

(v) Existing and forecasted transportation needs, facilities, routes, and systems;

(vi) Existing and forecasted needs and demand for housing, and the amount, type, quality, and general location of housing;

(vii) Existing land uses, forecasts of land absorption rates or markets, and analyses of the amount, general location, and interrelationships among different categories of land use;

(viii) Physical resources and conditions including, but not limited to, topography, soils, geology and mineral deposits, hydrology and waterways, wetlands and shorelines, water and air quality, climate, noise, open spaces, scenic areas, vegetation, forests, agricultural lands, fisheries, wildlife and wildlife habitats, and other areas of environmental or ecological importance or sensitivity;

(ix) Sites, structures, areas, or settings of archeological, historical, architectural, cultural, or scenic value or significance;

(x) Extent and general location of physically blighted or deteriorated areas and factors related thereto;

(xi) Evaluation of the probable consequences of major recommendations of the plan on the general physical and social environment and population of the regional district;

(xii) Estimates of the probable consequences on public revenues and expenditures of major recommendations of the plan; and

(xiii) Any other matter, element, factor, or condition determined by the district council or Commission to be necessary and feasible to the preparation or presentation of the general plan.

(4) The appropriate district councils may provide, to the extent necessary and feasible:

(i) That the Commission shall consider various alternative concepts of growth or development in preparing the general plan, and shall appropriately describe the alternatives so considered; and

(ii) That the general plan shall include such chapters or sections as may be necessary to contain and explain its recommendations with respect to any element, factor, or condition set forth in [§ 7-108(a)(3) and 7-108(a)(4)] THIS PARAGRAPH AND PARAGRAPH (3) OF THIS SUBSECTION.