ESTIMATED RESIDENTS	
12. TOTAL RESIDENTIAL	16.3		NO MAXIMUM DENSITY REQUIRED	275 DU's		
13. Check for average residential density in each subzone	NO MAXIMUM DENSITY REQUIRED		N/A	N/A	NO MAXIMUM MULTI-FAMILY DU's IN RAC ZONING	
14. Small Lot Total	N/A	N/A				
15. Check for maximum allowable number of multifamily units in each subzone	NO MAXIMUM DENSITY REQUIRED					
16. Total retail planning areas	N/A					
17. Total office planning areas	N/A					
18. Total industrial planning areas	N/A					
19. Total mixed commercial areas	12.6					
20. TOTAL COMMERCIAL	12.6					
21. Total neighborhood park land	N/A	3.0 ACRES / 1000 RESIDENTS 687.5 / 1000 = .6875 .6875 x 3.0 = 2.06 AC			REQUIRED LAND DEDICATION = 2.06 ACRES PROVIDED LAND DEDICATION = 0 ACRES, PROVIDED WITH CASH-IN-LIEU	
22. Total community park land	N/A	1.1 ACRES / 1000 RESIDENTS 687.5 / 1000 = .6875 .6875 x 1.1 = 0.76 AC			REQUIRED LAND DEDICATION = 0.76 ACRES PROVIDED LAND DEDICATION = 0 ACRES, PROVIDED WITH CASH-IN-LIEU	
23. Total open space land	2.2	7.8 ACRES / 1000 RESIDENTS 687.5 / 1000 = .6875 .6875 x 7.8 = 5.36 AC			REQUIRED LAND DEDICATION = 5.36 ACRES PROVIDED LAND DEDICATION = 2.2 ACRES* *It appears that total open space requirement for Pomeroy East and West will be 8.25 acres, utilizing population of 1,058 persons. Total provided open space East and West is 8.80 acres. Pros is aware the land use layout on Pomeroy East will change in the future and the FDP be amended accordingly. Park and open space land dedication will be amended at that time.	
24. TOTAL PARK AND OPEN SPACE LAND	2.2					