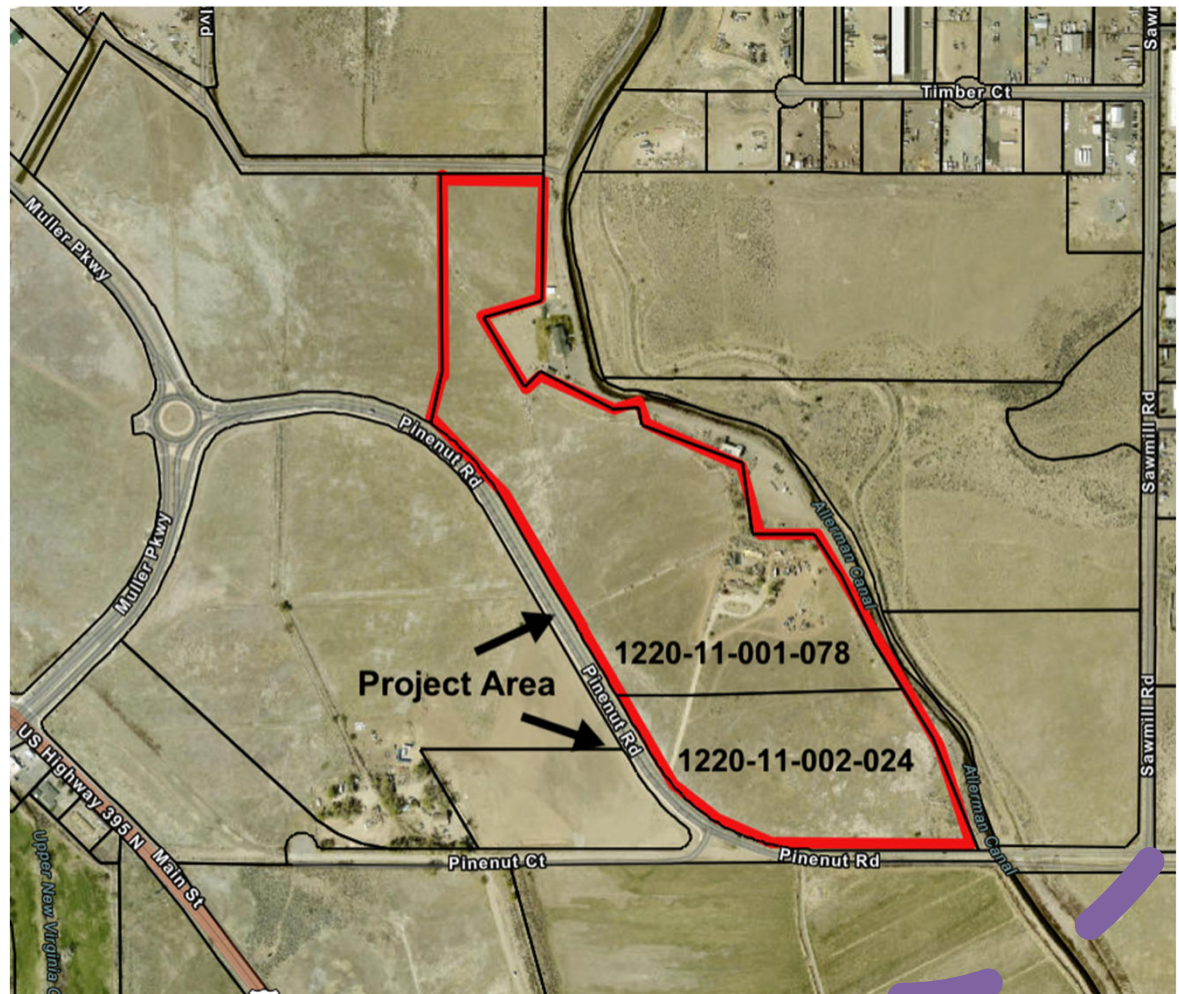


# Master Plan Amendment Receiving Area Designation

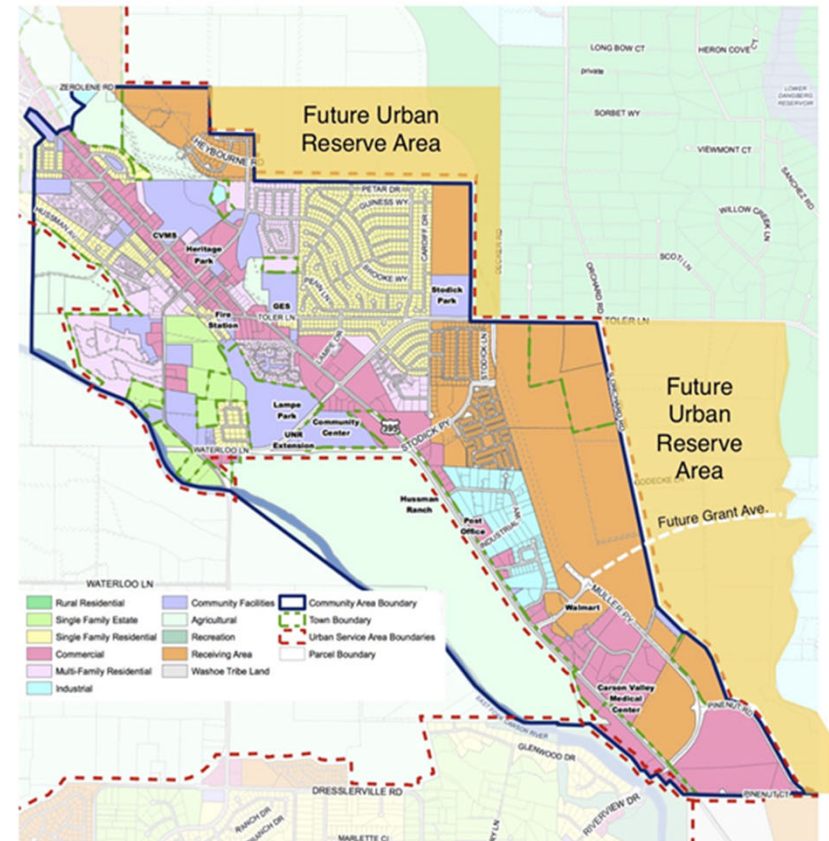
- APNs 1220-11-001-078 & 1220-11-002-024
- Pinenut Road Corridor – Gardnerville
- Prepared for Douglas County
- Robison Engineering Company, Inc.



# Growth Management Goal and Policies

Minden and Gardnerville's receiving and urban reserve areas represent long-term opportunities to develop the next generation of residential neighborhoods. These locations, particularly the urban reserve areas, may develop decades from now but establishing policies for circulation, open space, and land use will inform how to plan carefully for future infrastructure. In addition, the communities are focused on “designing great neighborhoods, rather than engineering subdivisions.” They are interested in how neighborhoods are centered by streets, open spaces, and community facilities, such as schools; they reflect the needs and diversity of town residents; they are connected; and they elevate their quality of life and prosperity.

