



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT

August 15, 2006

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Corvallis Plan Amendment
DLCD File Number 001-06



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: August 30, 2006

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Marguerite Nabeta, DLCD Regional Representative
Kevin Young, City of Corvallis

<paa> ya/



FORM 2

DLCD NOTICE OF ADOPTION

DEPT OF

AUG 10 2006

This form must be mailed to DLCD within 5 working days after the final decision
per ORS 197.610, OAR Chapter 660 - Division 18

LAND CONSERVATION
AND DEVELOPMENT

(See reverse side for submittal requirements)

Jurisdiction: City of Corvallis Local File No.: C PA 05-00004, et al.
(If no number, use none)

Date of Adoption: 8/7/06 Date Mailed: 8/9/06
(Must be filled in) (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: 1/5/06

- Comprehensive Plan Text Amendment
 - Comprehensive Plan Map Amendment
 - Land Use Regulation Amendment
 - Zoning Map Amendment
 - New Land Use Regulation
 - Other: _____
- (Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

Amend the Comprehensive Plan Map designation for the subject site from General Industrial to Mixed Use Commercial. Also, change the applicable zoning district from Mixed Use ~~Commercial~~ ^{Employment} with Planned Development Overlay to Mixed Use Commercial with Planned Development Overlay.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

same

Plan Map Changed from: General Industrial to Mixed Use Commercial
Zone Map Changed from: PD (Mixed Use Employment) to PD (Mixed Use Commercial)

Location: 870 and 880 NE Circle Blvd. Acres Involved: 1.55 acres

Specify Density: Previous: residential allowed as accessory to industrial New: residential allowed as accessory to commercial

Applicable Statewide Planning Goals: 9, 12

Was an Exception Adopted? Yes: No:

DLCD File No.: 001-06(14918)

Did the Department of Land Conservation and Development receive a notice of Proposed Amendment FORTY FIVE (45) days prior to the first evidentiary hearing. Yes: No:

If no, do the Statewide Planning Goals apply. Yes: No:

If no, did The Emergency Circumstances Require immediate adoption. Yes: No:

Affected State or Federal Agencies, Local Governments or Special Districts: City of Corvallis, ODOT (Hwy 99W), Benton County

Local Contact: Kevin Young Area Code + Phone Number: (541) 766-6908

Address: P.O. Box 1083 City: Corvallis

Zip Code+4: 97337-1083 Email Address: Kevin.young@ci.corvallis.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This form must be mailed to DLCD within 5 working days after the final decision per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the "Notice of Adoption" is sent to DLCD.
6. In addition to sending the "Notice of Adoption" to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to Mara.Ulloa@state.or.us - **ATTENTION: PLAN AMENDMENT SPECIALIST.**



CORVALLIS CITY COUNCIL NOTICE OF DISPOSITION

ORDER 2006 - 111

CASE Industrial Welding Supply (Case # CPA05-00004)

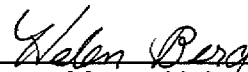
TOPIC Review of an application for a Comprehensive Plan Amendment.

**APPLICANT/
OWNER:** Industrial Welding Supply, Inc.
c/o Kent Quesnel
1995 Commercial St., NE
P.O. Box 20340
Salem, OR 97307

LOCATION: South of Circle Boulevard and east of Highway 99W. The site is east of the Staples office supply store on the south side of Circle Boulevard. The site is identified on Assessor's Map 11-5-25-B as Tax Lot 2000.

DECISION: The Corvallis City Council conducted a review of the above case and held deliberations on July 17, 2006. The City Council reviewed and approved a final order and the attached ordinance on August 7, 2006. The City Council approved a Comprehensive Plan Map Amendment to allow the re-designation of a 1.55 acre site from General Industrial with Research Technology potential to Mixed Use Commercial.

The Council has adopted the attached formal findings and ordinance. The proposal, staff report, hearing minutes, Findings and Conclusions, and Ordinance may be reviewed at the Community Development Department, Planning Division, City Hall, 501 SW Madison Avenue. If you wish to appeal the Council's Comprehensive Plan Amendment decision, an appeal must be filed with the State Land Use Board of Appeals within 21 days from the date of the decision.



Mayor Helen Berg
City of Corvallis

Signed this 7th Day of August, 2006

Attached: Ordinance # 2006-22

ORDINANCE 2006 - 22

AN ORDINANCE relating to a Comprehensive Plan Map Amendment, modifying Ordinance 98-53, as amended.

