

[(vi)] (VII) An element which shall contain the planning commission's recommendation for land development regulations to implement the plan and which encourages the following:

1. Streamlined review of applications for development, including permit review and subdivision plat review within the areas designated for growth in the plan;

2. The use of flexible development regulations to promote innovative and cost-saving site design and protect the environment; and

3. Economic development in areas designated for growth in the plan through the use of innovative techniques;

[(vii)] (VIII) Recommendations for the determination, identification, and designation of areas within the county that are of critical State concern; and

[(viii)] (IX) A sensitive area element that:

1. [contains] CONTAINS goals, objectives, principles, policies, and standards designed to protect sensitive areas from the adverse effects of development; AND

2. HAS BEEN REVIEWED BY THE DEPARTMENT OF THE ENVIRONMENT AND DEPARTMENT OF NATURAL RESOURCES TO DETERMINE WHETHER THE PROPOSED PLAN IS CONSISTENT WITH THE PROGRAMS AND GOALS OF THE DEPARTMENTS; AND

~~3. HAS BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND DEPARTMENT OF NATURAL RESOURCES.~~

(X) FOR A MUNICIPAL CORPORATION THAT EXERCISES ZONING AUTHORITY, A MUNICIPAL GROWTH ELEMENT, DEVELOPED IN ACCORDANCE WITH SUBSECTION (E) OF THIS SECTION, WHICH SHALL INCLUDE CONSIDERATION OF:

1. ANTICIPATED FUTURE MUNICIPAL GROWTH AREAS OUTSIDE THE EXISTING CORPORATE LIMITS OF THE MUNICIPAL CORPORATION;

2. PAST GROWTH PATTERNS OF THE MUNICIPAL CORPORATION;

3. THE CAPACITY OF LAND AREAS AVAILABLE FOR DEVELOPMENT WITHIN THE MUNICIPAL CORPORATION, INCLUDING IN-FILL AND REDEVELOPMENT;

4. THE LAND AREA NEEDED TO SATISFY DEMAND FOR DEVELOPMENT AT DENSITIES CONSISTENT WITH THE LONG-TERM DEVELOPMENT POLICY;

5. PUBLIC SERVICES AND INFRASTRUCTURE NEEDED TO ACCOMMODATE GROWTH WITHIN THE PROPOSED MUNICIPAL GROWTH AREAS, INCLUDING THOSE NECESSARY FOR;