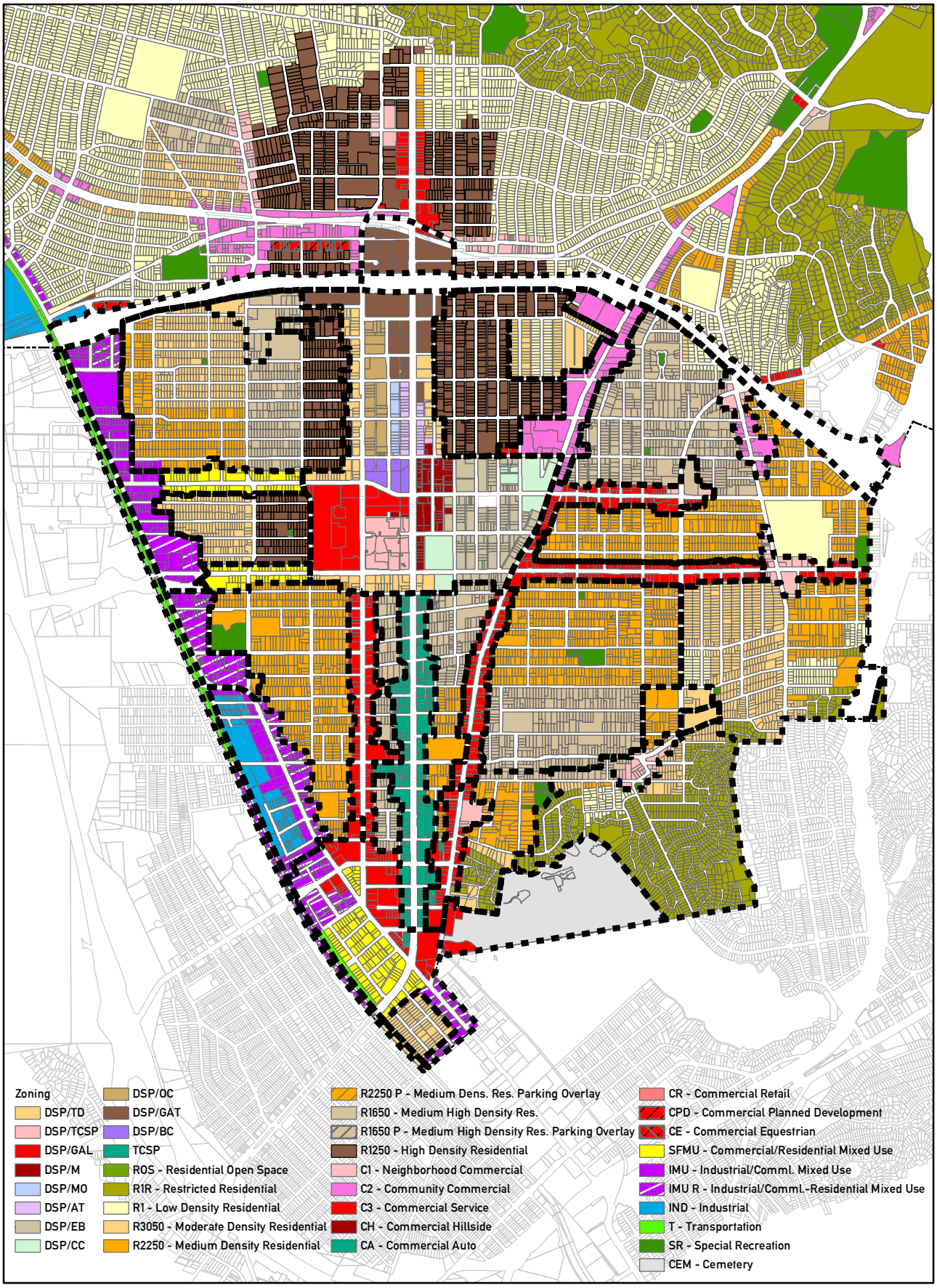Existing Zoning & Proposed Planning Areas