Figure 3.2 Gardnerville Land Use

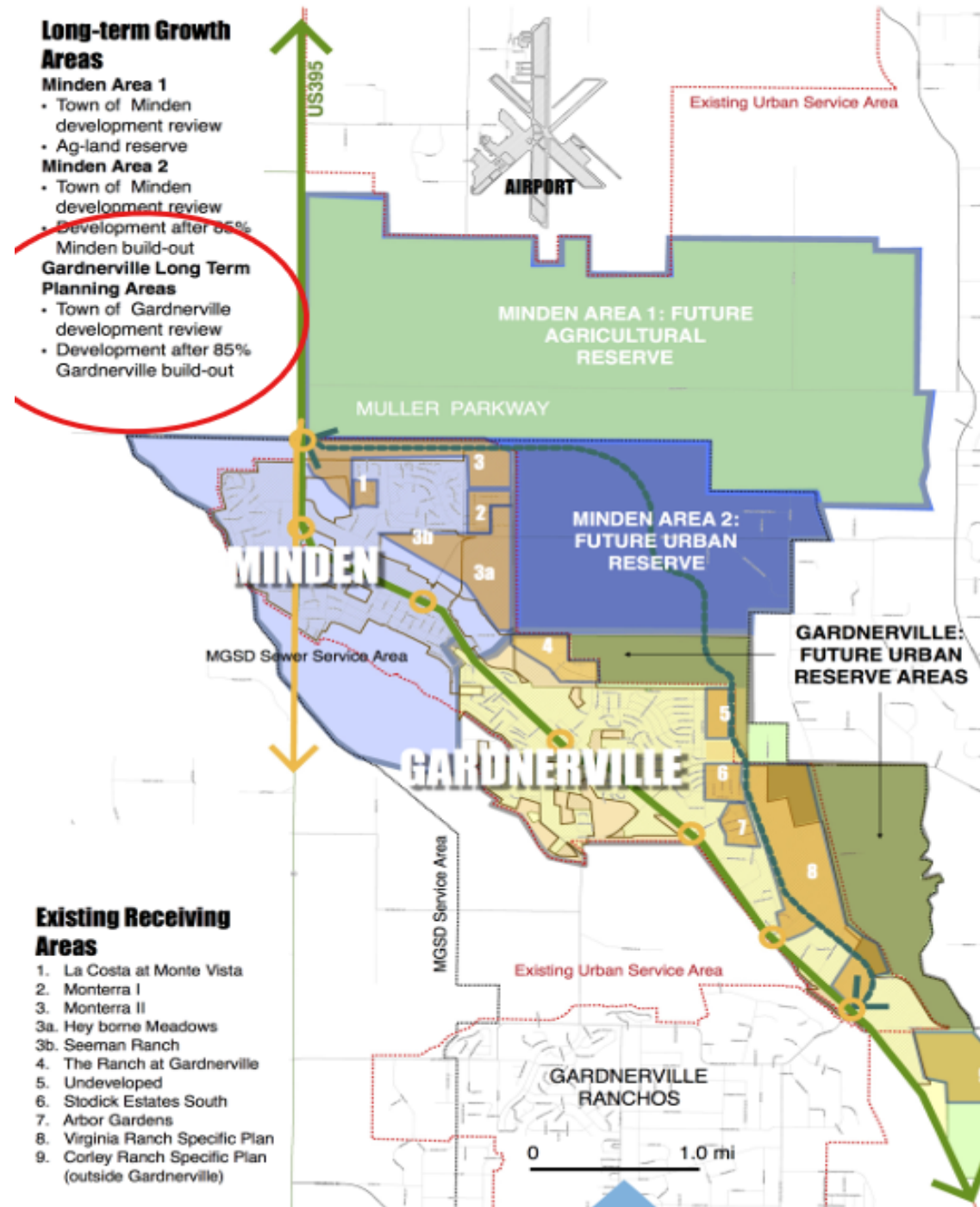


