

BUCKEYE FARM SPECIFIC PLAN

Douglas County, NV

Approved December 17, 2020 - Resolution 2020R-120

Minor Amendment#1 June 11, 2021



Applicant:

Park Ranch Holdings, LLC

Author(s)

R.O. Anderson Engineering, Inc. Planning and Civil Engineering
1603 Esmeralda Ave
Minden, Nevada 89423



Farmer D Agrihood Planning
13204 Green Valley Rd.
Sebastopol, CA 95472



Cooper Carry Planning and Architectural Design
191 Peachtree Street NE, Suite 2400
Atlanta, GA 30303



Village Habitat Design Land Use Planning and D
483 Moreland Ave NE # 4
Atlanta, GA 30307



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CHAPTER 1.

INTRODUCTION

PROJECT INTRODUCTION:

Buckeye Farm Agrihood is a model preservation and farm focused TDR (transfer of development rights) village development located adjacent to the towns of Minden and Gardnerville. Using TDR's, it will preserve approximately 9,115 acres of land, (approximately 9,000 acres in South Douglas County and approximately 115 acres in Klauber Ranch), and transfer 2,538 development rights to the 1,044 acre Buckeye Farm Specific Plan area. The remaining portion of the approximately 162.5 acres of receiving area will be farm focused creating an agrihood or farm based development and approximately 285.6 acres will be preserved as native pasture. The total number of residential units within the plan boundary, including mixed-use commercial is 2,218.

LOCATION MAP:

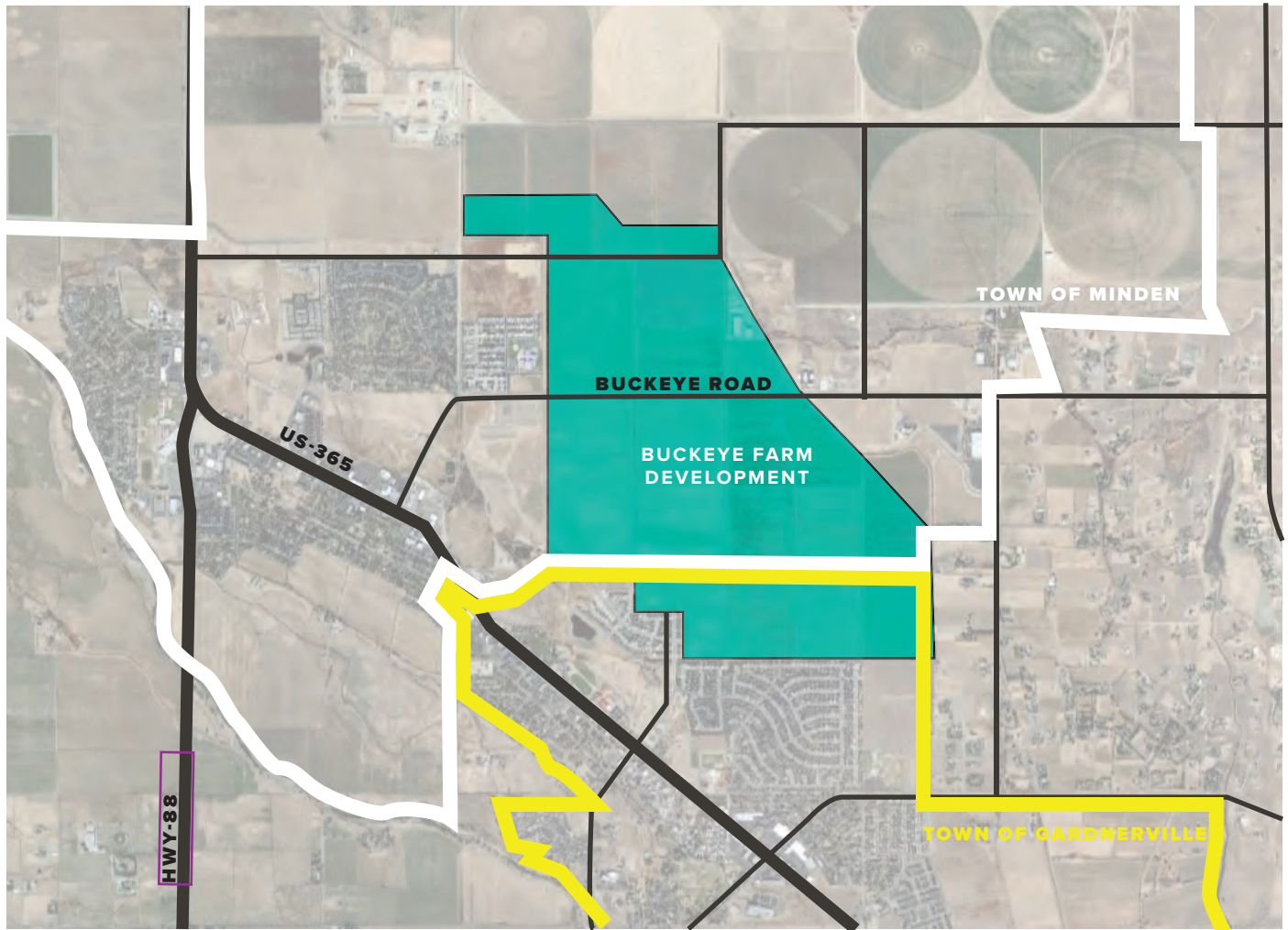


IMAGE SOURCE: GOOGLE EARTH

MINDEN AND GARDNERVILLE PLAN FOR PROSPERITY

According to the ‘Minden and Gardnerville Plan for Prosperity’, receiving and urban reserve areas, such as Buckeye Farm, represent long-term opportunities to develop the next generation of neighborhoods. Therefore, it is important to establish policies for circulation, open space, neighborhood commercial and land use that will inform how to plan carefully for future infrastructure. In addition, these communities are focused on “designing great neighborhoods, rather than engineered subdivisions.”

These Towns are interested in development of agri-neighborhoods as a way to diversify housing types, protect the visual context of the towns, contribute to preservation of open space and farmland, and diversify local food production.

BUCKEYE FARM SENDING PARCEL

The preserved 9,000 acre south Douglas County sending area for the Buckeye Parcel development, features Alfalfa fields, grass pastures and riparian habitats along the west fork of the Walker River; home to water fowl, deer, sage grouse and many other species. It is the largest contiguous privately held property, by one owner, in all of Douglas County.

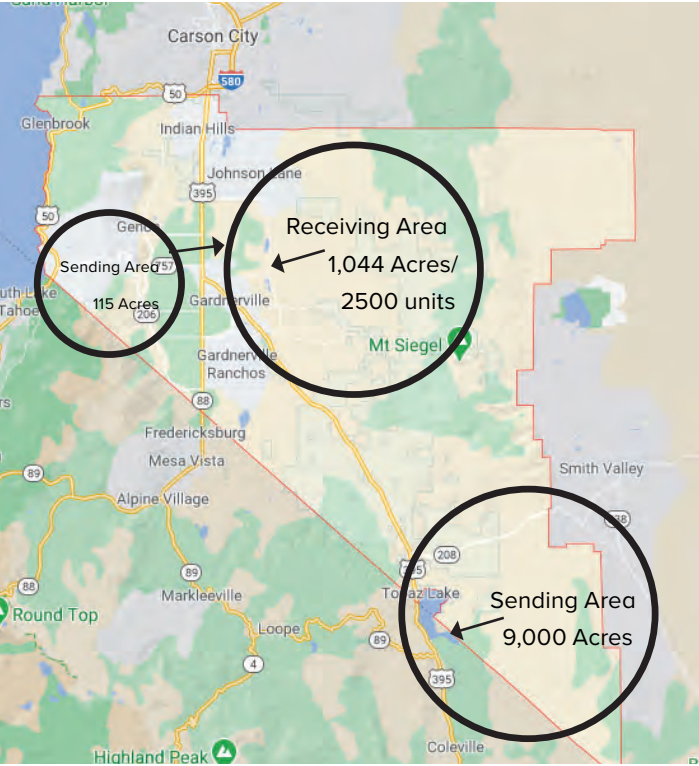


IMAGE SOURCE: DOUGLAS COUNTY

CONTEXT MAP:

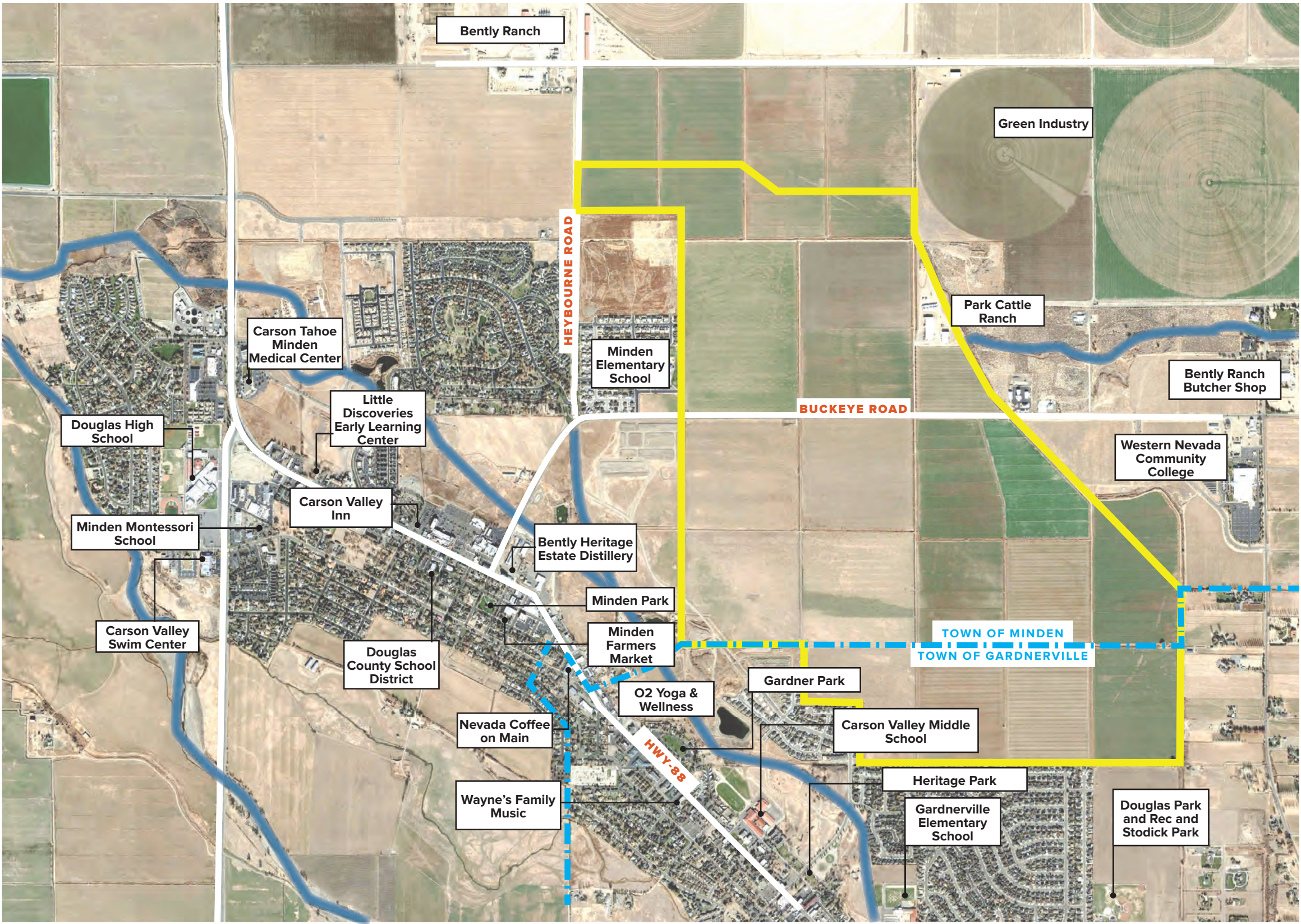
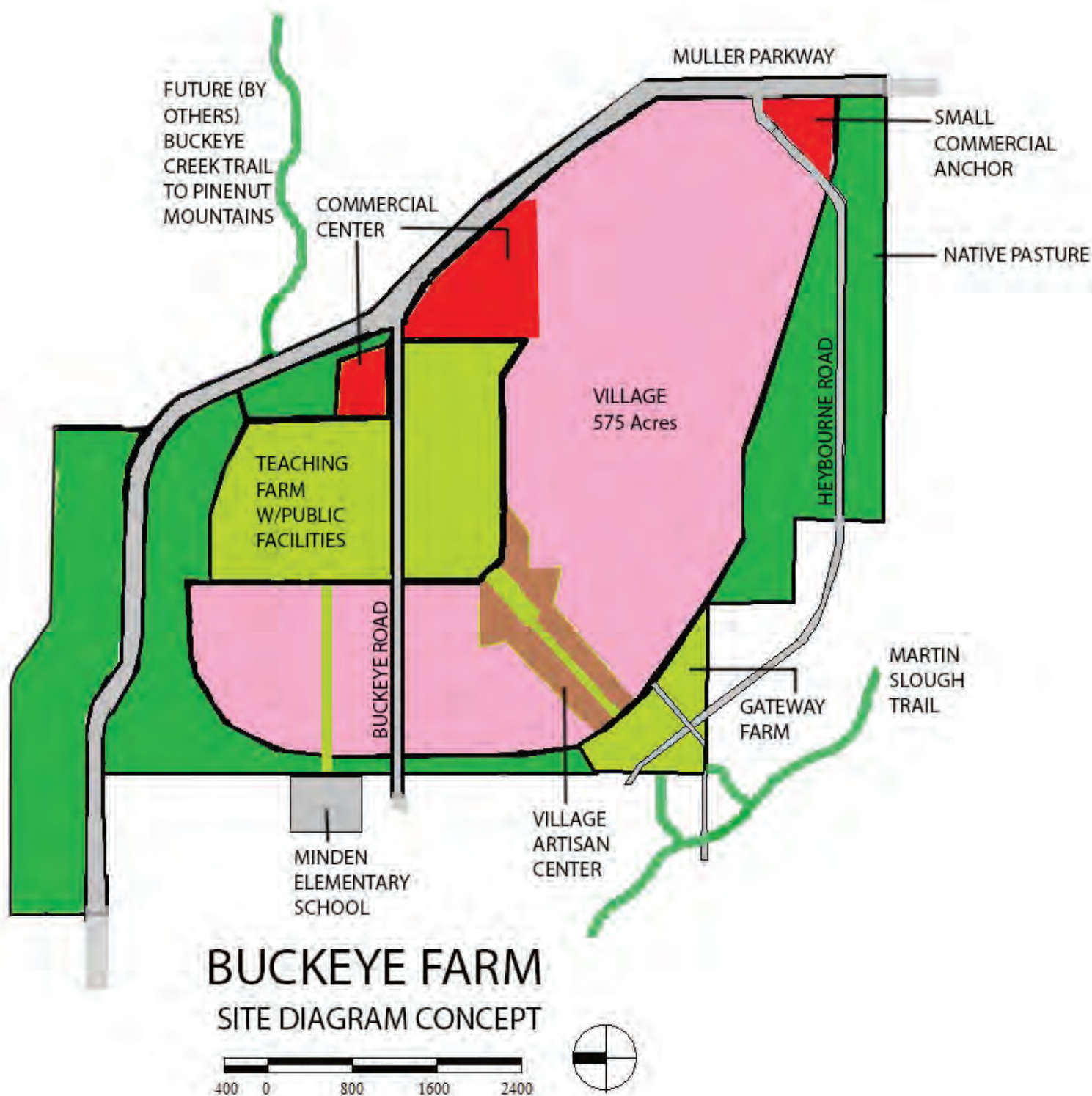


