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City of
Gainesville

Inter-Office Communication

Planning and Development Services
Phone 334-5022, FAX 334-2648, Station 11

Item No. 2

Date: December 7, 2009

TO: City Plan Board

FROM: Planning Department Staff

SUBJECT: Petition PZ-09-145LUC, City of Gainesville. Southwest Annexation Land Use Changes. Amend the City of Gainesville 2000-2010 Future Land Use Map for annexed areas from multiple Alachua County land use designations (Low Density Residential (1-4 DU/acre); Medium Density Residential (4-8 DU/acre); Medium High Density Residential (8-14 DU/acre); High Density Residential (14-24 DU/acre); Recreation; Commercial; Tourist/Entertainment; Institutional; and Industrial/Manufacturing) to multiple City of Gainesville land use designations (Residential Low-Density (up to 12 units per acre); Residential Medium-Density (8-30 units per acre); Residential High-Density (8-100 units per acre); Mixed-Use Medium-Intensity (12-30 units per acre); Urban Mixed-Use 1 (UMU-1: up to 75 units per acre); Commercial; Conservation; Public Facilities; and Business Industrial). Located in the vicinity of Southwest 20th Avenue and Southwest Archer Road, east of Interstate 75 and west of SW 34th Street; and consisting of approximately 690 acres. Related to PB-09-146 ZON.

Recommendation

Planning Department staff recommends approval of Petition PZ-09-145LUC.

Explanation

This petition is a large-scale land use amendment to change Future Land Use categories from Alachua County to City of Gainesville designations in a large area of southwest Gainesville. Maps of existing and proposed land uses may be found in Exhibits B and C.

The subject area represents lands annexed by the City in ten separate annexations between 2005 and 2008, as summarized below:

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Annexation Nickname	Ordinance		Ordinance Date	Acres
Southwest 20th Avenue	080137	0-08-45	11/4/2008	540.60
Butler Plaza*	070722	0-07-122	4/28/2008	49.82
Schroeder	060730	0-06-129	2/12/2007	0.60
Lowe 2 and Boykin/Warren	060148	0-06-64	8/14/2006	7.16
Dautel	060097	0-06-41	7/24/2006	5.65
Beville II	051124	0-06-42	5/8/2006	61.41
Alamar Gardens (partial)	060080	0-06-61	4/24/2006	0.18
CCGH	050881	0-06-21	2/27/2006	3.38
Beville I	050699	0-05-99	12/12/2005	67.71
King	050662	0-06-02	12/12/2005	1.02
Total				737.54

** Please note that this acreage total excludes the Butler Plaza Planned Development, which is being proposed in a different petition*

See map of annexation areas in Exhibit D, attached.

The character of this area spans a wide range, including environmentally sensitive wetlands around Hogtown Creek; undeveloped land adjacent to the University of Florida; medium- to high-density residential areas, including many apartment and condominium complexes along SW 20th Avenue and SW 24th Avenue that predominantly house university students; a large park that includes soccer fields and a dog park; hotels, commercial, and light industrial areas along the interstate; and portions of the commercial corridors along SW 34th Street and Archer Road.

Other Plans in the Subject Area

The area referred to as the 'Butler Plaza annexation' is included in this petition, including lands adjacent to the interstate and along SW 43rd Street, the Target store, and several other commercial properties along Archer Road. However, the area under consideration as the Butler Plaza Planned Development is excluded. The conceptual plans submitted as part of the Planned Development were used in the development of this land use proposal, as described below.

The northern portion of the subject area coincides with the MTPO-designated Urban Village, a plan that concentrates future population growth into the SW 20th Avenue area. The MTPO adopted a future land use plan for the Urban Village in April 2008, which has been taken into consideration in the development of this land use proposal. However, this proposal does not represent a full implementation of the MTPO future land use scenario

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for several reasons: first, the MTPO scenario was developed prior to the initiation of the Butler Plaza Planned Development, so the City's proposed land uses were crafted to reflect this additional influence. This influence is particularly seen in the concentration of density around SW 38th Terrace. This road is projected to eventually be extended south of the roundabout on SW 24th Avenue through Butler Plaza to the future extension of 62nd Boulevard, making it a key connection for Urban Village-area residents from 20th Avenue to Archer Road.

Second, the MTPO scenario proposes densities that would accommodate future population growth for the County as a whole. City staff's recommendation balances the needs for increased density in this area with the need for development in other parts of Gainesville, including downtown, east Gainesville, and neighborhoods to the north, south, and east of campus. Staff feels that existing land use and zoning categories are sufficient to meet the City's goals for this area without the need for additional comprehensive plan amendments to raise maximum densities.