Source: Douglas County, RACESTUDIO

Figure 1.1 Long-Term Growth Strategy

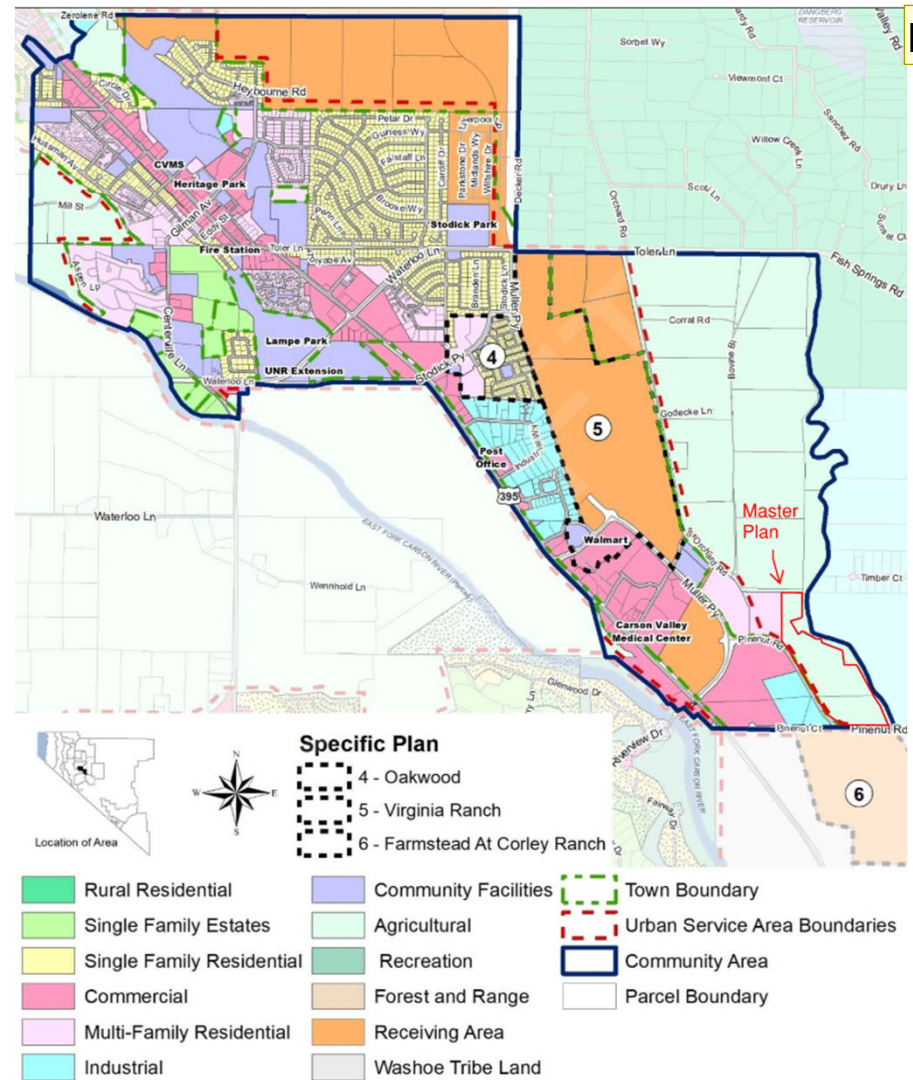