IMAGE SOURCE: GOOGLE EARTH

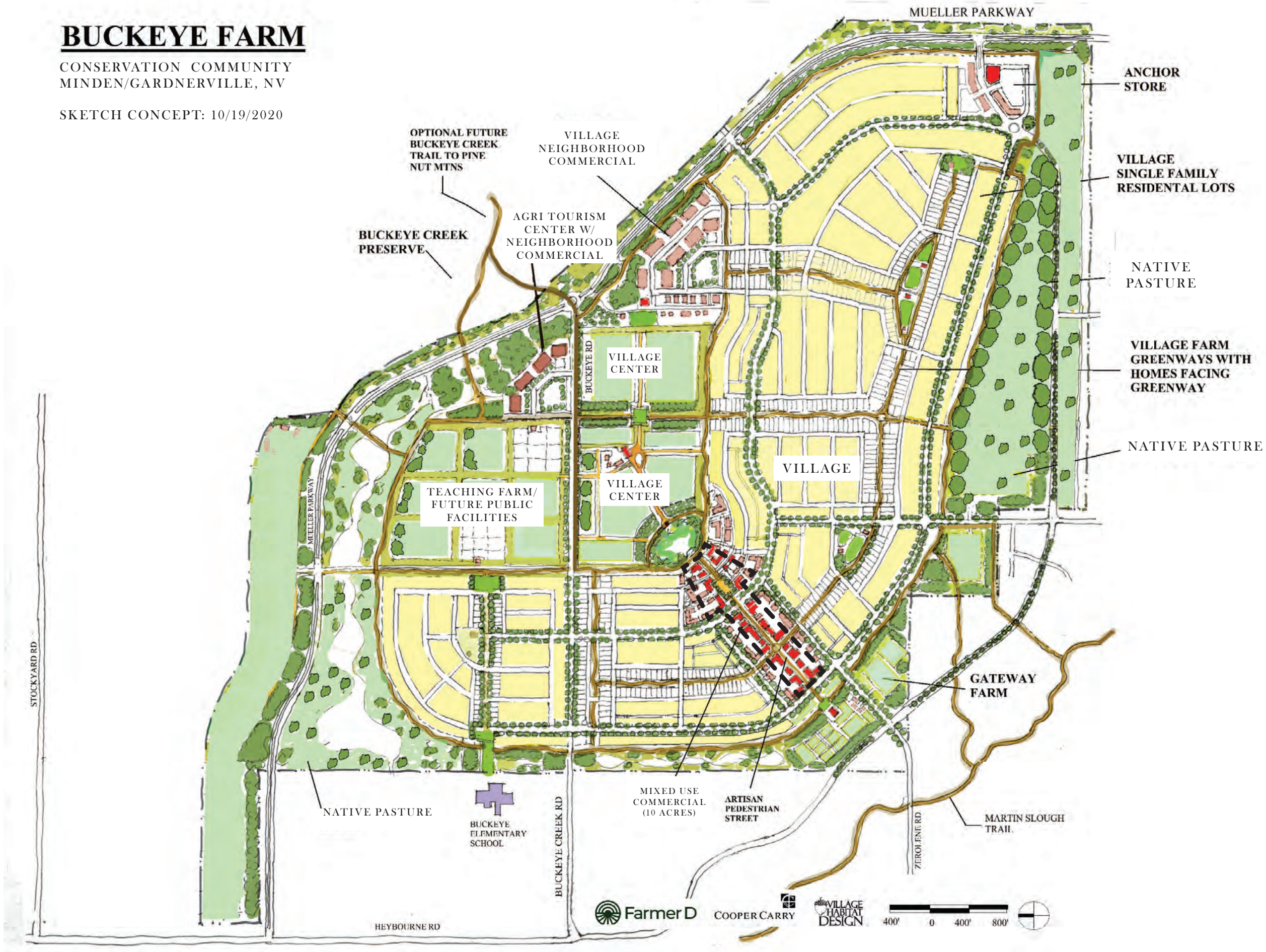
SITE DIAGRAM CONCEPT:



BUCKEYE FARM

CONSERVATION COMMUNITY
MINDEN/GARDNERVILLE, NV

SKETCH CONCEPT: 10/19/2020



Land Preservation
Buckeye Farm as a receiving area is preserving 9,115 Acres in south Douglas County with transfer of Development Rights (2500 Units).
Buckeye Farm is preserving 460 Acres of the sites 1,044 Acres for farm and pasture (including 285.6 Acres of Flood Plain and Native Pasture).
Health and Wellness
8.8 Miles of on site walking trail
Potential future connections to Buckeye Creek and Martin Slough Trail
Farm fresh food & value added products
Economics
38.3 Acres small scale retail/industry & anchor store (15,000 Sq Ft)
285.6 Acres of small local farms, grazing, and value added production crops.
Village artisan center

HISTORIC PERSPECTIVE

The rich heritage of Minden and Gardnerville is one of the region's most valuable and charming features. It's importance goes beyond being a design reference for new investment. The Towns are Carson Valley's traditional cultural, social and commercial centers - inextricably linked to its identity and social traditions.

Gardnerville has a 140-year history as the commercial center for Carson Valley farms and has evolved into South Douglas County's commercial service center.

Minden was the seat for regionally significant social & cultural gatherings and support services for the agriculture and cattle industry. Established in 1906, it is one of Nevada's oldest communities, and home to many states' settlement prides.

The plan for Buckeye Farms intends to serve and bolster the Towns as they move to manage better and provide urban services for growth, the future of their Downtown, becoming more environmentally and economically resilient, and focusing on the quality of growth.





CHAPTER 2.

VISION PLAN

VISION:

Restoring and strengthening the farming heritage of the local community while preserving land in south Douglas County, this development proposal seeks to build on the various adopted County and Town framework plans to reinforce local agriculture, support and promote local industry and provide housing for the growing community. The development is envisioned to provide ample recreational opportunities for the greater community and set the bar for appropriate development in the region that conserves working lands, enhances the beauty of the natural environment and accommodates strategic growth.



FOUNDING PRINCIPLES

1. Conservation & Preservation of Rural Character

A 2,218 unit village and farm community that will preserve approximately 9,115 acres in a conservation easement. Parks, trails and farm lands encompass approximately 50% of the 1,044 acre Buckeye Farm property.

- Conserve preserved areas
 - Food, Farm, and Natural Habitats
 - Protect and restore the agricultural heritage adjacent to town, optimize access to healthy fresh produce and prepared foods and invite agritourism
- Dedicated farm land for an interactive community farm, including a variety of small farms dedicated to producing an array of produce for Buckeye, Minden and Gardnerville
- Preserve and maintain natural habitats for wildlife, for trails and for nature based activities

2. Managed Growth/Farm First Development

The Buckeye Farm Specific Plan is subject to the provisions of Douglas County Code Chapter 20.550 and 20.560 Growth Management Ordinance. Local Farm development will be provided concurrently with the development of each community as identified in the phasing plan.

3. Walkable/Pedestrian Priority

A pedestrian priority development designed to encourage walking and bicycling as an efficient and enjoyable experience

- Majority of daily use services and employment opportunities within walking distance of the village and hamlet
- Traditional Neighborhood Development guidelines
 - Parking lots are located behind or beside buildings so building frontage engages pedestrians (i.e., homes: parking court, garage located behind house or alley loaded)
- Variety of pedestrian and bicycling modalities
 - Sidewalks, on street bike paths, Woonerf (a shared neighborhood street), and multi-use trails linking on-site farm, recreation and parks as well as connections to existing and potential off-site path connections

- Provide lease on demand vehicle enterprises to enable car alternatives

4. Economic Incubator

Bring jobs and business opportunities.

- Employment centers attract small business start ups including a farm hub to incubate small farm businesses, value added production (40 acres) with workforce housing, health and wellness start ups, and artisanal businesses in the village.
- Ag & Eco Tourism Branding and destinations for general tourism (FARMeander and hospitality)

5. Education/Innovation

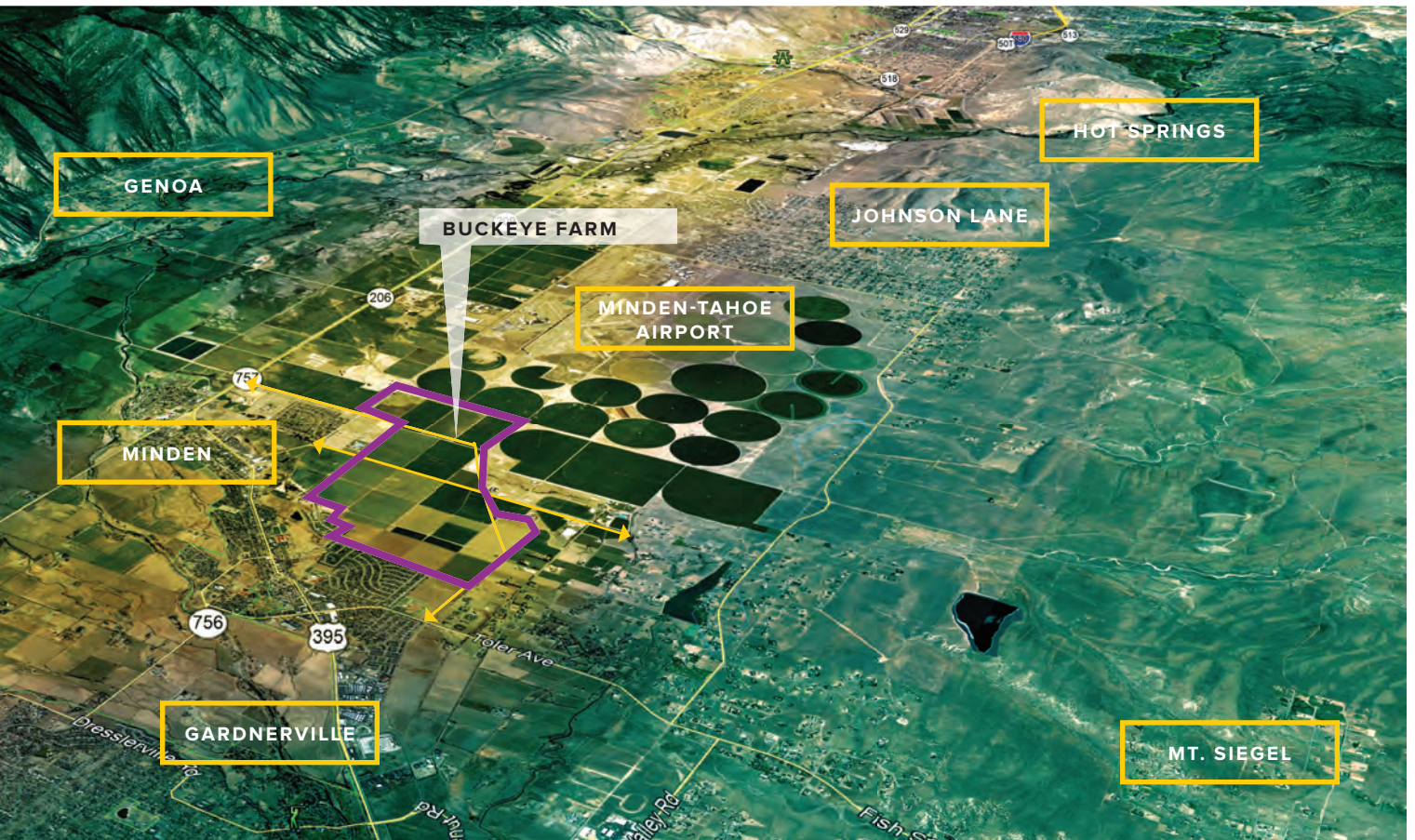
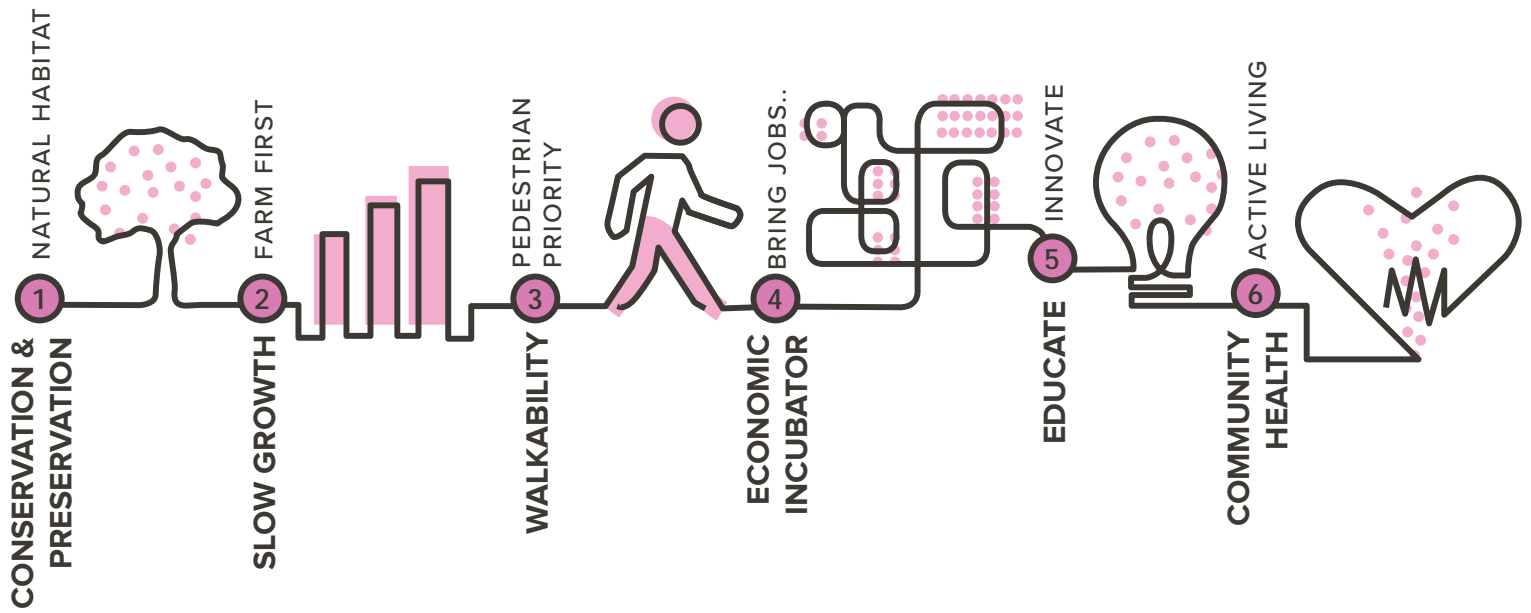
Educational programs and research development