The Urban Village Plan as approved by the MTPO on April 10, 2008 also included additional recommendations for minimum densities around 40 units per acre; a request for staff to work with the MTPO staff to identify a local grid network for corridor preservation and testing in the next Long Range Transportation Plan update; and to specify appropriate transit level of service and dedicated transit facilities.

The current land use proposal does not establish a minimum density of 40 units per acre for three reasons:

- It would require the establishment of new land use and zoning categories that are not needed and would make the code more cumbersome;
- Establishing minimum density of 40 units per care would make existing development non-conforming, which creates financing problems for property owners; and,
- Staff feels that it is a better policy approach to address this issue in the land development regulations by looking first at vacant parcels.

Stall will review whether to develop a Special Area Plan or update existing land development regulations to address the urban form for this area, including a grid street network, street design, setbacks/build-to lines, and other elements of the built environment.

For additional documents regarding the Urban Village see Exhibit F, attached.

Land Uses and Compatibility

This area currently has various Alachua County land use designations, including several institutional uses (including a cemetery, stormwater facilities, and an assisted living facility); Industrial and Tourist-Entertainment lands to the west; and Commercial land uses along 34th Street and Archer Road.

The subject area also contains a range of residential land uses as follows:

Low Density: One to Four dwelling units per acre – 171.1 acres

Medium Density: Greater than Four to less than or equal to Eight dwelling units per acre – 10.3 acres

Medium-High Density: Greater than Eight to less than or equal to 14 dwelling units per acre – 75.04 acres

High Density: Greater than 14 to less than or equal to 24 dwelling units per acre – 229.6 acres

The proposed land use designations, as seen in Exhibit C, were selected to reflect the goals of the Urban Village concept as well as to be compatible with the existing and proposed development. The proposed designations are as follows:

Urban Mixed Use 1. Urban Mixed Use 1 and its implementing zoning, UMU-1, encourage redevelopment of existing areas with a robust mix of residential, retail, and office/research uses. Pedestrian connectivity is key to the developments in UMU1.

This high-intensity land use is proposed along two corridors. The SW 34th Street corridor from 19th Avenue to Windmeadows Road includes Campus USA Credit Union, the 34th Street Plaza (Sweetbay-anchored strip center), Piccadilly apartments, and several older commercial properties. Most of the property on the east side of 34th Street is University-owned and is unlikely to develop to a similar density; despite this incompatibility, this portion of the 34th Street corridor is still key to serving passing traffic and the high-density areas to the west.

The second corridor is the newly-constructed SW 38th Terrace, a quarter-mile-long link from SW 20th Avenue south to the roundabout on 24th Avenue. While there is currently no development directly fronting this road, the proposed Butler Plaza Planned Development extends 38th Terrace south into the future commercial development, and staff anticipates that this will become an important connector from the 20th Avenue area to Butler Plaza, 62nd Boulevard, and Archer Road.

Residential High Density. Along SW 20th Avenue, SW 24th Avenue, SW 43rd Street, and Windmeadows Boulevard, Residential High Density was selected as the predominant land use. This land use category was selected for several key reasons: first, it allows some of the highest densities allowed in the Comprehensive Plan. Second, of the high-density residential areas that allow a mix of uses, this one is focused on residential development complemented by convenience retail and office uses, which staff deemed to be most appropriate.

Medium Density Residential. Between Residential High Density to the south and Conservation to the north, Medium-Density Residential was selected for a limited area. The Progress Energy powerline easement establishes the northern boundary of this proposed land use.

Due to soil types and flood potential, much of this area is unsuitable for development. However, Medium Density Residential is proposed as a transition between the high density and conservation areas, which will preserve more density for future development.

Conservation. The subject area is crossed by Hogtown Creek and a large area of wetlands, much of which is within the ten-year flood channel. Staff recommends that these areas be designated as Conservation land use, in order to protect the valuable natural resources found there.

Regarding the Medium Density Residential and Conservation areas: every effort was made to follow parcel lines in the assignment of land uses. However, several very large parcels span environmentally constrained areas on their northern end and developable land on their southern end. The proposed land uses are based on analysis of aerial photography, Alachua County Strategic Ecosystems boundaries, and FEMA flood maps, and the collaboration of City environmental staff.

Low Density Residential. In the northeast quadrant of the subject area, one parcel is almost entirely surrounded by lands that were annexed earlier and designated Low Density Residential. Because of its location, the same designation is proposed for this parcel.