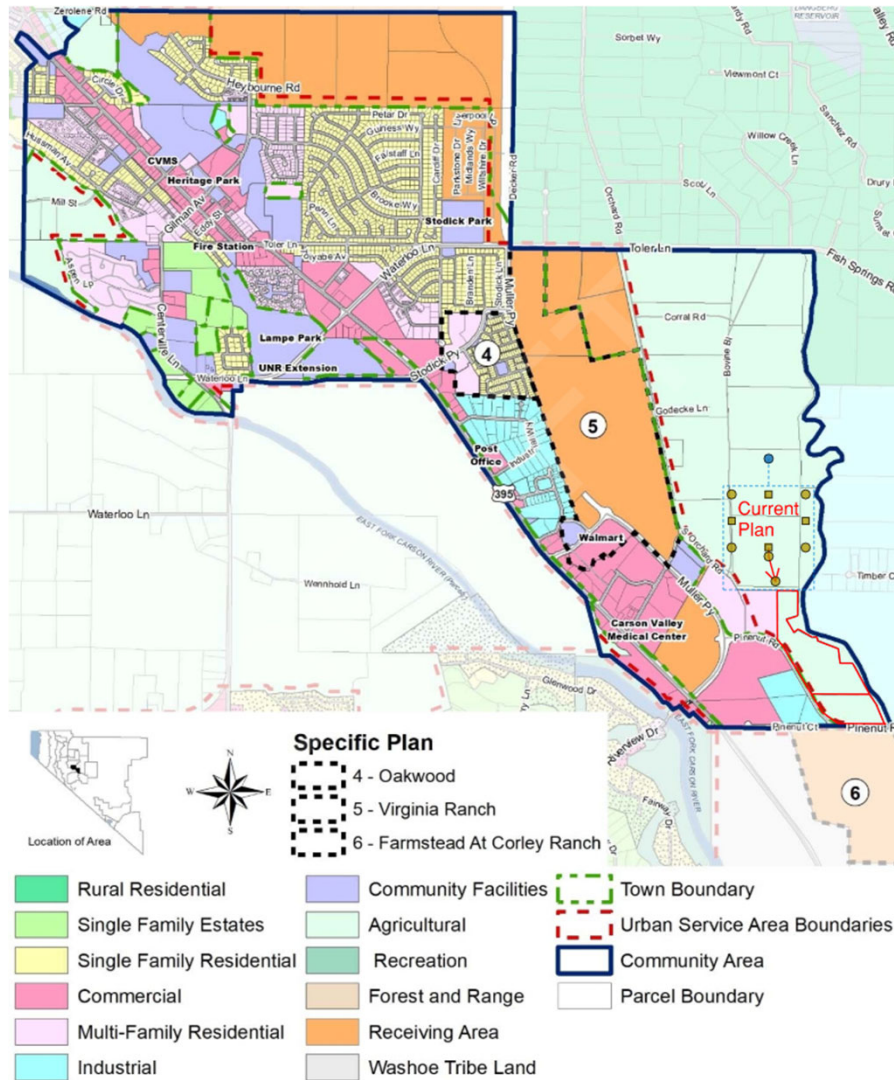
# County Long-Term Growth Strategy