WHEREAS, the Planning Commission, after holding a duly advertised public hearing on May 17, 2006, has forwarded its recommendation to the City Council concerning a request for a Comprehensive Plan Map Amendment related to the property located South of Circle Boulevard and east of Highway 99W, also identified on the Benton County Assessor's Map 11-5-25-B as Tax Lot 2000; and

WHEREAS, after proper legal notice, a public hearing before the City Council, concerning the proposed Comprehensive Plan Amendment, was held on July 17, 2006, and interested persons and the general public were given an opportunity to be heard; and the City Council held deliberations concerning the proposed change on July 17, 2006, and the recommendations of the Planning Commission and staff were reviewed by Council; and

WHEREAS, the City Council, at the August 7, 2006, City Council meeting, adopted Findings of Fact to support the decision to approve the requested Comprehensive Plan Map Amendment (Exhibit A).

NOW THEREFORE, THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. The findings of fact prepared by staff and contained in Exhibit A (which incorporate the portions of the July 7, 2006, Staff Report to the City Council that demonstrate support for the requested Comprehensive Plan Amendment; as well as the Minutes of the July 17, 2006, City Council meeting), are by reference incorporated herein, and are hereby adopted by the City Council.

Section 2. The City Council finds that the proponents have borne their burden of proof; and therefore, the Comprehensive Plan Map is amended such that on the described site the land use designation would change from GI (General Industrial with Research Technology Potential) to MUC (Mixed Use Commercial), as illustrated in the attached Exhibit B.

PASSED by the Council this 7th Day of August, 2006.

APPROVED by the Mayor this 7th Day of August, 2006.

Effective this 17th Day of, August 2006.

Robert M. Berg
Mayor

ATTEST: [Signature]
City Recorder

Exhibit A - Findings of Fact

**BEFORE THE CITY COUNCIL
OF THE CITY OF CORVALLIS**

In the matter of the City Council decision to **approve**)
the requested **Comprehensive Plan Amendment**)
to redesignate 1.55 acres from General Industrial) CPA05-00004
with Research Technology potential to Mixed Use)
Commercial for the request by Industrial Welding)
Supply.)

PREAMBLE

This matter before the Corvallis City Council is a decision regarding a Comprehensive Plan Map Amendment. The Industrial Welding Supply application is a proposal to change the 1.55-acre site's Comprehensive Plan Map Designation from General Industrial with Research Technology potential to Mixed Use Commercial. The property is located on the south side of Circle Boulevard and east of Highway 99W. The site is east of the Staples office supply store on the south side of Circle Boulevard. A Southern Pacific rail line runs along the eastern boundary of the site. The initial application includes a Zoning District Change and a Major Modification of an Approved Detailed Development Plan. The Planning Commission approved the Zoning District Change and Major Modification to the Detailed Development Plan, contingent upon City Council approval of the Comprehensive Plan Amendment. Those decisions were not appealed, and therefore, are not subject to the following findings. The application is proposed by Kent Quesnel, of Industrial Welding Supply, Inc. The property is referenced as tax lot 2000 on Assessor's Map Number 11-5-25-B.

The Planning Commission held a duly-advertised public hearing on the requests on May 17, 2006, at which time the hearing was opened, public testimony was heard, and the hearing was closed. The Commission voted to approve the requests for a Zoning District Change and a Major Modification of the Approved Detailed Development Plan, contingent upon City Council approval of the Comprehensive Plan Amendment, and recommended that the City Council approve the request for a Comprehensive Plan Map Amendment. The Notice of Disposition was signed on May 18, 2006, as noted on the Corvallis Planning Commission Notice of Disposition (Order# 2006-073).

The City Council held a duly-advertised de novo public hearing on the application on July 17, 2006, on which date the hearing on the Comprehensive Plan Amendment was opened and closed. After consideration of all the testimony and evidence, the City Council voted

to approve the application for the Comprehensive Plan Map Amendment.

APPLICABLE CRITERIA

The Council notes that all applicable legal criteria governing review of this application are identified in the City's Staff Report to the Planning Commission dated May 5, 2006, the Minutes of the Planning Commission hearing dated May 17, 2006, the City staff memo to the City Council dated July 7, 2006, and the Minutes of the City Council meeting dated July 17, 2006.