Mixed Use Medium. At the intersection of SW20th Avenue and 43rd Street are four small parcels for which Mixed Use Medium is proposed, to reflect the land use already established on the surrounding 'Canopy' property. This area includes several commercial properties and a 0.18-acre City of Gainesville lift station.

Public Facilities. The subject area includes several properties for which Public Facilities land use is proposed: a cemetery; Forest Park, which includes a fire station; and two County-owned stormwater facilities.

Business Industrial. The lands adjacent to the interstate along the southern portion of SW 43rd Street were deemed appropriate for Business Industrial. This land use category is intended for office, business, commercial, and industrial uses, which largely reflects the existing uses found in this area.

Commercial. Several properties along Archer Road, including Target and several other existing businesses, are proposed for Commercial land use. This land use is intended for highway-oriented commercial uses.

In summary, the proposed land use categories and their implementing zoning districts (as discussed in the related petition PB-09-146 ZON) will result in the following potential maximum densities and potential units:

Land Use/ Implementing Zoning	Acres	Minimum Density	Maximum Density	Minimum Units	Maximum Units
MUM/ MU-2	1.95	12	30	23	59
RH/ RH-2	253.71	8	100	2,030	25,371

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RL/ RMF-5	1.02	0	12	0	12
RM RMF-8	35.78	8	30	286	1,073
UMU1/ UMU-1	74.36	0	75	0	5,577
TOTAL				2,339	32,092

In addition, the City will coordinate with County staff to accommodate additional density by designating the area as a receiving zone for Transfer of Development Rights.

Environmental Impacts and Constraints

Natural features of the northern portion of the subject property include Hogtown Creek, wetlands, and the ten-year flood channel. This area is heavily forested and includes several types of hydric soils.

County Regulations

Alachua County designates certain sensitive areas as Strategic Ecosystems, based on a variety of ecological characteristics including watershed quality, native plant and animal habitats, and presence of endangered species. They are mapped as broadly-defined areas in a future land use map overlay, and require ground truthing to determine their specific boundaries. Once these boundaries are set, the County requires set-asides for conservation of the environmental features of the land. When these lands are annexed into the City, the Strategic Ecosystem designation no longer applies; however, staff has included consideration of the County's designation in its proposed land use delineation due to the environmental sensitivity of a substantial portion of the subject property.

Approximately 150 acres of the subject area falls within the County's Hogtown Prairie Strategic Ecosystem. The southern boundary of the Strategic Ecosystem is at the powerline easement; however, the wetland area and hydric soils extend south of this line, into the area that is proposed for medium-density residential as described above.

City Regulations

Due to its environmental features, the subject property is constrained for development by the following City requirements:

- Land Development Code Sec. 30-302(b) prohibits development within 35 feet of the break in slope at the top of the bank of any regulated creek. Beyond this 35-foot buffer, any development within 150 feet of the break in slope must meet additional standards, as set forth in 30-302(e).

- Land Development Code Sec. 30-302(b) further establishes a minimum buffer distance of 35 feet and an average buffer distance of 50 feet between any developed area and the landward extent of any wetland or surface water (other than a regulated lake which requires a minimum distance of 75 feet, or a regulated creek as discussed above).
- Land Development Code sec. 30-286(a) states that "it shall be unlawful... to erect, remodel alter any permanent structure or other development or to dredge or fill in any flood channel... [n]o permanent structures or fills shall be allowed..."

Applicable Comprehensive Plan policies may be found below. The creek, wetlands, and flood channel are represented in the map in Exhibit E, attached.

Transportation

The subject area falls into the newly-created Zone M of the Transportation Concurrency Exception Map. This zone was created to reflect the unique pedestrian-, bicycle-, and transit-oriented character of the Urban Village area.

The City of Gainesville was designated a Dense Urban Land Area (DULA) effective July 1, 2009. As a result, the following provision of SB360 applies:

A local government's comprehensive plan and plan amendments for land uses within all transportation concurrency exception areas that are designated and maintained in accordance with s. 163.3180(5) shall be deemed to meet the requirement to achieve and maintain level-of-service standards for transportation.

Therefore, the land use proposal meets transportation concurrency.

Urban Infill

Most of the proposed land use change is an area that contains existing student-oriented apartment and condominium complexes. It is adjacent to major commercial centers and has frequent transit service to the University campus, making it a key location for higher-density development. The multi-family character of this "village" is also intended to serve housing needs for Gainesville's non-student population. Likewise, the commercial and industrial areas are already largely developed and are located with convenient access to the interstate and Archer Road.

This land use change encourages infill and redevelopment of the residential areas by substantially raising the maximum allowable densities with flexible mixed-use zoning categories.