Now, with the Maverick complete, the High Sierra Storage project underway, the hospital expansion complete, future hospital and Virginia Ranch PD expansions approved, and roadway projects advanced to submittal pending CLOMR approval, reviewing development by area offers a clearer picture of the Town's current conditions and the realistic timeline for reaching the 85 percent benchmark. **The Receiving Area future land use designation does not authorize or propose development.**





# Limitations of Agricultural Designation

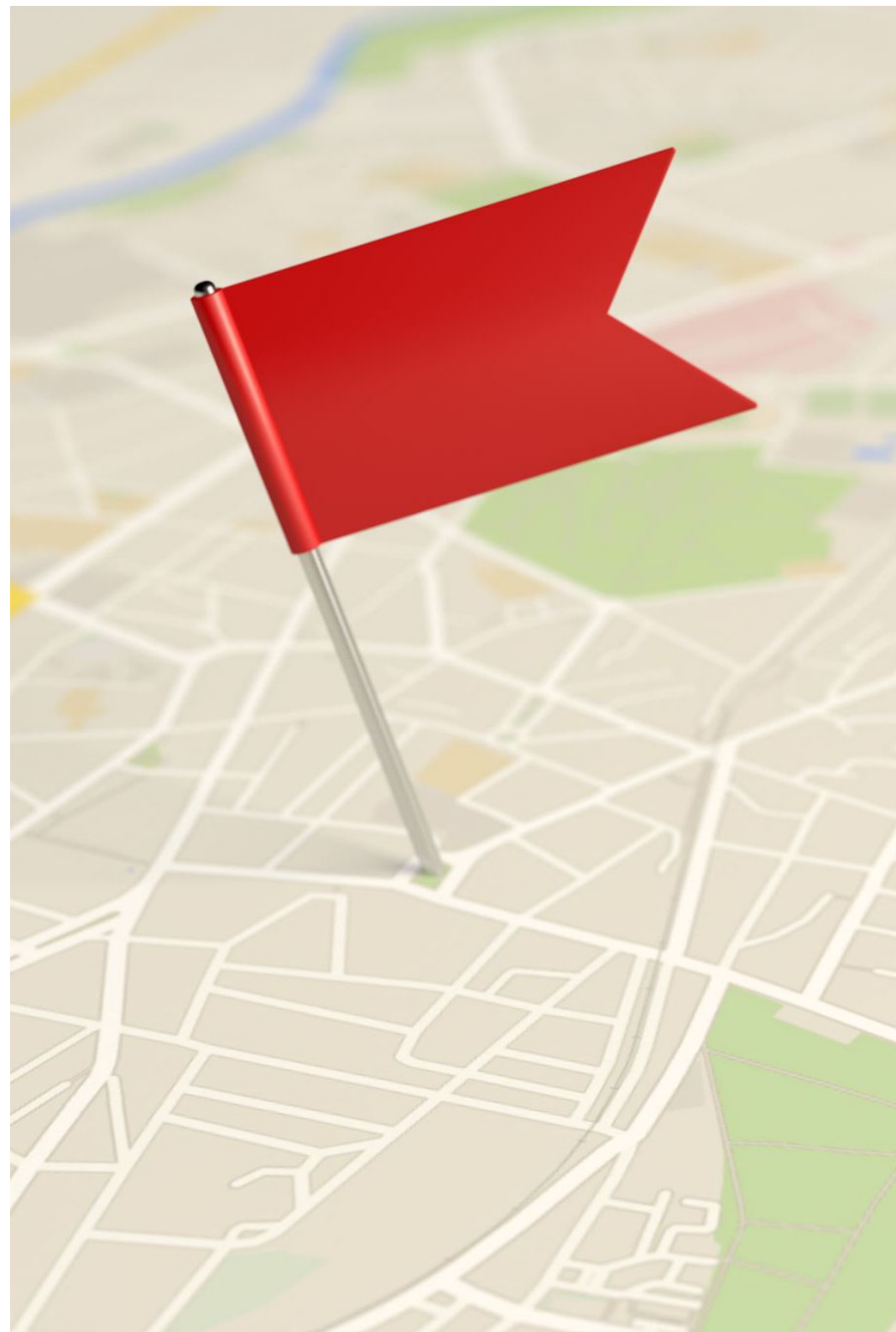


BF1

- No surface or groundwater rights associated with the parcels
- Land cannot support crops, grazing, or agricultural operations
- Agricultural designation no longer reflects physical reality
- Retaining A-19 zoning creates an isolated and infeasible land use

# Purpose of Receiving Area Designation

- Planning tool, not a development proposal
- Establishes long-term growth framework
- Aligns land use with infrastructure capacity
- Streamlines future Zoning Map Amendments
- Maintains County oversight through future entitlement reviews