FINDINGS RELATING TO COMPREHENSIVE PLAN MAP AMENDMENT - CPA05-00004

1. The City Council finds that the record contains all information needed to evaluate the Comprehensive Plan Amendment for compliance with the relevant criteria.
2. The City Council accepts and adopts the findings in support of the request included in the City's Staff Report to the Planning Commission dated May 5, 2006; in the Minutes of the Planning Commission hearing dated May 17, 2006; in the City Council Staff Report dated July 7, 2006; and in the July 17, 2006, City Council minutes with respect to: compatibility factors; vehicular circulation; bicycle/pedestrian circulation; bicycle/pedestrian facilities; transit; and public facilities and services.

The findings below supplement and elaborate on the findings referenced in the previous paragraph, all of which are incorporated herein. When there is a conflict between these findings and the findings referenced in the previous paragraph, the findings in this document shall prevail.

3. The City Council notes that the subject property is designated in the Corvallis Comprehensive Plan as General Industrial with Research Technology potential and is districted (zoned) as Mixed Use Employment with a Planned Development Overlay. The Council also notes the Comprehensive Plan Amendment would change this land use designation to Mixed Use Commercial. The Council finds that this Comprehensive Plan designation of Mixed Use Commercial would result in development on the site being evaluated against the Corvallis Land Development Code Chapter 3.20 (Mixed Use Commercial) District and other applicable sections of the Corvallis Land Development Code.
4. **Demonstrated Public Need** - The Council notes that the Mixed Use Commercial Comprehensive Plan designation provides primarily for commercial uses but also allows some civic, industrial, and residential uses that are compatible with the predominant commercial uses, while maintaining the City's supply of commercially-designated lands (Comprehensive Plan 40.2.2). The Council notes that the

purpose of the MUC designation is to introduce some residential and industrial uses into areas with commercial designations on the Comprehensive Plan Map. It is intended to provide areas for commercial uses, as well as civic and residential uses, and to provide basic services and amenities at a scale appropriate to surrounding developments. The Council notes that other objectives of the Mixed Use Commercial designation include: expanding housing opportunities; allowing businesses to locate in a variety of settings; providing options for living, working, and shopping environments; facilitating more intensive use of land while minimizing potentially adverse impacts; and providing options for pedestrian-oriented lifestyles (LDC 3.20.10). The Council notes that determination of need for land designated MUC must take into consideration that the designation allows a mix of residential, office, commercial and civic uses that overlap other designations.

The Council notes that in the Buildable Land Inventory and Land Need Analysis for Corvallis (June 1998, Appendix G, Table 8), ECONorthwest Consulting projects there will be a need for 90 acres of commercial and office land to accommodate the need through 2020. According to the 2003 Land Development Information Report (2003 LDBLR, Table 8), there are approximately 5.2 vacant acres of Mixed Use Commercial land currently within the City.

The Council notes that there were 501.9 acres of vacant General Industrial land within the City Limits in 2003, according to the 2003 LDIR. The projected need for General Industrial and Intensive Industrial land through 2020 is 44 acres (Buildable Land Inventory and Land Need Analysis for Corvallis, Appendix G, Table 8). The Council notes that there is anticipated to be a significant surplus of General Industrial Land over the next 14 years. However, the Council notes that the existence of wetlands on a large portion of these industrial lands may reduce the extent of the surplus. The Council notes that the current request would reduce the supply of vacant GI land by 1.55 acres. The Council notes that approval of this Comprehensive Plan Amendment would result in a negligible reduction in GI land, particularly when balanced against the documented shortage of MUC designated land.

Given the above information, the Council finds there is a demonstrated public need for additional commercial land in the City, particularly land with an MUC designation, and that the amendments are consistent with Comprehensive Plan Policies 1.2.3.A and 8.9.3, 8.10.1 and LDC criteria 2.1.30.06.a.1.

6. Advantages vs. Disadvantages

The Council notes that the advantages that the Comprehensive Plan Amendment provides are:

- a. The proposal locates commercial development appropriately along an arterial street in an approved PD with limited and controlled access, alongside other

commercial development.