Affordable Housing

It is assumed that the higher densities provided and the multi-family residential character of this area will have a overall positive impact on the supply of affordable housing in Gainesville.

Applicable Goals, Objectives and Policies of the Comprehensive Plan

Future Land Use Element

Goal 2

Redevelop areas within the city, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

Objective 2.1

Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Policy 2.1.1

The City shall continue to develop recommendations for areas designated as redevelopment areas, neighborhood centers and residential neighborhoods in need of neighborhood enhancement and stabilization.

Policy 4.1.1

Land Use Categories on the Future Land Use Map shall be defined as follows:

Residential Low-Density (up to 12 units per acre)

This land use category shall allow dwellings at densities up to 12 units per acre. The Residential Low-Density land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development, particularly the conservation of existing traditional low-density neighborhoods, single family attached and zero-lot line development, and small-scale multi-family development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

Residential Medium-Density (8-30 units per acre)

This land use classification shall allow single-family and multi-family development at densities from 8 to 30 dwelling units per acre. Lots that existed on November 13,

1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential Medium-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family, and medium-intensity multi-family development. Land development regulations shall determine gradations of density and specific uses. Land development regulations shall specify criteria for the siting of appropriate medium-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

Residential High-Density (8-100 units per acre)

This category shall allow single-family and multi-family development at densities from 8 to 100 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. This category shall also allow traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. The land shown as Residential High-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for high-intensity multi-family development, traditional neighborhood development, and secondary retail and office uses scaled to serve the immediate neighborhood. The intensity of secondary retail and office use cannot exceed 25 percent of the residential floor area. Land development regulations shall determine gradations of density, specific uses, percentage of floor area and maximum floor area appropriate for secondary uses. Land development regulations shall specify the criteria for the siting of high-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

Mixed-Use Medium-Intensity (12-30 units per acre)

This category allows a mixture of residential, office, business and light industrial uses concentrated in mapped areas. This category shall also allow traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Public and private schools, institutions of higher learning, places of religious assembly and community facilities shall be appropriate in this category. Such development shall function as neighborhood center serving multiple neighborhoods. It is not expected that these areas shall be expanded significantly during this planning period. Land development regulations shall ensure a compact, pedestrian environment for these areas; provide guidelines for the compatibility of permitted uses; and ensure that such areas do not

serve overlapping market areas of other designated medium-intensity neighborhood centers. Residential development from 12 to 30 units per acre shall be permitted. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by special use permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and community facilities. Buildings in this land use category shall face the street and have modest (or no) front setbacks.

Urban Mixed-Use 1 (UMU-1: up to 75 units per acre)

This category allows a mixture of residential, retail and office/research uses. The Urban Mixed Use districts are distinguished from other mixed-use districts in that they are specifically established to support biotechnology research in close proximity to the University of Florida. An essential component of the district is orientation of structures to the street and pedestrian character of the area. Retail and office uses located within this district shall be scaled to fit into the character of the area. Residential density shall be limited to 75 units per acre with provisions to add up to 25 additional units per acre by special use permit. All new development must be a minimum of 2 stories in height. Building height shall be limited to 6 stories. Land development regulations shall set the appropriate densities; the distribution of uses; design criteria; landscaping, pedestrian, and vehicular access.

Commercial

The Commercial land use category identifies those areas most appropriate for large scale highway-oriented commercial uses, and, when designed sensitively, residential uses. Land development regulations shall determine the appropriate scale of uses. This category is not appropriate for neighborhood centers. Intensity will be controlled by adopting height limits of 5 stories or less, requiring buildings to face the street, and modest build-to lines instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by special use permit.

Business Industrial

This land use category is primarily intended to identify those areas near the Gainesville Regional Airport appropriate for office, business, commercial and industrial uses. This district is distinguished from other industrial and commercial districts in that it is designed specifically to allow only uses that are compatible with the airport. Intensity will be controlled by adopting land development regulations that establish height limits consistent with the Airport Hazard Zoning Regulations. When

not located within an airport zone of influence, this category may be used to designate areas for office, business, commercial and industrial uses, with a maximum height of 5 stories, and a maximum floor area ratio of 4.0. Land development regulation(s) shall specify the type and distribution of uses, design criteria, landscaping, pedestrian and vehicular access.

Conservation

This category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.

Public Facilities

This category identifies administrative and operational governmental functions such as government offices, utility facilities and storage facilities. Maximum lot coverage in this district shall not exceed 80 percent.

Policy 4.1.2

Underlying densities and intensities of development within the future land use categories shall be consistent with the policies in the Conservation, Open Space and Groundwater Recharge, and Future Land Use Elements providing standards and criteria established for the protection of environmentally sensitive land and resources.