## Master Plan Amendment Findings



- Consistent with Douglas County Master Plan goals and policies



- Addresses demonstrated need for Receiving Area land



- Does not impact public services or facilities



- Compatible with surrounding land uses

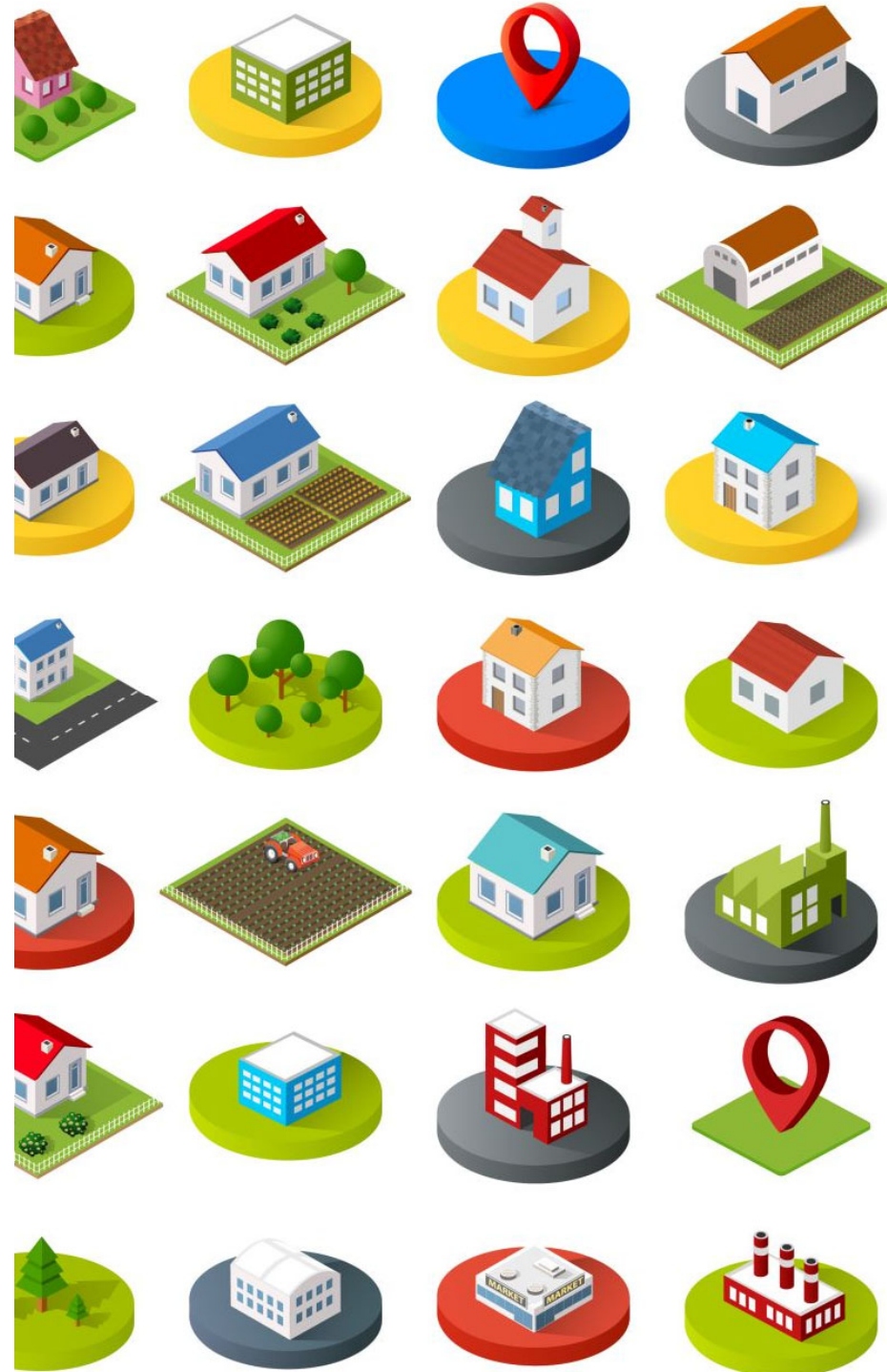


- Supports compact, efficient growth patterns



# Consistent with Douglas County Master Plan goals and policies

- The proposed Master Plan Amendment is consistent with Douglas County's Plan for Posterity and Title 20.608 findings:
- Directs growth to areas with existing infrastructure along Pinenut Road
- Avoids loss of viable agricultural land due to lack of water rights
- Supports compact, contiguous development patterns
- Addresses documented need for affordable housing
- Maintains adequate public facilities and service levels
- Aligns with surrounding planned residential, commercial, and industrial uses
- The amendment satisfies all four findings of Douglas County Code 20.608.040 and advances long-range community, economic, and land use goals.





# Demonstrated Need for Receiving Area Land

- The proposed Master Plan Amendment demonstrates a clear need for additional Receiving Area land consistent with Douglas County planning policies:
- Limited availability of remaining Receiving Area land along the Pinenut Road corridor
- Existing Receiving Area parcels are largely developed or constrained
- Agricultural designation is infeasible due to absence of water rights
- Site is contiguous to existing Receiving Area and Urban Service Area
- Infrastructure and services are already in place or readily extendable
- Supports long-term housing demand, including affordable housing needs
- The demand for appropriately located Receiving Area land cannot be reasonably accommodated within current boundaries, justifying expansion of the Minden-Gardnerville Urban Service Area.

