

Petition 2025-113 by Sea Lion LLC

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood Center Place Type.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition would bring the parcel, which is currently split-zoned, under one zoning district.
- The petition would allow the parcel to be developed under one district, with one list of permitted uses and one set of development standards.
- The neighborhood to the south of the site is almost entirely zoned N1-C (Neighborhood 1-C), same as the requested zoning district.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood Center Place Type to the Neighborhood 1 Place Type.

To Deny:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood Center Place Type.

Therefore, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)