- b. The proposal locates commercial uses in close proximity to each other and to transit, pedestrian, and bicycle facilities, thereby making transit, pedestrian, and bicycle use of the area more effective.
- c. The site is better suited for commercial uses because of the surrounding land use pattern and its relatively small size.
- d. The site is part of an approved planned development that has many of the functional characteristics of a neighborhood center; it contains a mix of commercial uses; the PD has pedestrian and transit facilities; it will serve the surrounding neighborhoods as well as the general community; it will reduce vehicle trips; and it is located along an arterial roadway.
- e. Redesignation of the site is consistent with Comprehensive Plan Finding 8.10.g - "Concentrated shopping and office areas that are comprehensively planned, located at transit nodes, and integrated with the surrounding neighborhood, are the best means of meeting the commercial needs of the residents of the area" and Policy 8.10.4 - "New commercial development shall be concentrated in designated mixed use districts, which are located to maximize access by transit and pedestrians."
- f. The proposed MUC designation is compatible with all surrounding land uses.
- g. The proposed MUC designation allows a range of uses that complement nearby CS and GI areas and other existing adjacent development. Under the current designation, it is more likely that a limited manufacturing or light industrial use would be established on the property. The MUC designation allows a wider range of commercial uses that would complement surrounding commercial uses.
- h. Commercial use of the property fits well with the existing Corvallis Business Park site design and existing traffic and other infrastructure improvements.
- i. The proposal would permit some professional office use on the property, which would help address the need for land available for offices in the City.
- j. The proposal would result in commercial infill in an existing commercial area and add to the synergistic effect achieved by clustering these uses.

The Council notes that the disadvantages that the Comprehensive Plan Amendment provides are:

- 1. The proposed commercial designation is a departure from the employment-oriented concept approved in the original Planned Development.

2. The proposal would expand the extent of commercial development along Circle Boulevard, which is a designated arterial street.
3. The proposal would further concentrate commercial activity in the area east of Highway 99 West and south of Circle Boulevard, intensifying commercial development in an area on the periphery of the Major Neighborhood Center centered on the intersection of 9th Street and Circle Boulevard.

Given the advantages and disadvantages, the Council finds that the advantages of designating the property MUC outweigh the disadvantages. The Council finds the amendment is consistent with Comprehensive Plan Policy 1.2.3.B and with LDC 2.1.30.06.a.3. The Council also finds that the amendment is consistent with Comprehensive Plan Policy 3.2.1 which emphasizes that the desired land use pattern for the City is to include a compact urban form, an efficient provision of transportation and other public services, and neighborhoods with a mix of uses; and with Comprehensive Plan Policies 8.10.9 and 9.2.5 with respect to objectives for comprehensive neighborhoods and mixed use commercial districts.

7. **Best Means of Meeting Need and Net Benefit to the Community** - The Council notes that the Land Development Code criterion 2.1.30.06.a.2 requires an evaluation of whether the proposed change utilizes a desirable means of fulfilling the need. The Council notes that redesignation of the site is consistent with Comprehensive Plan Policy 8.10.4 which states, "New commercial development shall be concentrated in designated mixed use districts, which are located to maximize access by transit and pedestrians." The proposal is oriented toward providing a commercial area that can be developed with uses that complement and support each other. The Council notes that the site provides for infill development within an approved Planned Development. Access to the PD is approved and in place. Infrastructure has been approved and in most cases developed in the PD. The Council notes that public transportation and bicycle and pedestrian access are already installed to City standards. All facilities are available to the site. Development of the site would contribute toward the goal of efficient use of land, compact urban form and efficient use of energy and other resources.

Given the above, the Council finds that redesignation of the site to MUC is desirable, provides a net benefit to the community, and is the best means of meeting the need for additional commercial land. Therefore, the Council finds the amendment is consistent with Policies 1.2.3.C, 8.10.4 and LDC 2.1.30.06.a.2.

8. **Compatibility** - The Council notes that the immediate neighborhood contains a large amount of commercial development. Given the diversity of architectural elements in the nearby area, development of the property can be done in a way that is compatible in scale, materials, and design with adjacent development. The Council finds that development allowed under the MUC designation will not create

conflicts with respect to visual elements.

The Council notes the change from industrial to commercial uses will generally result in lower impacts with respect to noise, odor, lighting, and air and water quality. Signage for the site will be required to comply with City ordinances. Additional on-site landscaping would be required in compliance with Land Development Code standards in conjunction with additional future development on the property. Parking requirements are currently met, and compliance with parking requirements in association with future development or infill on the site shall be assured through the building permit process. The Council notes that the applicant's Traffic Impact Analysis found, and staff concurred; that the number of additional trips resulting from the Comprehensive Plan Amendment would be within acceptable limits and would not create unacceptable traffic impacts.