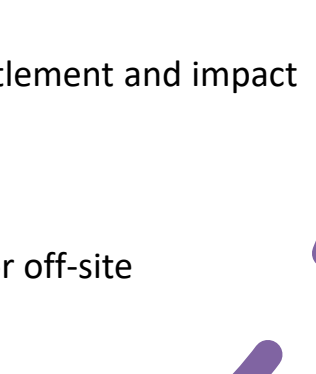




# Demonstrated Need for Receiving Area Land

- The proposed Master Plan Amendment demonstrates a clear need for additional Receiving Area land, consistent with Douglas County Code Title 20.608:
- Existing Receiving Area parcels along the Pinenut Road corridor are largely developed, constrained, or unavailable for future projects (Title 20.608.040(2))
- Infrastructure improvements along Pinenut Road support additional growth without requiring new public facilities investment
- The subject property is contiguous to existing Receiving Area boundaries, allowing orderly and efficient expansion
- The site cannot accommodate agricultural use due to the absence of water rights, eliminating its ability to contribute to the County's agricultural land base
- Regional housing data identifies a significant shortage of affordable housing, demonstrating demand that cannot be met within existing Receiving Area boundaries
- **Supporting Documentation:**
  - Douglas County Code §20.608.040(2)
  - UNR Nevada Economic Assessment Project (NEAP), 2025
  - Master Plan Amendment Description & Justification Letter (Robison Engineering, 2025)

# Does Not Impact Public Services or Facilities

- The proposed Master Plan Amendment does not adversely impact public services or facilities and is consistent with Douglas County policies:
  - Planning-level land use change only; no development approved (Douglas County Code 20.608.040(3))
  - No immediate increase in demand for public services or infrastructure (Douglas County Code 20.100 – Adequate Public Facilities)
  - Pinenut Road corridor already served by existing roadway, utilities, and services (Plan for Posterity – Growth Areas & Infrastructure Efficiency Policies)
  - Existing water, wastewater, storm drainage, fire, and emergency services have capacity (Douglas County Code 20.100)
  - Any future development subject to separate entitlement and impact review (Douglas County Code Title 20)
  - No degradation of service levels to surrounding or off-site properties (Douglas County Code 20.608.040(3))
- 



# Compatible with Surrounding Land Uses

- The proposed Master Plan Amendment is compatible with existing and planned land uses and reflects a logical and orderly boundary adjustment consistent with Douglas County policies:
- Surrounding properties include residential, commercial, industrial, and mixed-use development  
(Plan for Posterity – Land Use Compatibility & Community Design Policies)
- Site is located within the transitioning Pinenut Road corridor  
(Plan for Posterity – Directed Growth & Urban Transition Areas)
- Expansion of the Receiving Area creates a logical, contiguous planning boundary  
(Douglas County Code 20.608.040(4))
- Allows infrastructure to extend in efficient, incremental patterns  
(Plan for Posterity – Infrastructure Efficiency Policies)
- Maintains a strong and perceivable community edge  
(Douglas County Code 20.608.040(4))
- Supports compact development and avoids leapfrog growth  
(Plan for Posterity – Compact Development & Growth Management Policies)







# Supports Compact, Efficient Growth Patterns

- The proposed Master Plan Amendment supports compact, efficient, and orderly growth consistent with Douglas County planning policies and long-range objectives:
- Directs growth to areas contiguous with existing development and services  
(Plan for Posterity – Growth Management & Compact Development Policies)
- Utilizes existing roadway, utility, and public service infrastructure along Pinenut Road  
(Plan for Posterity – Infrastructure Efficiency & Fiscal Responsibility Policies)
- Avoids leapfrog development and unnecessary extension of public facilities  
(Douglas County Code 20.608.040(4))
- Promotes incremental, logical expansion of the Urban Service Area  
(Douglas County Code 20.608.040(4))
- Preserves rural and agricultural lands elsewhere in the County  
(Plan for Posterity – Rural Preservation & Resource Protection Policies)
- Aligns land use designations with existing service capacity and development patterns  
(Douglas County Code Title 20)

# Conclusion



- AGRICULTURAL DESIGNATION IS OUTDATED AND INFEASIBLE



- INFRASTRUCTURE AND DEVELOPMENT PATTERNS SUPPORT TRANSITION



- RECEIVING AREA DESIGNATION REFLECTS CURRENT CONDITIONS



- AMENDMENT SUPPORTS RESPONSIBLE GROWTH AND LONG-TERM PLANNING



- REQUEST IS CONSISTENT WITH DOUGLAS COUNTY POLICY OBJECTIVES