- K-12 and community college agriculture, food, health services programs
- Research & Ag - innovation center

6. Community Health

Active living and fresh healthy foods (8.8 miles of trails, farm and passive recreation areas, fresh foods, etc)





CONSERVATION AND COMMUNITY GOALS

1. REGIONAL AREA/COUNTY/MINDEN & GARDNERVILLE

Optimize the use of county infrastructure, preserve agricultural heritage, create sustainable economic opportunities and resilience and increase health focused walkable conservation ag development opportunities

2. BUCKEYE FARM CONSERVATION DEVELOPMENT

Showcase agrihood development demonstrating benefits for sustainable development with conservation of agricultural and natural lands

3. BUCKEYE FARM - RESIDENTS & SURROUNDING AREA

Provide and protect a rich farm environment for present and future generations within walking distance of Minden and Gardnerville

4. NATURAL HABITATS

Integrate natural habitats along the trail network and with native and pollinator plantings



DIAGRAMS:

- 1. DEVELOPMENT AREA AND UNIT SUMMARY**
- 2. LAND USE**
- 3. RIGHT-OF-WAY**
- 4. OPEN SPACE AND TRAIL**
- 5. CONCEPT PARCEL PLAN**

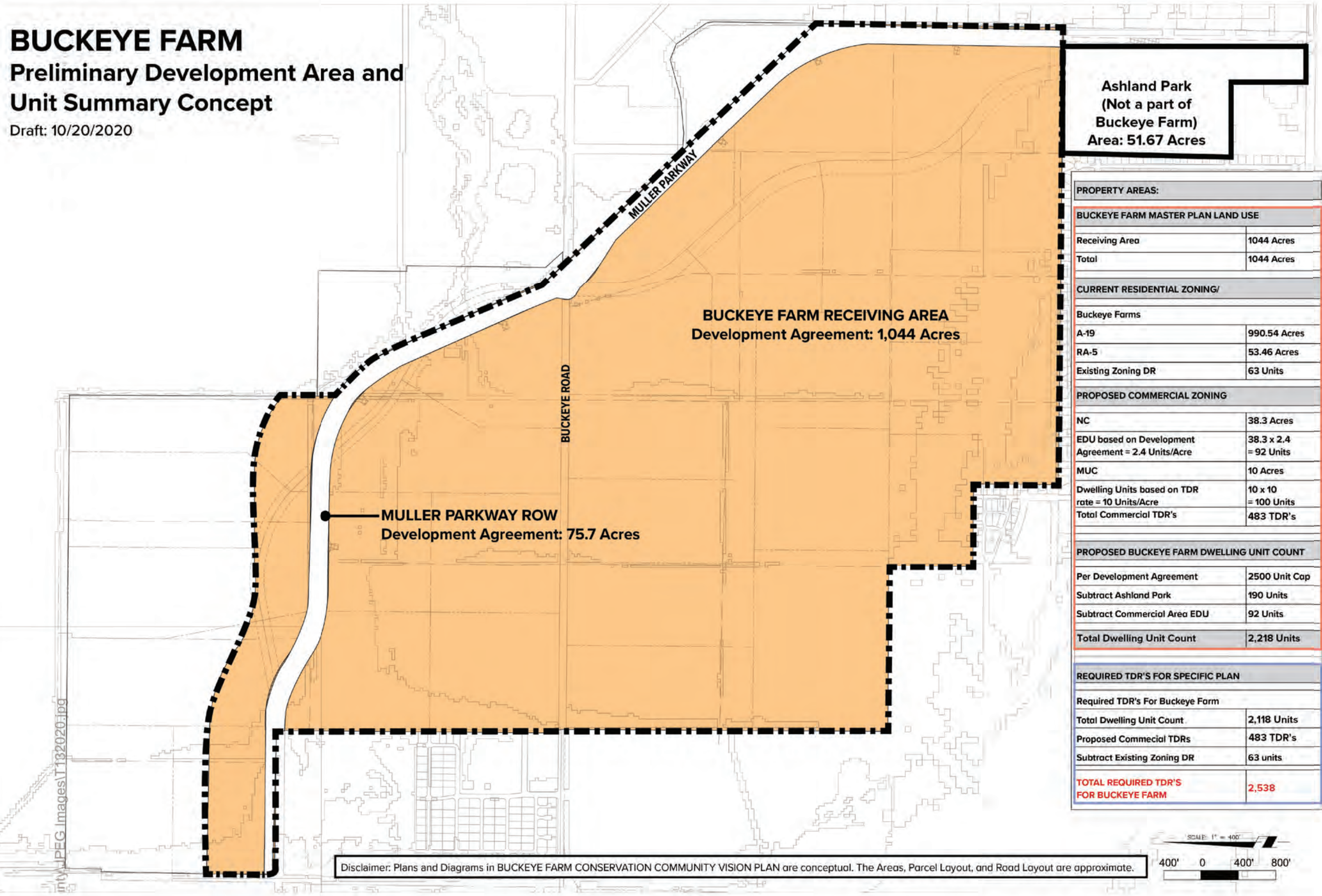
PRELIMINARY DEVELOPMENT AREA AND UNIT SUMMARY CONCEPT:

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BUCKEYE FARM

Preliminary Development Area and Unit Summary Concept

Draft: 10/20/2020



LAND USE CONCEPT:

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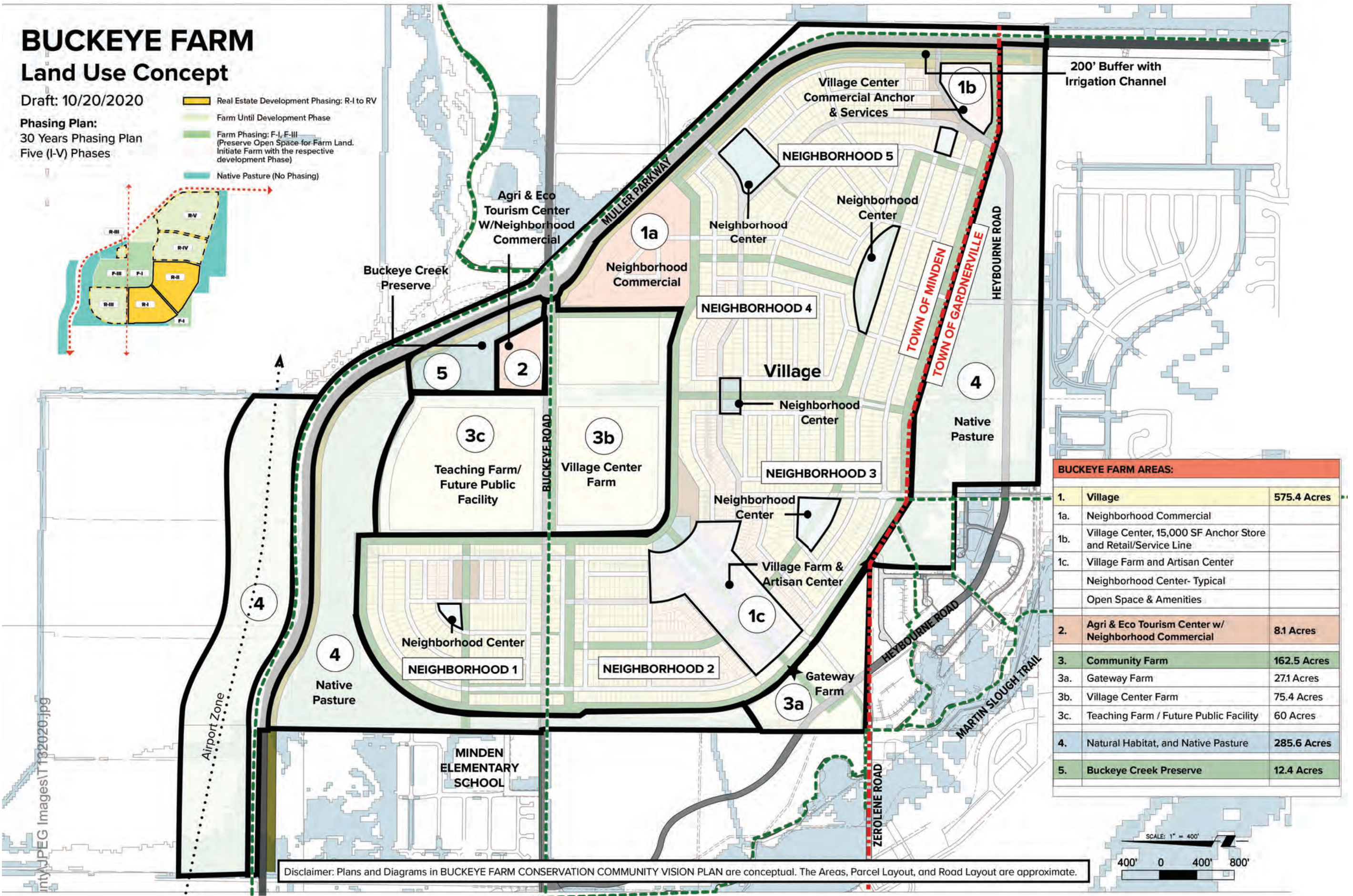
BUCKEYE FARM

Land Use Concept

Draft: 10/20/2020

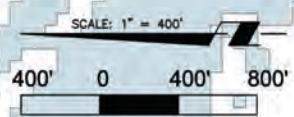
Phasing Plan:
30 Years Phasing Plan
Five (I-V) Phases

- Real Estate Development Phasing: R-I to RV
- Farm Until Development Phase
- Farm Phasing: F-I, F-II, F-III
(Preserve Open Space for Farm Land. Initiate Farm with the respective development Phase)
- Native Pasture (No Phasing)



BUCKEYE FARM AREAS:		
1.	Village	575.4 Acres
1a.	Neighborhood Commercial	
1b.	Village Center, 15,000 SF Anchor Store and Retail/Service Line	
1c.	Village Farm and Artisan Center	
	Neighborhood Center- Typical	
	Open Space & Amenities	
2.	Agri & Eco Tourism Center w/ Neighborhood Commercial	8.1 Acres
3.	Community Farm	162.5 Acres
3a.	Gateway Farm	27.1 Acres
3b.	Village Center Farm	75.4 Acres
3c.	Teaching Farm / Future Public Facility	60 Acres
4.	Natural Habitat, and Native Pasture	285.6 Acres
5.	Buckeye Creek Preserve	12.4 Acres

Disclaimer: Plans and Diagrams in BUCKEYE FARM CONSERVATION COMMUNITY VISION PLAN are conceptual. The Areas, Parcel Layout, and Road Layout are approximate.



RIGHT OF WAY PLAN:

Following are the main street typology highlighted in the right-of-way concept.

- Muller Parkway (205' ROW): Muller Parkway will extend from its existing intersection with US 395 to US 395 south to Gardnerville at Toler Lane. The roadway will function as a minor arterial, with roundabouts at major intersections.
- Heybourne Road Extension (75' ROW): Heybourne Road Extension is planned as a two-lane major urban collector that will extend from Gilman Avenue to Muller Parkway.
- Buckeye Road (80' ROW): Buckeye Road will function as a major urban collector with two lanes and roundabout at major intersections (Heybourne Road and Muller Parkway).
- Zerolene Road (60' ROW): Zerolene Road is currently a minor arterial but will function as a local road with two lanes and turn-lanes at major intersections.
- Internal local Road (50' ROW): The Buckeye Farm internal local road will primarily serve the community traffic with two lanes and parallel parking.
- Alley (24' ROW): Mostly serving the TND residential units with two lanes.
- ROW dedications located outside the project boundary of the Specific Plan is not required to be dedicated by the Buckeye Farm.

