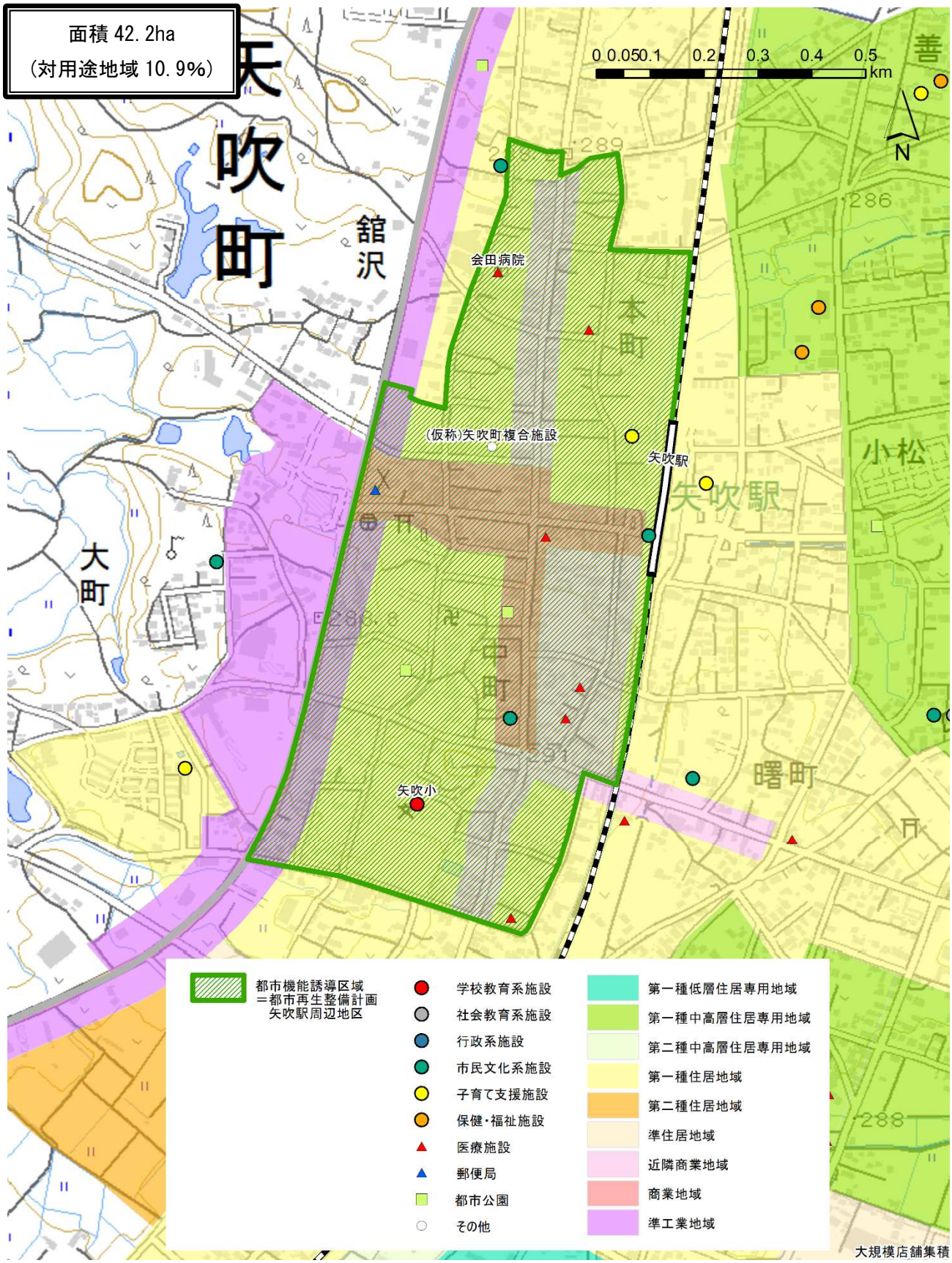都市機能誘導区域（矢吹駅周辺地区）