Given the above, the Council finds that a Mixed Use Commercial designation would be as compatible or more compatible with adjacent development than the current General Industrial designation. Therefore, the Council finds the Amendment is consistent with LDC 2.1.30.06.b.

9. Public Facilities - The Council notes that the site can be served by existing public infrastructure under both the current and proposed land use designations, as discussed in the May 5, 2006, Planning Commission Staff Report. Therefore, the Council finds that the public facilities criteria have been met.

10. Consistency with Comprehensive Plan Policies -

1. Policy 8.2.1 - The City and County shall support diversity in type, scale, and location of professional, industrial, and commercial activities to maintain a low unemployment rate and to promote diversification of the local economy.

The Council notes the MUC designation would enhance the development potential of the site by allowing a larger number of potential uses that are appropriate to the size and location of the property, and which are compatible with surrounding land uses. Development of the site will create employment and provide an opportunity for small locally-owned or managed businesses to be located on the property. Therefore, the Council finds the Amendment is consistent with Policy 8.2.1.

2. Policy 8.9.1 - The City shall designate appropriate and sufficient land in a variety of different parcel sizes and locations to fulfill the community's industrial needs.

Policy 8.9.3 - Lands designated for industrial use shall be preserved for industrial and other compatible uses and protected from incompatible

uses.

The Council notes that Finding #5 concluded that there is a demonstrated need for commercial land in the City and that redesignation of the site will have a negligible effect on the supply of General Industrial land. Findings #6-9 also illustrate reasons why the subject site lends itself well to the requested Comprehensive Plan Amendment.

Therefore, the Council finds the amendments are not in conflict with Policies 8.9.1 and 8.9.3.

- 3. Policy 12.2.5 - The City shall encourage land use patterns and development that promote clustering and multiple stories, take advantage of energy efficient designs, and have ready access to transit and other energy efficient modes of transportation. A location where this is desirable is in the Central City.**

The Council notes that the property is adjacent to existing commercial development. It is the last vacant parcel immediately adjacent to and on the south side of Circle Blvd., between North 9th Street and Hewlett-Packard. The Council notes that clustering of commercial uses near GI and other employment districts to the east, west and southwest provides an energy efficient land use pattern. Concentration of these uses near transit, pedestrian and bicycle facilities further enhances these efficiencies. Therefore, the Council finds the amendments are consistent with Policy 12.2.5.

- 4. Policy 13.5.6 - Development of a regional shopping center outside the downtown in inappropriate.**

The Council notes that Land Development Code Section 3.0.30.03.t defines a Regional Shopping Center as: "A grouping of commercial uses within an enclosed structure with at least 400,000 square feet of leasable retail floor space....." The subject property is 2.54 acres. All adjoining property has been developed. The Council notes that the property cannot be developed as a regional shopping center. Therefore, the Council finds this policy is not applicable to the application.

- 11. Goal Analysis -** The Council notes that the proposed Comprehensive Plan Amendment relates to Statewide Planning Goals 9, 12, and 14, which concern Economic Development, Transportation, and Urbanization, respectively. The Council finds that the Comprehensive Plan Amendment is consistent with Goal 9 (Economic Development) because, as noted in Finding #5 above, the Council has found that there is a need for additional commercial land and has also found that the reduction of industrial land resulting from the change will be negligible and will not contribute to a deficiency in the supply of industrial land. The Council finds the Comprehensive Plan Amendment is consistent with Goal 12 (Transportation)

because access to the subject site will be managed and controlled to support land use and development patterns on the site, as required and planned for by the overall Planned Development approval for the site. The Council finds that the Comprehensive Plan Amendment is consistent with Goal 14 (Urbanization) because the subject site is an infill property, with necessary public facilities immediately available to serve development on the property.

12. **Conclusion** - Given Findings #1-10, the Council finds that all criteria for a Comprehensive Plan Amendment have been met.

CONCLUSION

As the body charged with hearing Comprehensive Plan Amendment requests, the City Council has reviewed the record associated with the Comprehensive Plan Amendment. The Council finds that the proposed Comprehensive Plan Amendment addresses the review criteria and is found to be consistent with the City's Comprehensive Plan and applicable sections of the Land Development Code. Accordingly, the Comprehensive Plan Amendment is APPROVED.

PASSED by the Council this 7th Day of August, 2006.

APPROVED by the Mayor this 7th Day of August, 2006.