BUCKEYE FARM

Right of Way Concept

Draft: 10/20/2020

Phasing Plan:
30 Years Phasing Plan
Five (I-V) Phases

- Real Estate Development Phasing: R-I to R-V
- Farm Until Development Phase
- Farm Phasing: F-I, F-II, F-III
(Preserve Open Space for Farm Land. Initiate Farm with the respective development Phase)
- Native Pasture (No Phasing)



1/4 Mile Walk/bike Circle from Amenities

Buckeye Creek Preserve

Agri & Eco Tourism Center W/Neighborhood Commercial

Neighborhood Commercial

Village

Teaching Farm/ Future Public Facility

Village Center Farm

Village Farm & Artisan Center

Gateway Farm

MARTIN SLOUGH TRAIL

TOWN OF MINDEN
TOWN OF GARDNERVILLE

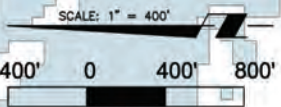
HEYBOURNE ROAD

ZEROLENE ROAD

MINDEN ELEMENTARY SCHOOL

Airport Zone

- Minor Arterial
- Major Collector
- Local Road 60' ROW
- Local Road 50' ROW
- 1/4 Mile Walk/Bike Circle (5 Min Walk)

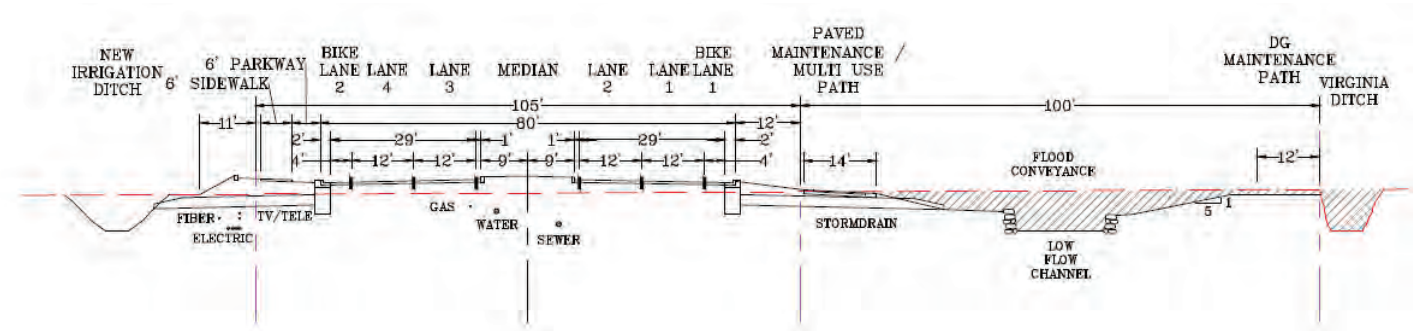


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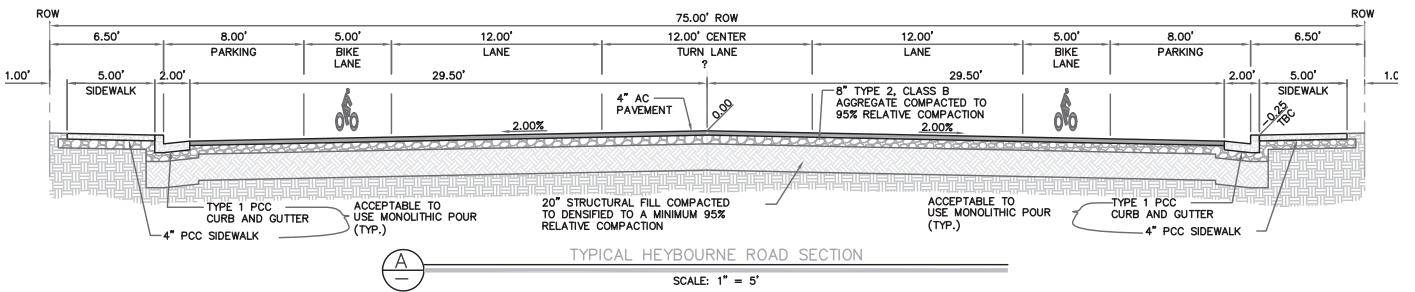
STREET SECTIONS:

- Muller Parkway is a minor arterial and Heybourne Road Extension and Buckeye Road are the two major collectors.
- Parking shall not be allowed on street for Muller Parkway.
- 6 Foot minimum landscape strip.
- Sidewalks shall have a minimum width of 6 feet.
- Paved shoulders shall have the same structural section as the roadway. Aggregate shoulders shall have a minimum of 6 inches of compacted aggregate base.
- Structural section to be determined by engineering design, but in no case shall the asphalt concrete be less than 4 inches thick and the aggregate base less than 8 inches thick.
- Permanent slope easements may be required to accommodate construction of the roadway and drainage facilities.

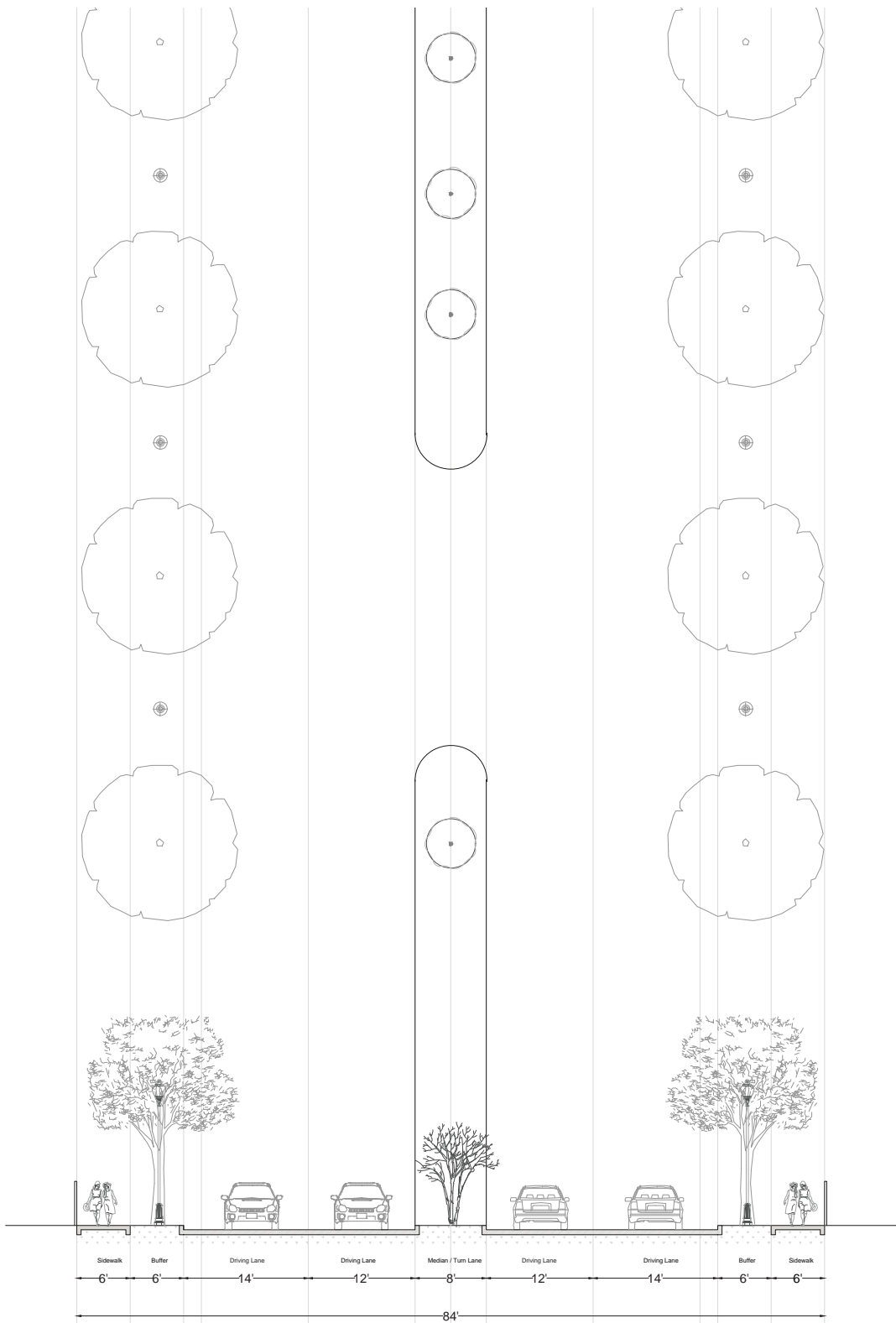
Muller Parkway:



Heybourne Road:



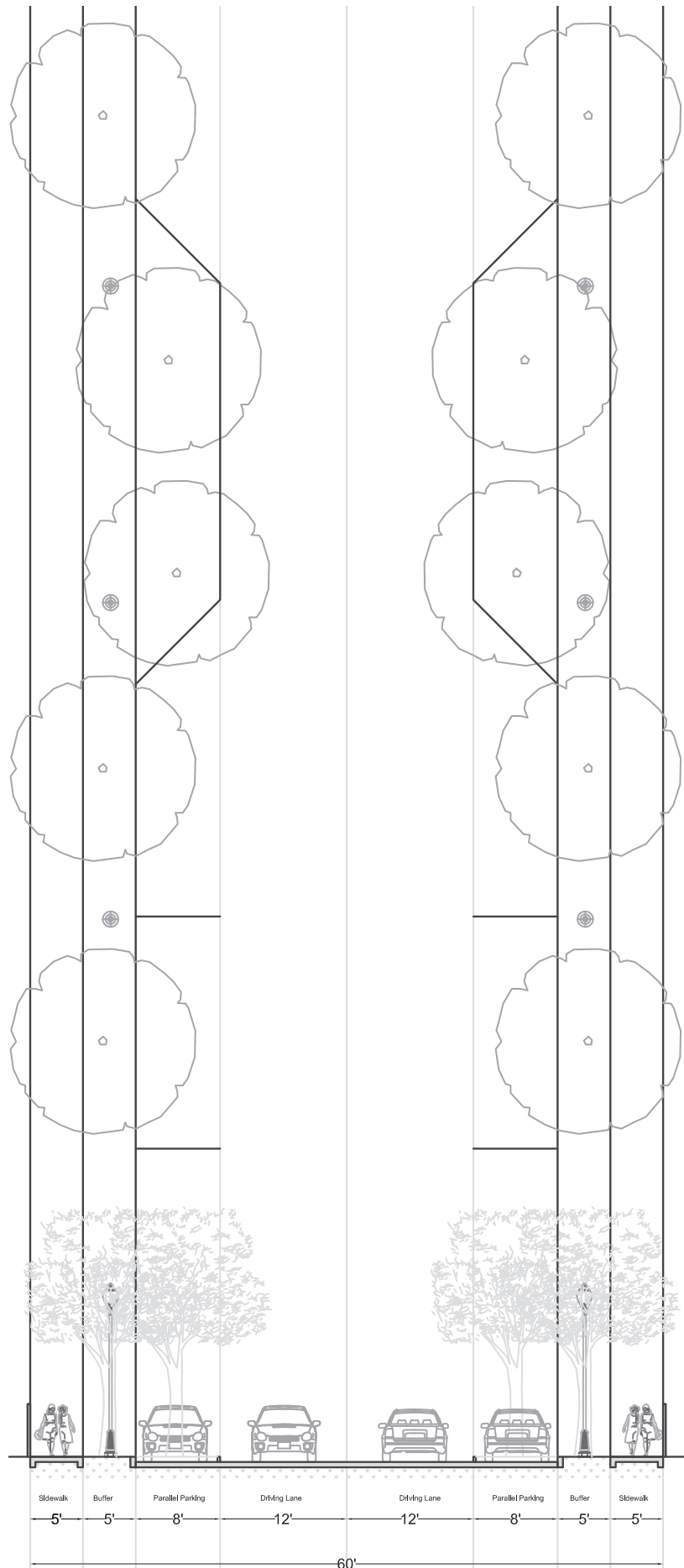
Major Collector (Typical.):



Note:
The proposed graphics are to describe the general character of the ROW. The final ROW design would need to comply with the minimum design standards by Douglas County.

Local Street (Type 1):

- Type 1 : 60' Row
- Two lanes with center turn lane at major intersections.
- On-street parking on both sides is allowed.
- Parallel parking shall stop at 20 foot from intersection.
- Width of parking stalls, 8' x 22'
- 5 Foot minimum landscape buffer between sidewalk and parking.
- Tree Island and Bulbouts for a pleasant pedestrian experience and to slow down traffic.
- Sidewalks shall have a minimum width of 5 feet.



