



# Nikki's Next Step

## GPA25-01 & ZON25-01

City Council Voting Meeting – March 24, 2026





# Request

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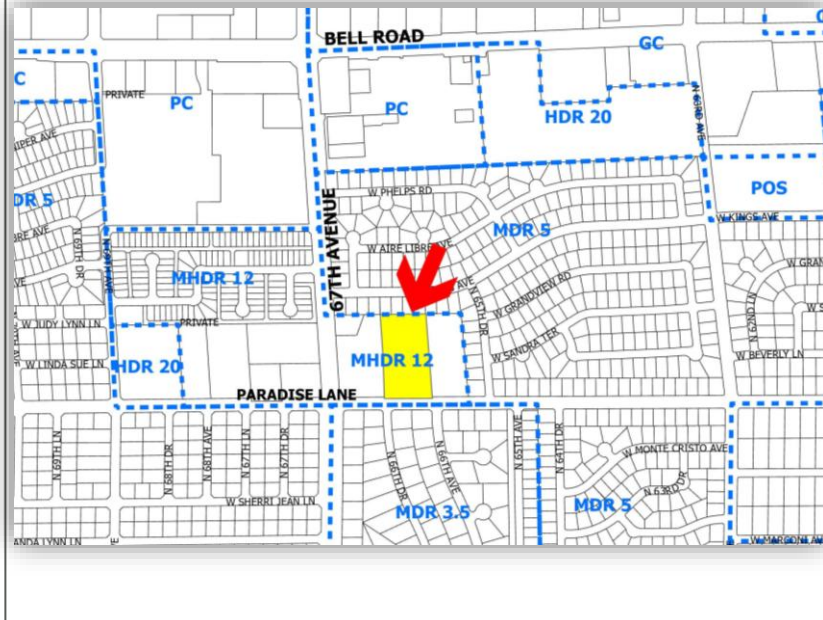
1. Minor General Plan Amendment (GPA25-01) from Medium High Density Residential 8.0-12.0 du/ac (MHDR 12) to High Density Residential 12.0-20.0 du/ac (HDR 20).
2. Rezone (ZON25-01) from Single Residence (R1-6) to Planned Area Development (PAD).

Applicant/Owner:

Noel Griemsmann, Snell & Wilmer / Nikki's Next Step LLC

# General Plan / Zoning

General Plan Proposal:  
MHDR 12 to HDR 20



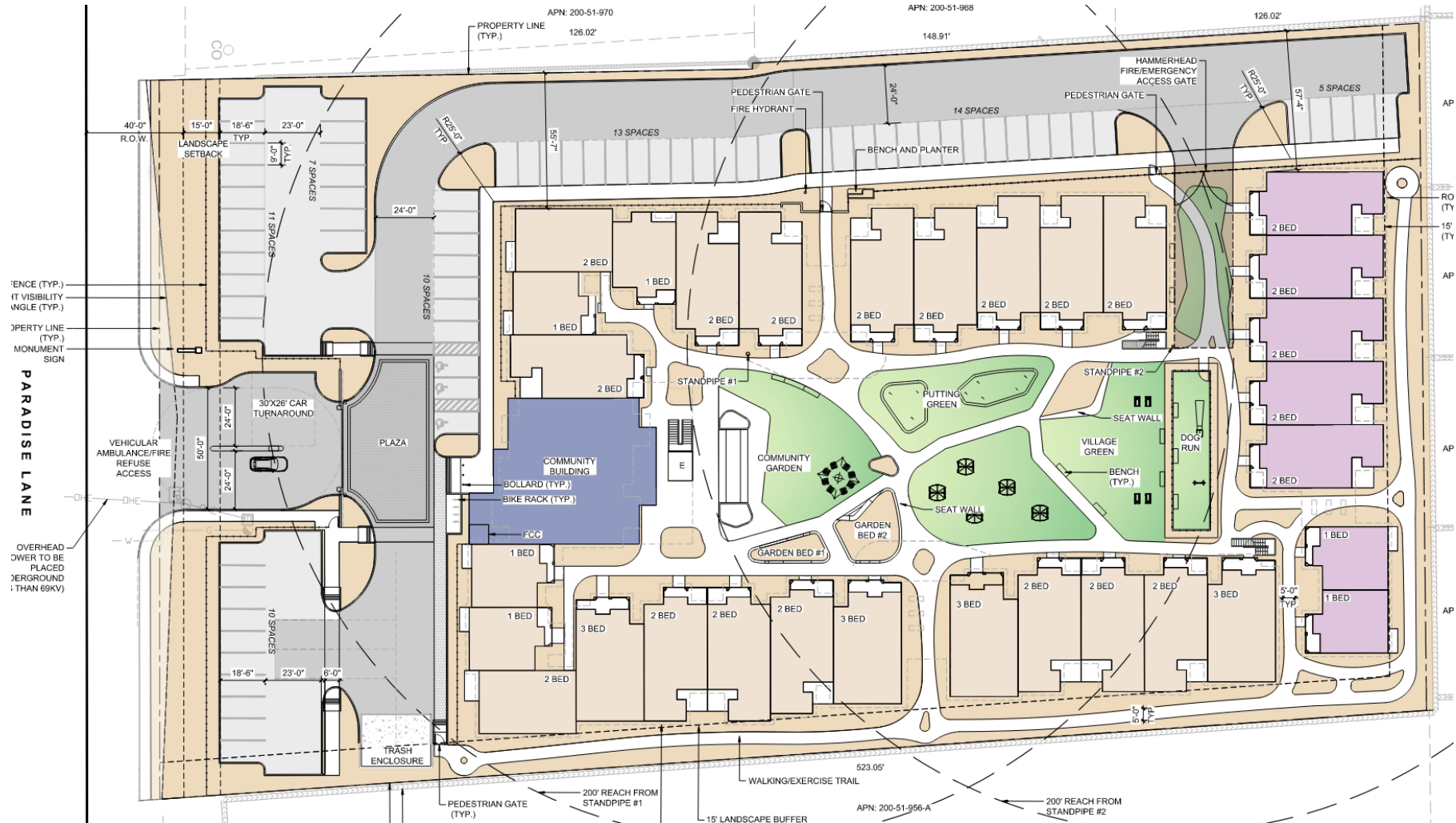
Zoning Proposal:  
R1-6 to PAD







# Conceptual Site Plan





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