Policy 4.1.3

The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Overall compatibility of the proposal;
2. Surrounding land uses;
3. Environmental impacts and constraints;
4. Whether the change promotes urban infill; and
5. Whether the best interests, community values, or neighborhood support is achieved.

In no case shall this or any other Policy in the Future Land Use Element indicate a presumption that the City shall support a change of designation of land use for any parcel.

Objective 4.4

Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.

Policy 4.4.1

Land use amendments shall be prepared for all annexed properties within one year of annexation.

Policy 4.4.2

Alachua County LOS standards shall apply until newly annexed lands are given land use designations in this Plan.

Conservation Element

Policy 1.1.1

At a minimum the following standards and guidelines shall be used to protect environmentally sensitive resources identified in the Environmentally Significant Land and Resources map series within the Future Land use Map Series. The City shall develop and adopt land development regulations that establish criteria for expansion of the minimum standards addressed below.

- a. Creeks: Between 35 and 150 feet from the break in slope at the top of the bank, there is a rebuttable presumption that development is detrimental to the regulated creek. Development must conform to applicable provisions of the land development regulations which prohibit development within a minimum of 35 feet of the break in slope at the top of the bank of any regulated creek.
- b. Wetlands: Development containing wetlands must avoid loss of function or degradation of wetland habitat and/or wetland hydrology as the highest priority. Degradation or loss of function that is unavoidable shall be minimized, and the applicant must demonstrate that the project is clearly in the public interest, with final administrative approval by the city commission on appeal. If necessary. The City shall develop and implement land development regulations that at a minimum:
 7. A minimum buffer distance of 35 ft. and an average buffer distance of 50 feet shall be required between the landward extent of any wetland or surface water and the developed area. Larger buffers may be warranted. ...

Policy 2.4.10

The City shall protect floodplains through existing land development regulations that at a minimum:

- a. Prohibit development within the flood channel or floodplain without a City permit;
- b. Prohibit filling in the flood channel by junk, trash, garbage, or offal;
- c. Prohibit permanent structures in the flood channel, except for those necessary for flood control, streets, bridges, sanitary sewer lift stations, and utility lines;
- d. Prohibit the storage of buoyant, flammable, explosive, toxic or otherwise potentially harmful materials in the flood channel;

- e. Prohibit development within the floodplain that would reduce the capacity of the floodplain;
- f. Prohibit development that would cause or create harmful soil erosion, stagnant water, and irreversible harmful impacts on existing flora and fauna;
- g. Limit flood channel uses to agriculture, recreation, lawns, gardens, and parking areas; and
- h. Limit floodplain uses to launching areas for boats and structures at least one foot above the 100-year flood elevation, in addition to those allowed in the flood channel.

Petition Information

Applicant Information City of Gainesville

Request Amend the City of Gainesville 2000-2010 Future Land Use Map for the annexed area from multiple Alachua County designations to multiple City of Gainesville designations

Existing Land Use Multiple County designations

Existing Zoning Multiple County designations

Purpose of Request To complete annexation of the property by changing from County to City land use designation

Location See map in Exhibit A

Existing Uses Residential, commercial, public facility, industrial, vacant

Surrounding Uses

North:	City park
South:	Archer Road
West:	Interstate 75, City Conservation lands
East:	SW 34 th Street, University-owned hotel, office/research, and parking

Surrounding Controls

The site is surrounded by the following land use and zoning designations:

	Future Land Use	Zoning
North	Conservation Recreation	Conservation (CON) Public Facilities (PF) Planned Development (PD) RSF-1
West	Conservation Mixed-use Medium-intensity Interstate 75	Conservation (CON) MU-2
East	Education Public Facility Mixed-use Low-intensity Commercial	Education (ED) Public Services and Operations (PS) MU-1 General Business (BUS)
South	Commercial Mixed-use Low-intensity	General Business (BUS) MU-1 Planned Development (PD)

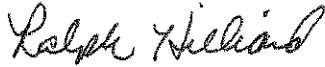
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Conclusion

The proposed land use changes are consistent with the 2000-2010 Gainesville Comprehensive Plan. Staff recommends approval of Petition PB-09-145LUC.

Respectfully Submitted,



Ralph Hilliard
Planning Manager

RH:DM:SBN

Attachments:

Exhibit A	Aerial Map
Exhibit B	Land Use and Zoning Maps
Exhibit C	Proposed Land Use Map
Exhibit D	Annexations Map
Exhibit E	Environmental Features <i>Map</i>
Exhibit F	MTPO Map