Note:

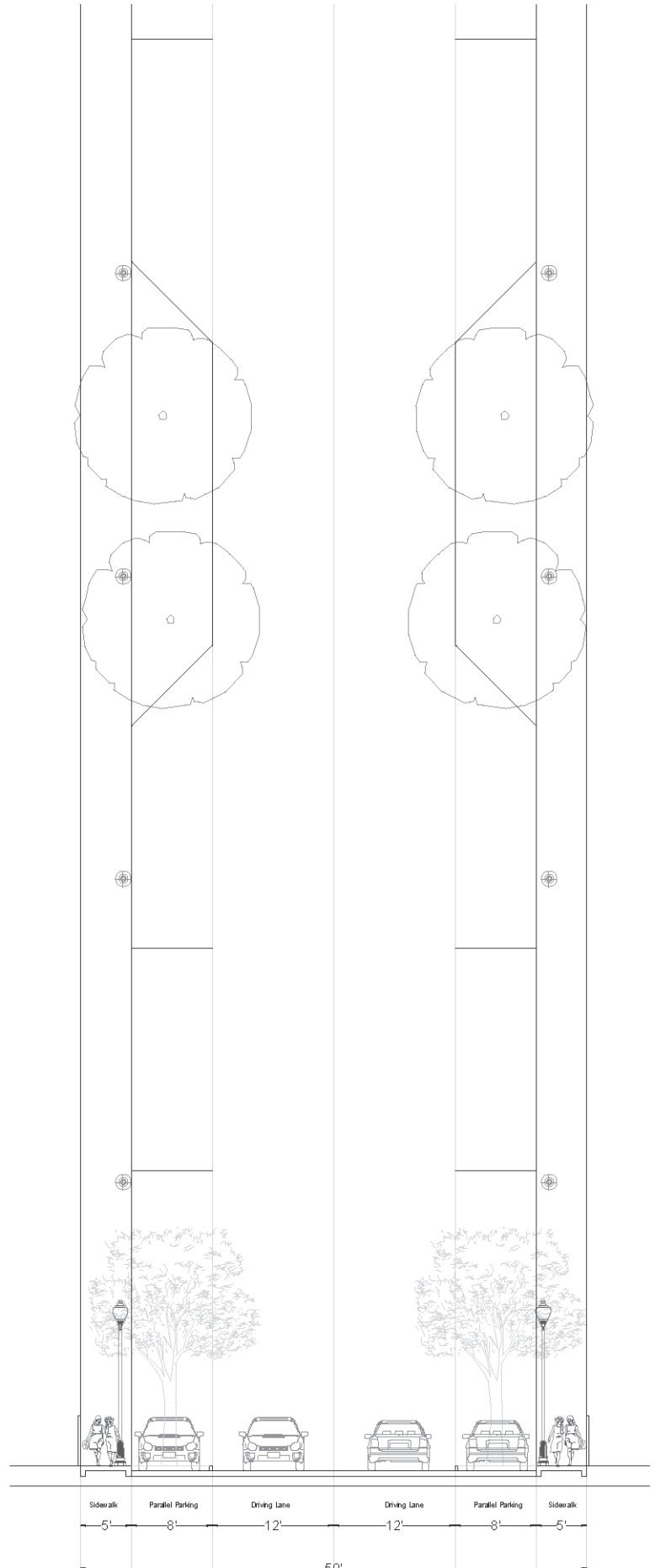
The proposed graphics are to describe the general character of the ROW. The final ROW design would need to comply with the minimum design standards by Douglas County.

Local Street (Type 2):

- Type 1 : 50' Row.
- Two lanes with center turn lane at major intersections.
- On-street parking on both sides is allowed.
- Parallel parking shall stop at 20 foot from intersection.
- Width of parking stalls, 8' x 22'.
- Tree Island and Bulbouts for a pleasant pedestrian experience and to slow down traffic.
- Sidewalks shall have a minimum width of 5 feet.

Note:

The proposed graphics are to describe the general character of the ROW. The final ROW design would need to comply with the minimum design standards by Douglas County.



OPEN SPACE PLAN CONCEPT:

Buckeye Farm is a proposed farm conservation community combining land preservation with farm focused development adjacent to the towns of Minden and Gardnerville. As a farm conservation community, Buckeye Farm has the potential to act as a primary agri-tourism anchor for the towns of Minden and Gardnerville providing an in-town farm experience and farm fresh produce.

Buckeye Farm is including a dedicated right of way for the Muller Parkway, that when completed will provide an alternative route to either end of town relieving some congestion within downtown Minden and Gardnerville. Opportunities will be created for a more pedestrian friendly experience in the downtowns of Minden and Gardnerville.

In addition, Buckeye Farm will provide several miles of pedestrian trails and direct pedestrian connections to Minden and Gardnerville main streets, including a connection to a potential trail along Buckeye Creek.

Walk to Downtown Minden And Gardnerville

One of the greatest assets of Buckeye Farm is it being within walking and bicycling distance of downtown Minden and Gardnerville. A walkable development is crucial to supporting a healthy, vibrant community by increasing the opportunities for being active, reducing stresses like auto congestion in town, and connecting communities. To achieve this, along with greenway trails, several small community amenity spaces are incorporated throughout the village area. Buckeye Farm also offers hundreds of acres of in-town farmland with a variety of agri-tourism events and active living possibilities for walking, bicycling and horseback riding, strengthening the character of Minden as an agri-tourism town.

As a result, Buckeye Farm will support business growth in the downtown of Minden and Gardnerville boosting the vitality of main street.

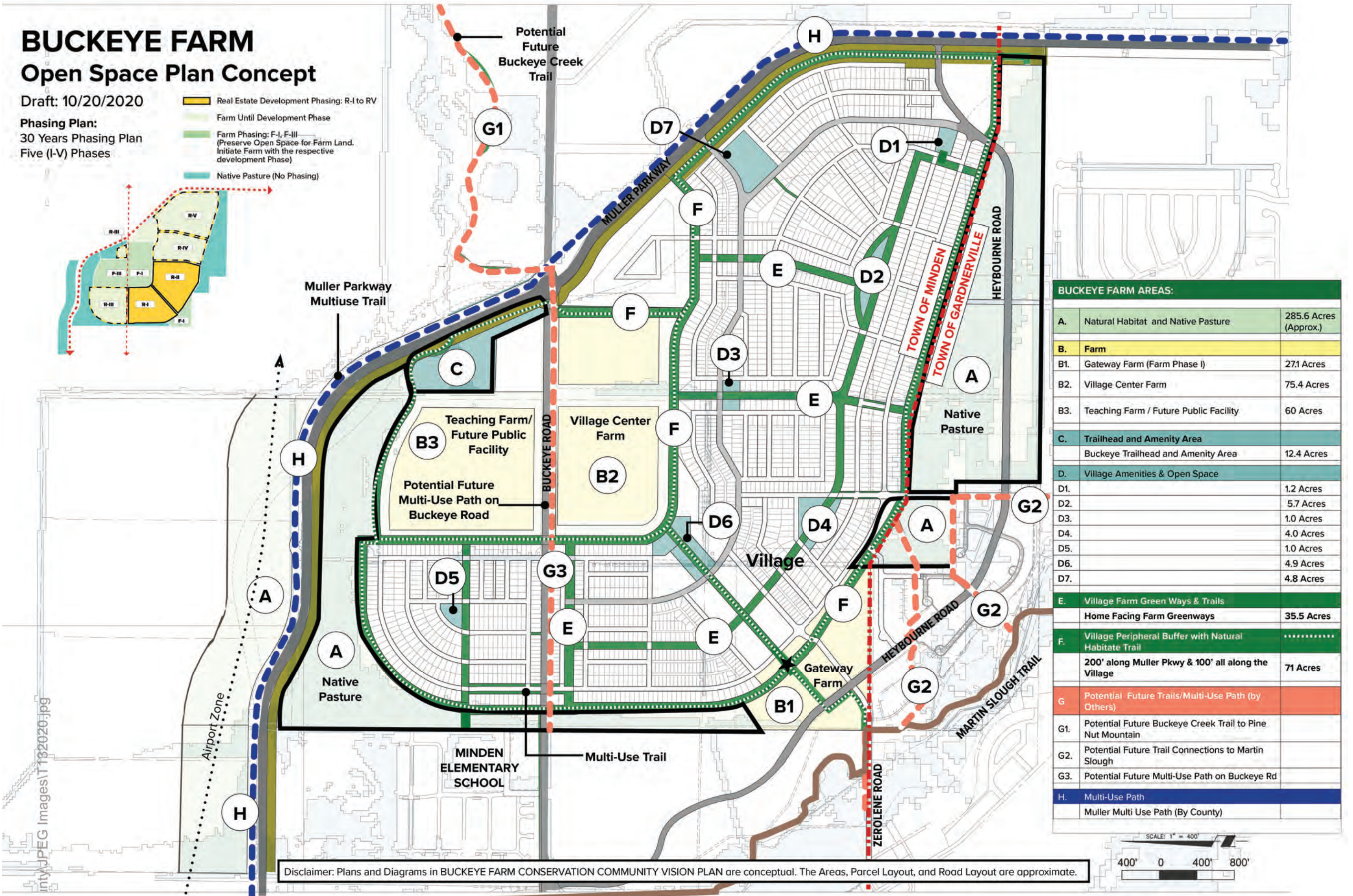
BUCKEYE FARM

Open Space Plan Concept

Draft: 10/20/2020

Phasing Plan:
30 Years Phasing Plan
Five (I-V) Phases

- Real Estate Development Phasing: R-I to RV
- Farm Until Development Phase
- Farm Phasing: F-I, F-II, F-III (Preserve Open Space for Farm Land. Initiate Farm with the respective development Phase)
- Native Pasture (No Phasing)



BUCKEYE FARM AREAS:		
A.	Natural Habitat and Native Pasture	285.6 Acres (Approx.)
B.	Farm	
B1.	Gateway Farm (Farm Phase I)	27.1 Acres
B2.	Village Center Farm	75.4 Acres
B3.	Teaching Farm / Future Public Facility	60 Acres
C.	Trailhead and Amenity Area	
	Buckeye Trailhead and Amenity Area	12.4 Acres
D.	Village Amenities & Open Space	
D1.		1.2 Acres
D2.		5.7 Acres
D3.		1.0 Acres
D4.		4.0 Acres
D5.		1.0 Acres
D6.		4.9 Acres
D7.		4.8 Acres
E.	Village Farm Green Ways & Trails	
	Home Facing Farm Greenways	35.5 Acres
F.	Village Peripheral Buffer with Natural Habitat Trail	
	200' along Muller Pkwy & 100' all along the Village	71 Acres
G.	Potential Future Trails/Multi-Use Path (by Others)	
G1.	Potential Future Buckeye Creek Trail to Pine Nut Mountain	
G2.	Potential Future Trail Connections to Martin Slough	
G3.	Potential Future Multi-Use Path on Buckeye Rd	
H.	Multi-Use Path	
	Muller Multi Use Path (By County)	

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VILLAGE FARM GREENWAY (D & E):

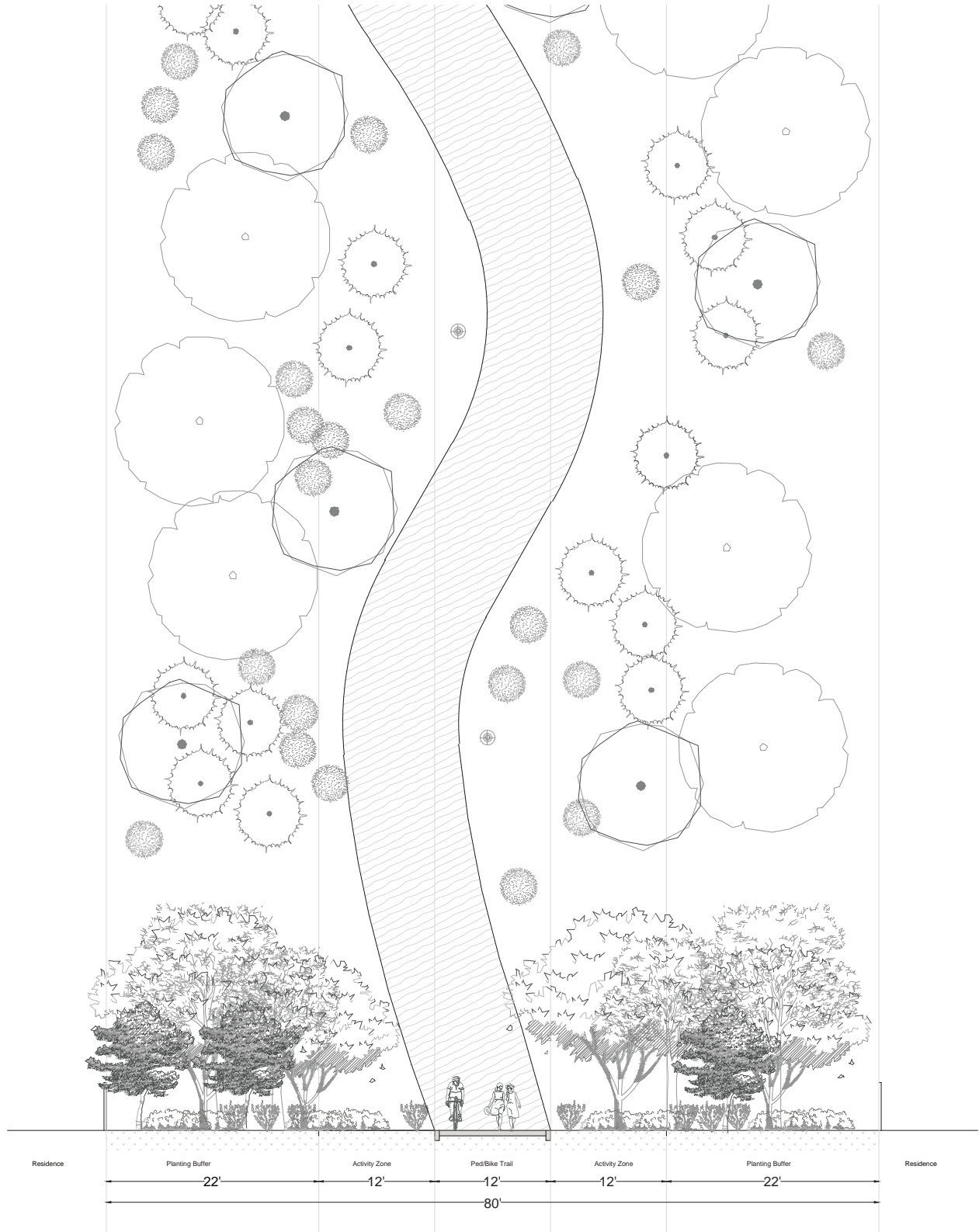
A unique feature of Buckeye Farm is the pedestrian Greenway network that links the community open spaces, residential and commercial areas together. The greenways become the veins of the community, providing comfortable pathways for a morning or evening stroll or jog, that link all of the vital elements of the community together. With an average width of approximately 80'-100', most of the greenway is envisioned to be landscape plantings; climate and regionally-appropriate ornamental landscape as well as perennial agricultural landscapes such as fruit tree orchards, community gardens and herbaceous perennials with culinary or medicinal value. Meandering through the center of the greenway would be a multi-use path for walkers, joggers, kid's strollers and pedal-powered toys and bicycles. The proposed path is 12' wide asphalt with a 2' edge of decomposed granite on both sides, which allows for a choice of walking surface and permits maintenance access without extensive impermeable hardscape. Additional 12' activity zone is defined with Lawns with shaded bench seating would occur throughout for passive and impromptu recreation opportunities.