Effective this 17th Day of, August 2006.

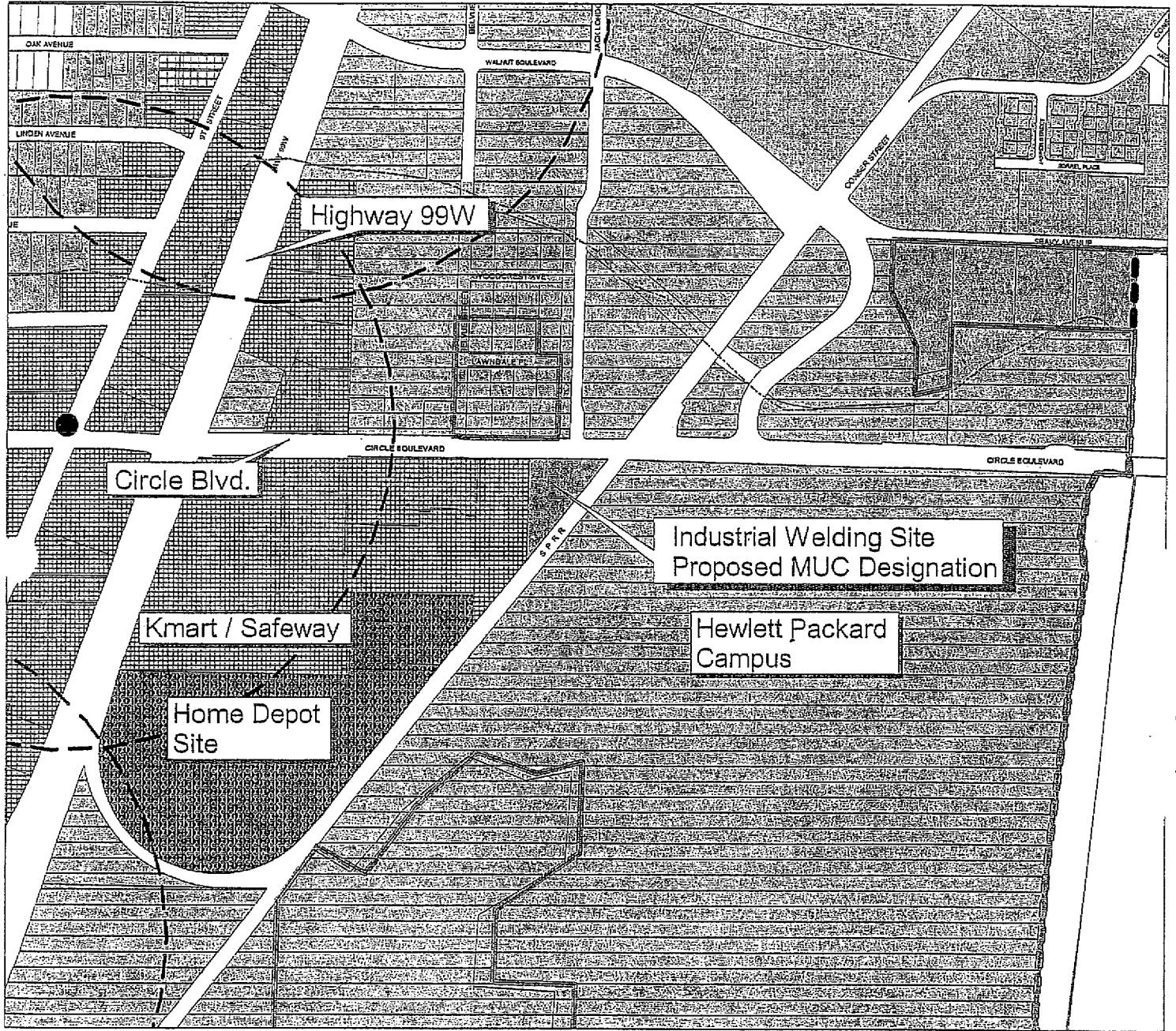


Mayor











ATTEST: 

City Recorder

Industrial Welding Supply Proposed Comprehensive Plan Designation



Attachment II - 35

	City Limits Line		Residential - Medium-High Density
	Majrcntr.shp		Professional Office
	Minrcntr.shp		Mixed Use Commercial
Comprehensive Plan Designations (Black and White)			General Industrial
	Residential - Low Density		Research Technology
	Residential - Medium Density		

100010000 Feet
