

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 (DU/s) | G. ACTUAL PROPOSED MAXIMUM DENSITY (DU/s) | 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 DU/s | NO MAXIMUM MULTI-FAMILY DU/s 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 | | | | |

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|--|--|--|-----------------------------|--|-----------------------------|---------------------|---|
| 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 $687.5 / 1000 = .6875$ $.6875 \times 3.0 = 2.06$ 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 $687.5 / 1000 = .6875$ $.6875 \times 1.1 = 0.76$ 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 $687.5 / 1000 = .6875$ $.6875 \times 7.8 = 5.36$ 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 | | | | |