The Village Promenade becomes the Heart of the community. AS HOUSES FRONTING THE GREENWAY MUCH LIKE THE "NEW GOLF..."



Homes fronting
small-scale
agriculture &
greenways offer
premium value

**GOLF WAS THEN
-FARMS ARE NOW**

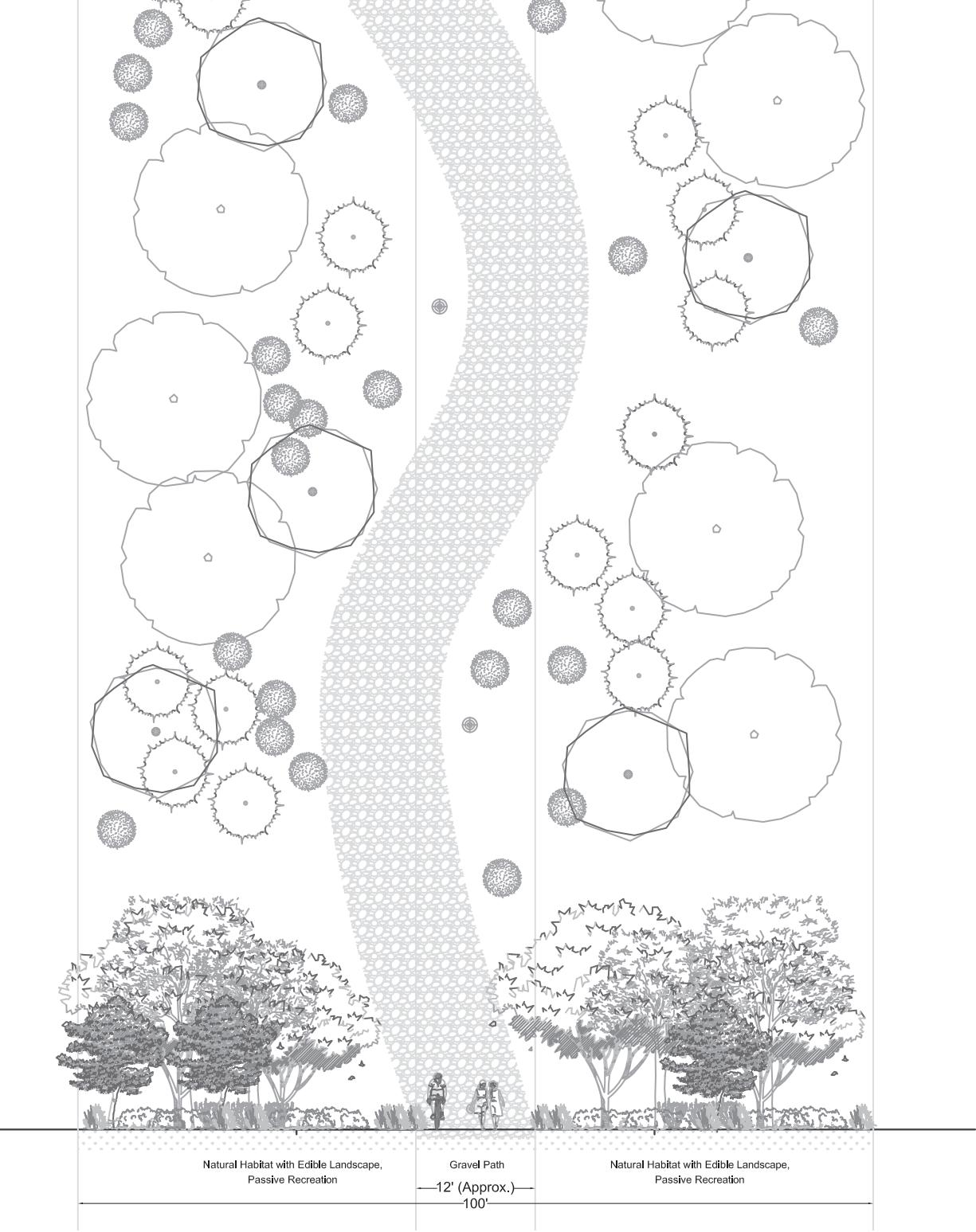


Scale: $\frac{1}{16}" = 1'$

Note:

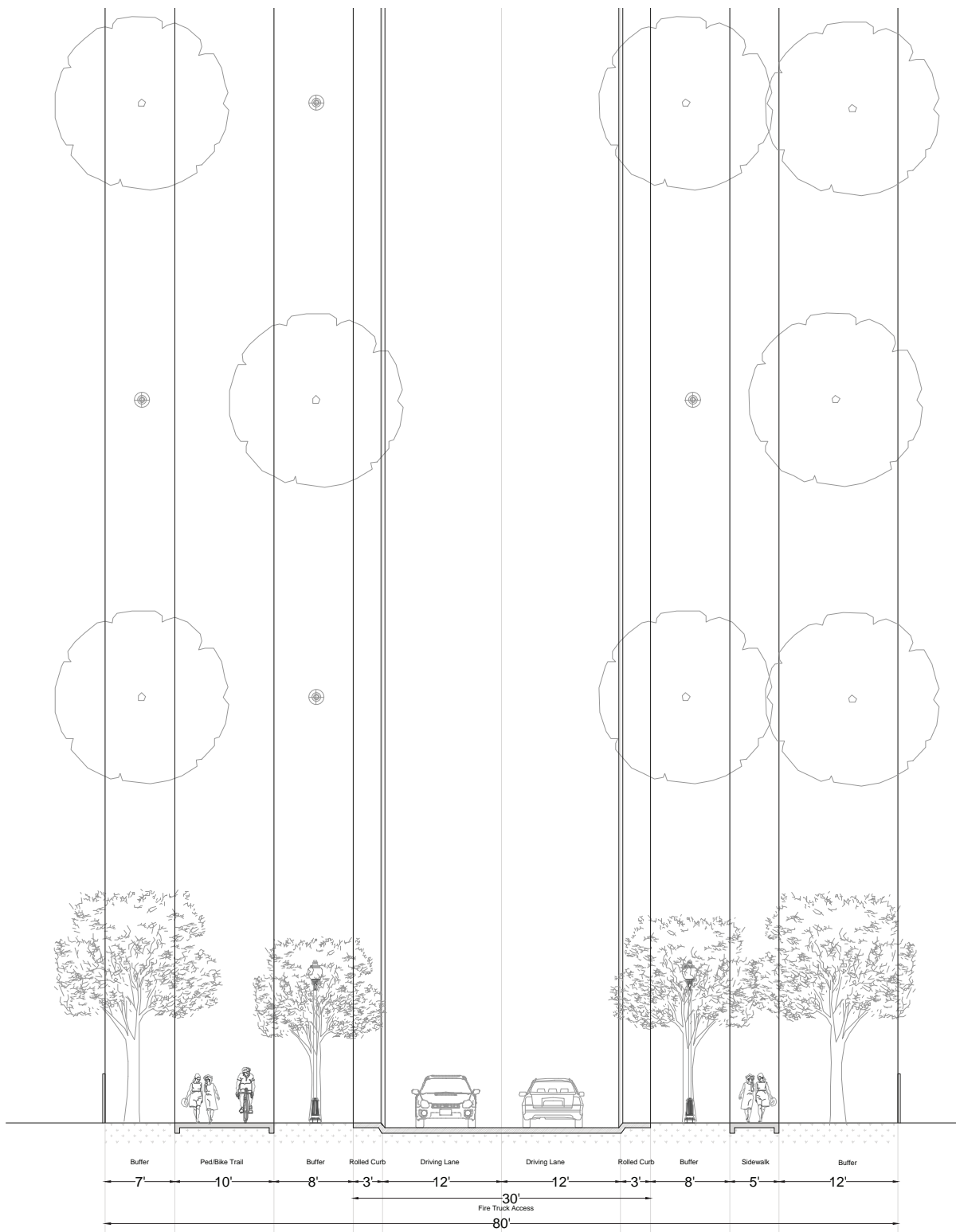
The proposed graphics are to describe the general character of the ROW. The final ROW design would need to comply with the minimum design standards by Douglas County.

CONNECTING TRAILS (G)



Note:
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STREET GREENWAY SECTION CONCEPT/ MULTI-USE PATH



Note:
The proposed graphics are to describe the general character of the ROW. The final ROW design would need to comply with the minimum design standards by Douglas County.

PARCEL LAYOUT CONCEPT:

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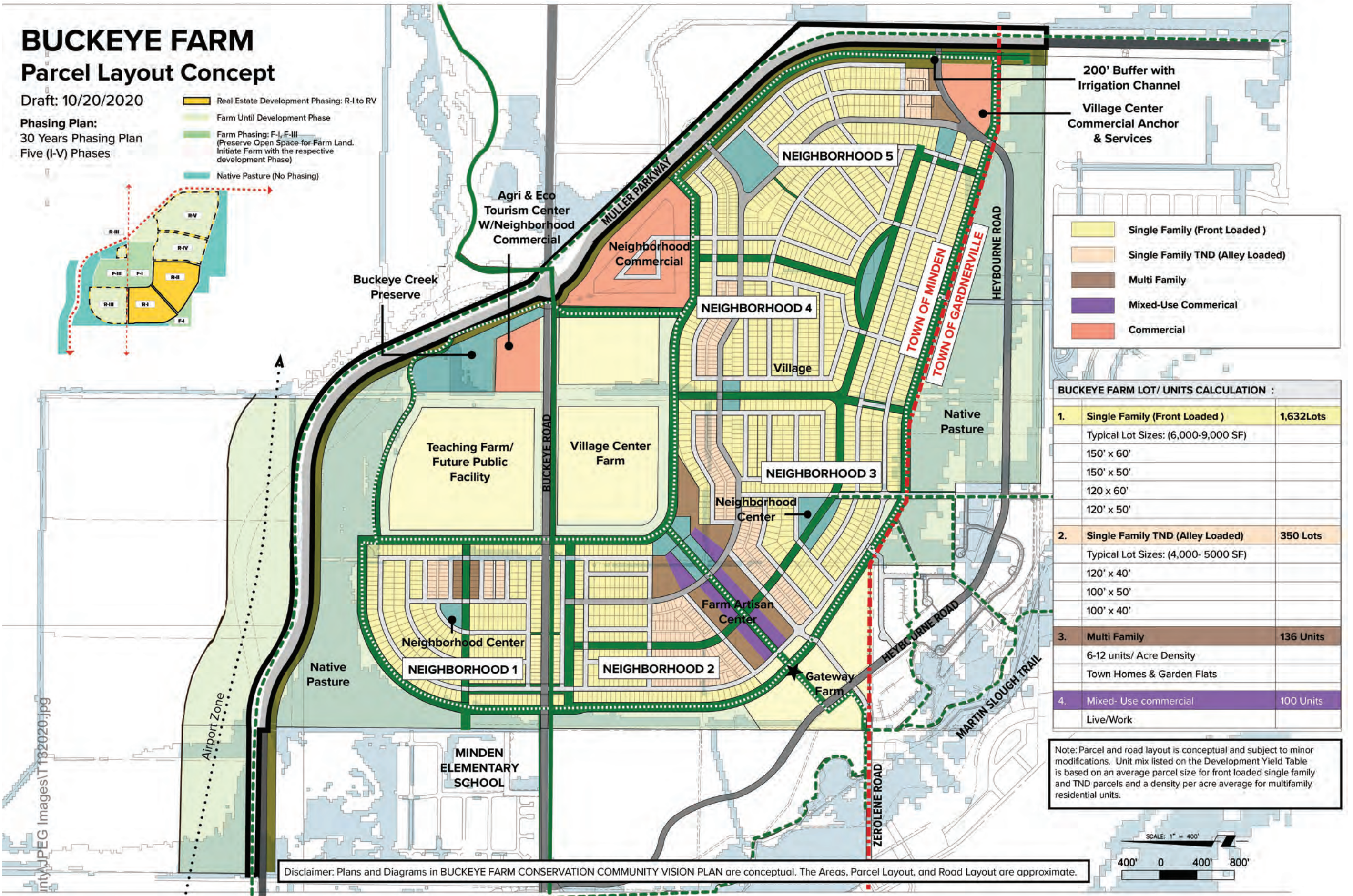
BUCKEYE FARM

Parcel Layout Concept

Draft: 10/20/2020

Phasing Plan:
30 Years Phasing Plan
Five (I-V) Phases

- Real Estate Development Phasing: R-I to RV
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(Preserve Open Space for Farm Land. Initiate Farm with the respective development Phase)
- Native Pasture (No Phasing)

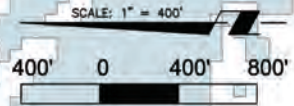


- Single Family (Front Loaded)
- Single Family TND (Alley Loaded)
- Multi Family
- Mixed-Use Commerical
- Commercial

BUCKEYE FARM LOT/ UNITS CALCULATION :		
1.	Single Family (Front Loaded)	1,632Lots
Typical Lot Sizes: (6,000-9,000 SF)		
150' x 60'		
150' x 50'		
120 x 60'		
120' x 50'		
2.	Single Family TND (Alley Loaded)	350 Lots
Typical Lot Sizes: (4,000- 5000 SF)		
120' x 40'		
100' x 50'		
100' x 40'		
3.	Multi Family	136 Units
6-12 units/ Acre Density		
Town Homes & Garden Flats		
4.	Mixed- Use commercial	100 Units
Live/Work		

Note: Parcel and road layout is conceptual and subject to minor modifications. Unit mix listed on the Development Yield Table is based on an average parcel size for front loaded single family and TND parcels and a density per acre average for multifamily residential units.

