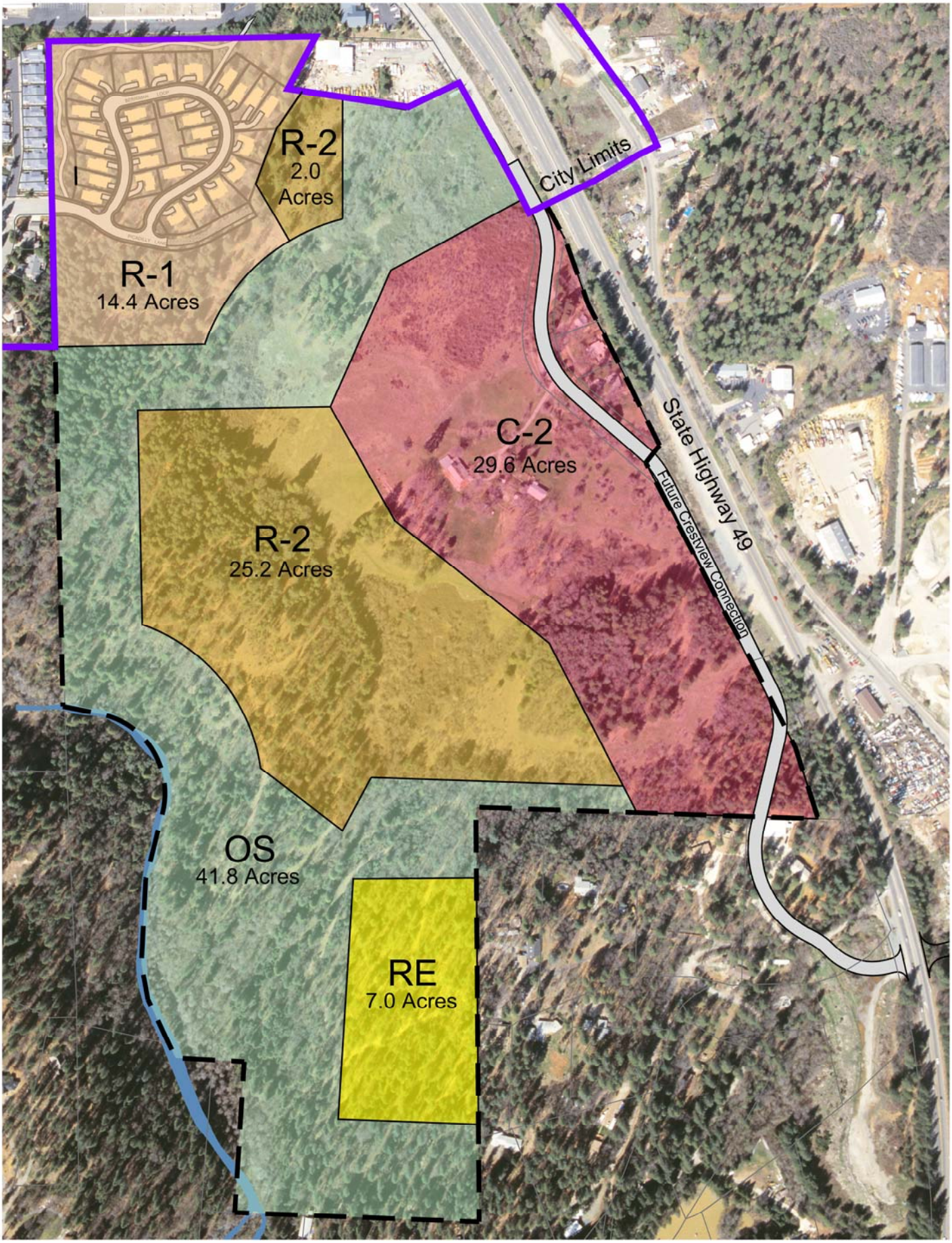PROPOSED CITY ZONING - ALTERNATIVE #1