Disclaimer: Plans and Diagrams in BUCKEYE FARM CONSERVATION COMMUNITY VISION PLAN are conceptual. The Areas, Parcel Layout, and Road Layout are approximate.



CHAPTER 3.

*V*ISION PLAN COMPONENTS & STANDARDS

VISION PLAN COMPONENTS

This section further elaborates on different land use components identified in the previous chapter. In order to ensure land conservation and sustainable development, these components are classified under two categories:

- 1) Development Areas
- 2) Farm & Native Pasture

To ensure the design standards and quality of growth, supplementary materials (prototypes, sections, imagery, etc.) are provided with each category.



1. DEVELOPMENT AREAS

1. VILLAGE

- Small scale neighborhood commercial
- Village commercial anchor center
- Village farm & artisan center (mixed-use commercial)
- Neighborhood center
- Residential Multifamily
- Residential Single Family- Front Loaded
- Residential Single Family- TND
- Agri & Eco Tourism Center
- Education/Interpretation/Activity Center
- Farm Based Retail
- Teaching Farm / Public Facility

2. OPEN SPACE

A. NATIVE PASTURE / PASSIVE RECREATION

B. FARM

- Gateway farm
- Village Center farm
- Teaching Farm on Public Facilities parcel

C. AMENITY AREA

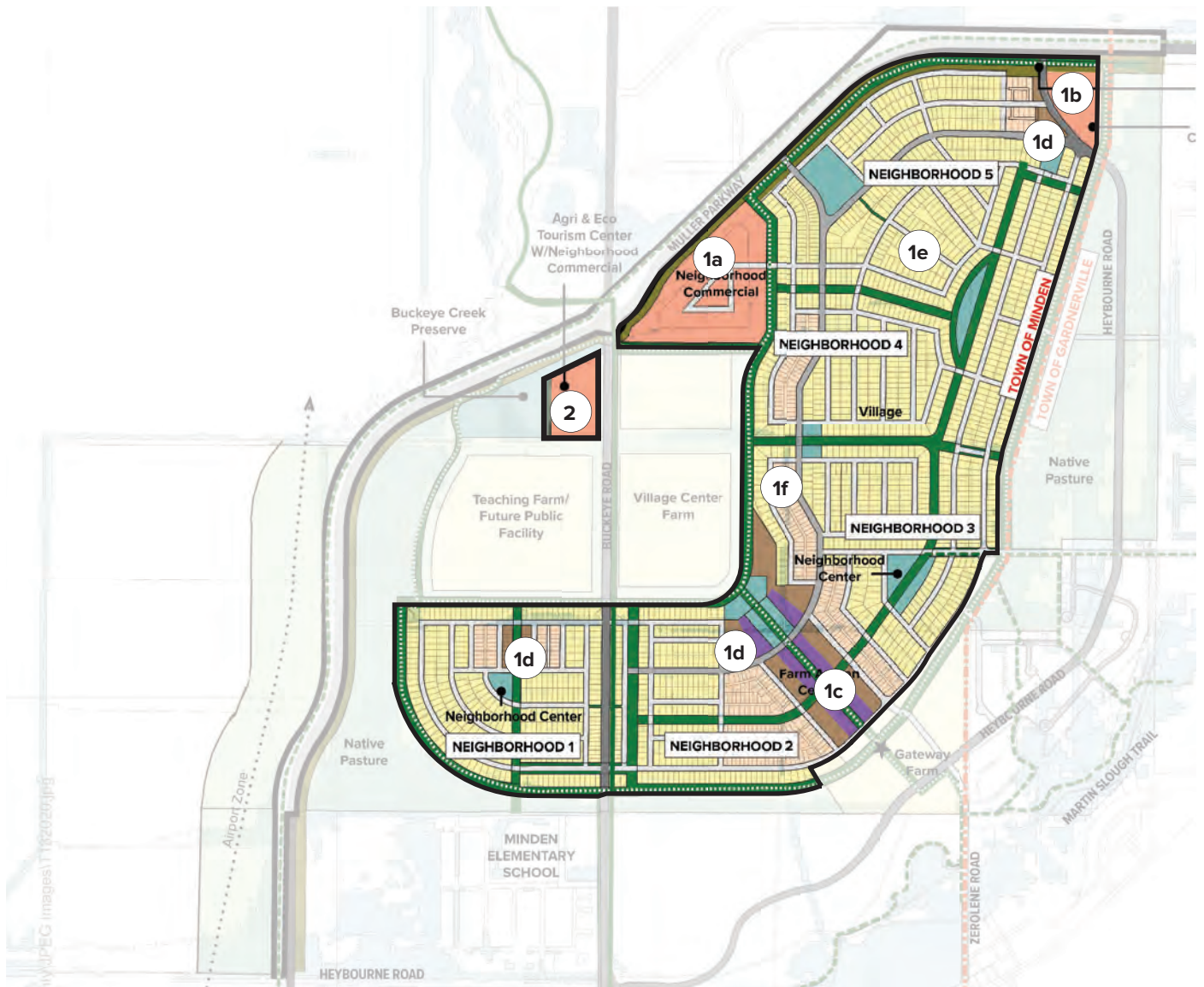
- Buckeye Creek Preserve

D. VILLAGE AMENITY AND OPEN SPACE

DEVELOPMENT AREAS

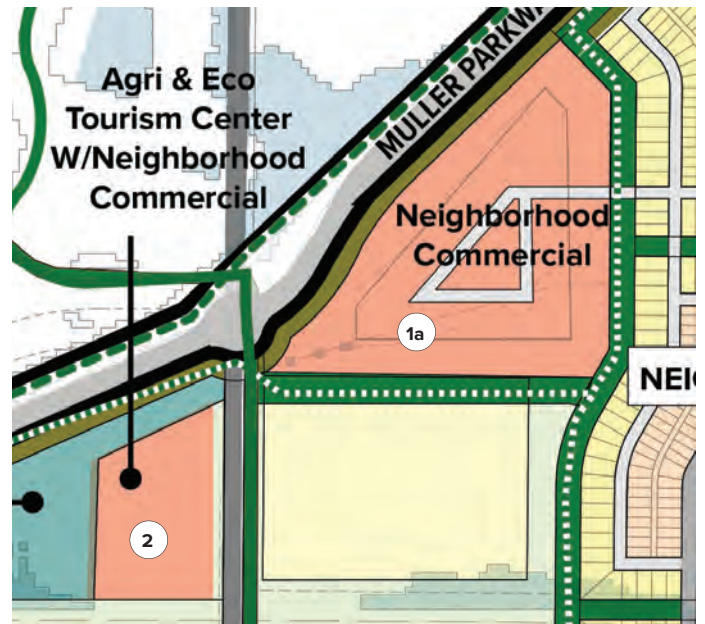
1. VILLAGE: 575 ACRES (APPROX.)

The Village is the HEART of the development and is essential to achieving the community and conservation goals, which is to develop a 2, 218 unit village that will preserve approximately 9,115 acres with TDR's and 460 acres of the Buckeye Farm Site. It provides a unique mix of commercial, civic, commercial anchor, neighborhood commercial, commercial, mixed-use, Town Homes, Front loaded single family detached units, and alley loaded TND units (though the vast majority of unit types are front loaded single family).



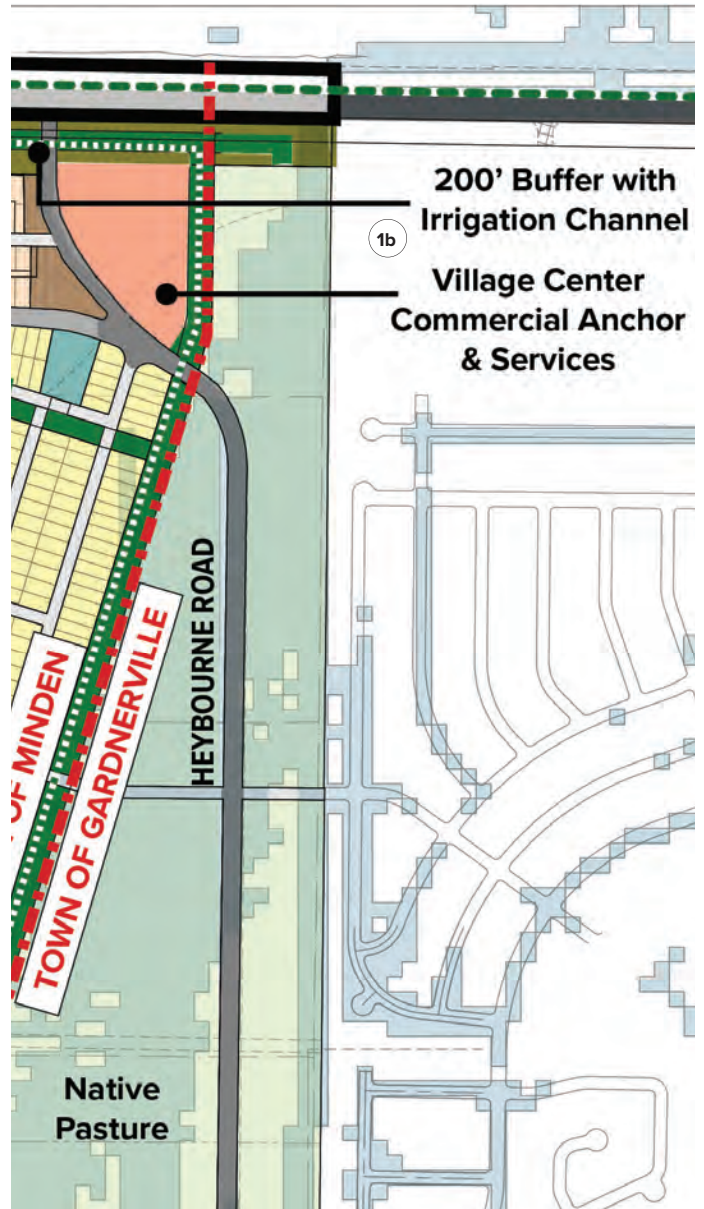
1A: NEIGHBORHOOD COMMERCIAL

- Farm Shop
- Weekly Farmer's Market Venue
- Daily Food Stand
- Farm Restaurant with Outdoor Dining
- Coffee & Pastry Shop
- Brewery & Beer Garden (Food-truck)
- Local / Craft Home & Garden Retail
- Co-working Space



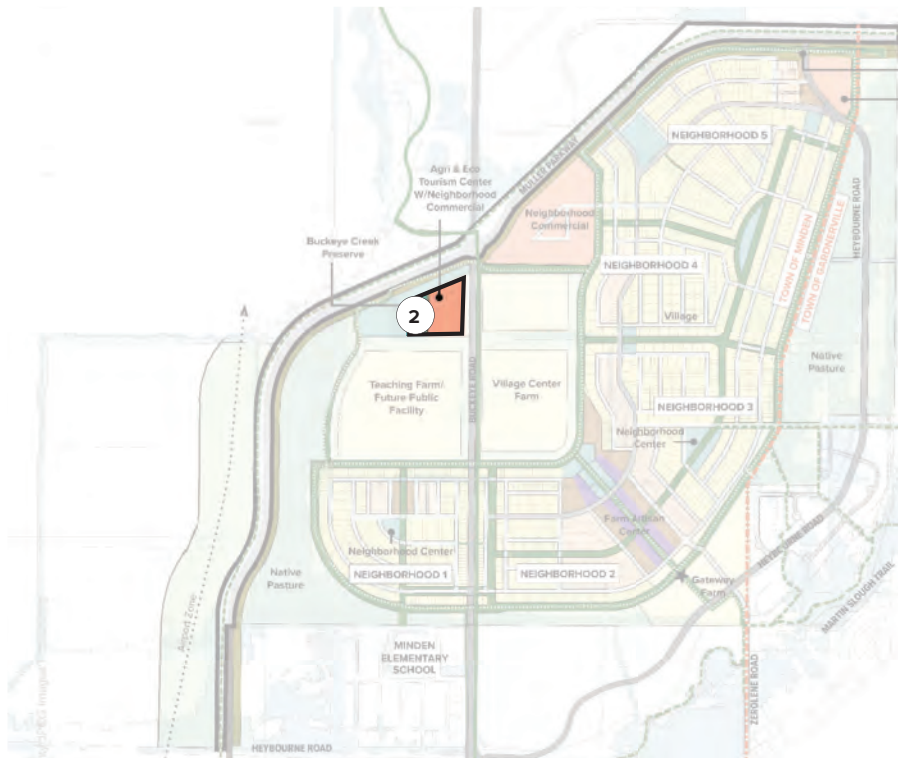
1B: VILLAGE CENTER, 15,000 SF ANCHOR STORE

- Grocery Store or Other Anchor
- Brewery & Beer Garden
- Market Hall - Food-based with various seating indoor/outdoor
- Service Stores



2. AGRI & ECO TOURISM CENTER W/ NEIGHBORHOOD COMMERCIAL: 8.1 ACRES (APPROX.)

This area will provide a mix of local serving neighborhood commercial uses with a farm themed destination. Possible uses will include workshop & event spaces, natural sciences facilities, demonstration areas, a collaboration center for goal and mission-aligned local community members and organizations and a launch pad to explore the nature preserve trails, small working farms and community retail experiences.

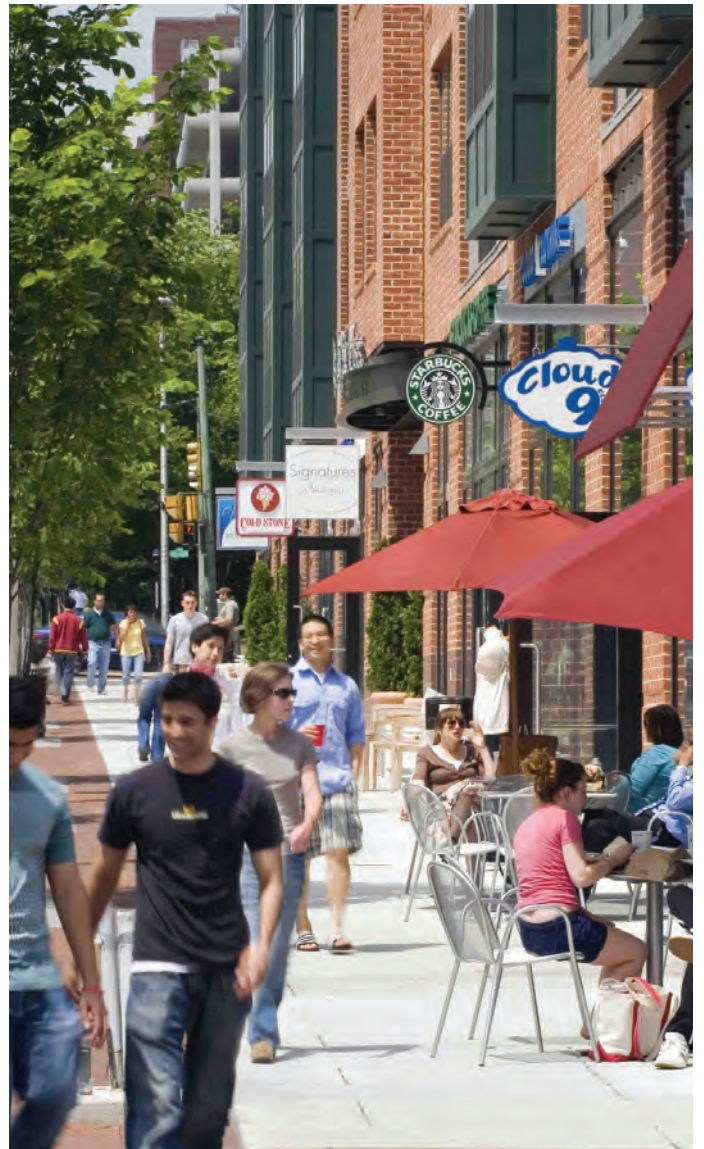
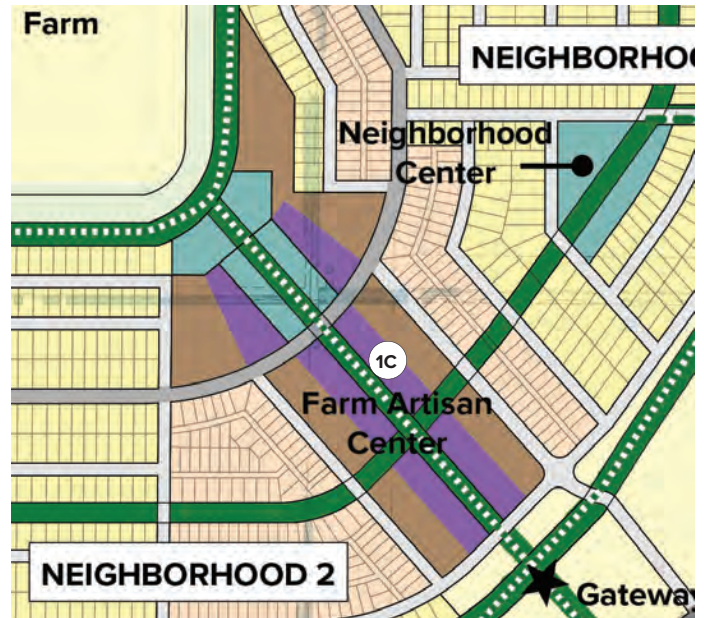


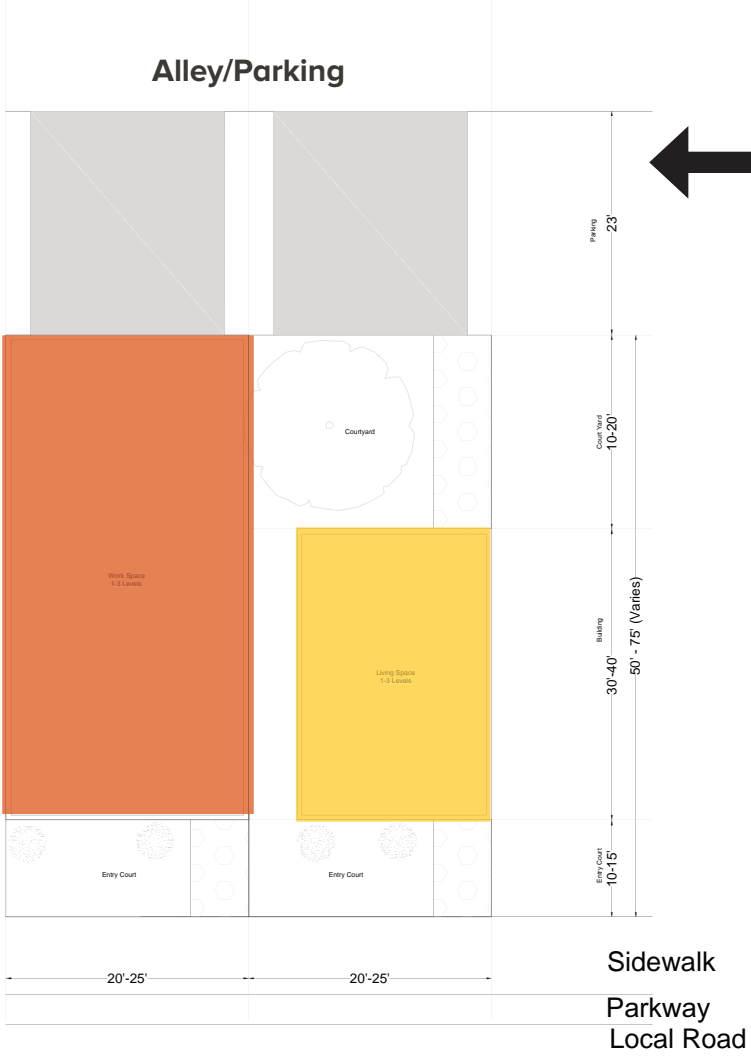
1C: VILLAGE FARM AND ARTISAN CENTER

- Area: 10 Acres
- Density: 10 Units/ Acre
- Vertically oriented mixed use commercial
- Mix of restaurants, bars, artisanal shops,
- Weekend farmers market

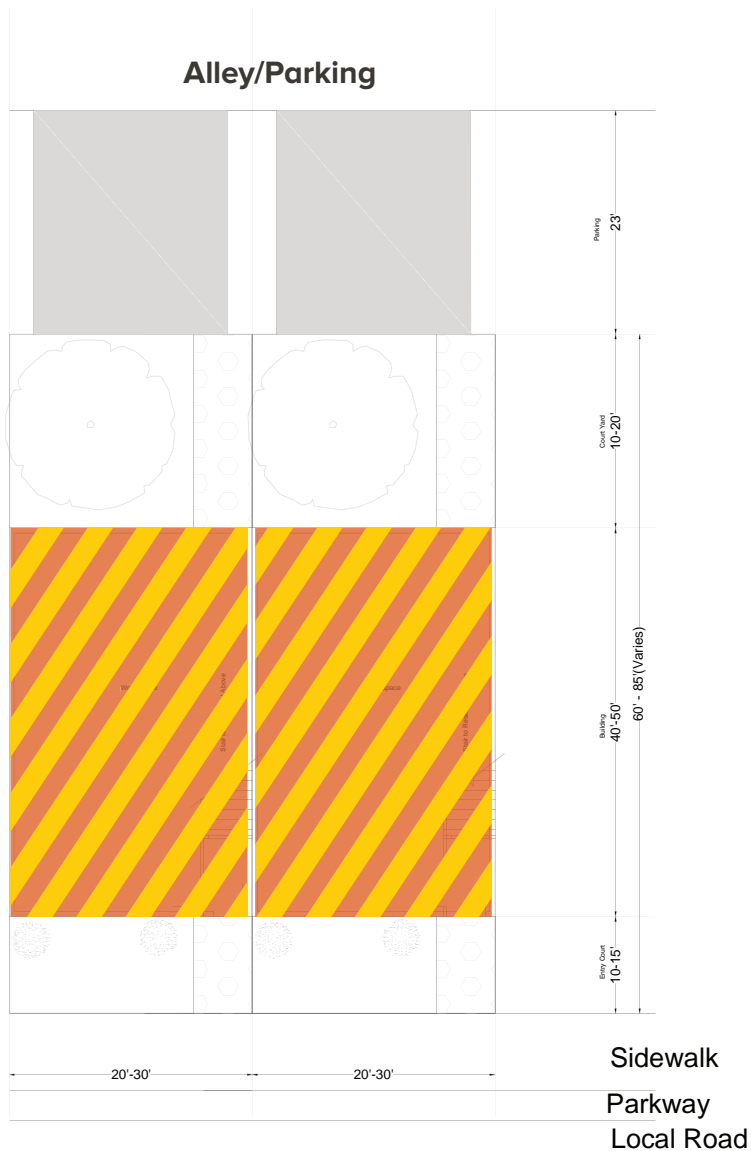
Maker's Row

- Artisan maker-spaces
- Artisanal added-value Farm Market
- Bakery
- Butcher
- Blacksmith / Metallurgy
- Candle & Soap making
- Ceramics
- Cheese making - Cow, Goat, Sheep
- Coffee Roaster & Shop
- Creamery - Ice Cream
- Farm Bistro Restaurant and bar
- Micro-brewery & Beer Garden
- Spirits & Wine Tasting
- Teas, Tonics & Tinctures
- Textiles & Tanning
- Food Trucks





**LIVE WORK LOT PROTOTYPE 1:
HORIZONTALLY STACKED**



**LIVE WORK LOT PROTOTYPE 2:
VERTICAL STACK**

Note:
The proposed graphics are to describe the general character of the potential development. The design would need to comply with the minimum development standards of Douglas County.

1D: MULTI FAMILY

- Area: 18 Acres
- Density: 10-12 Units/ Acre
- Town Homes

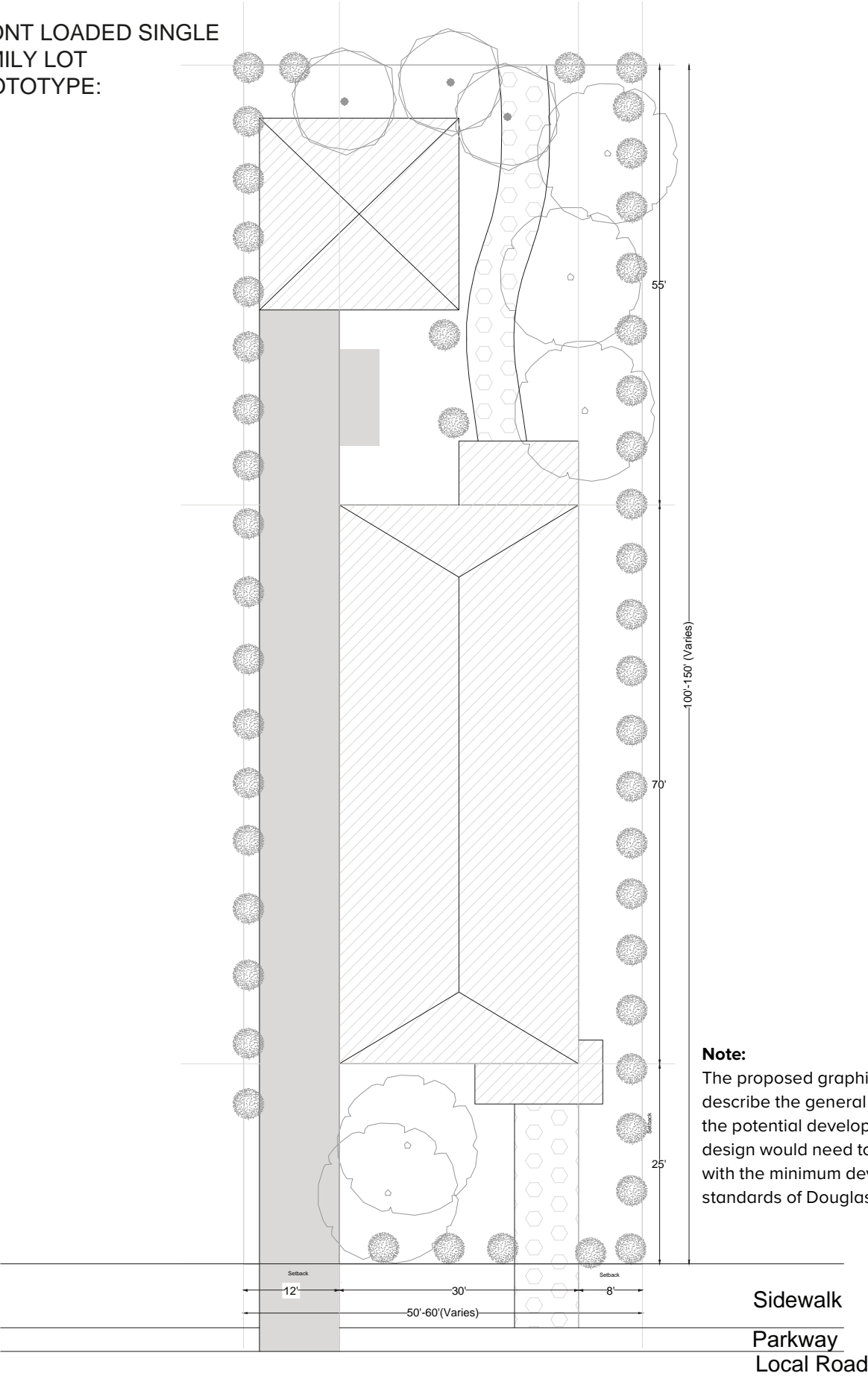


1E: RESIDENTIAL SINGLE FAMILY, FRONT LOADED

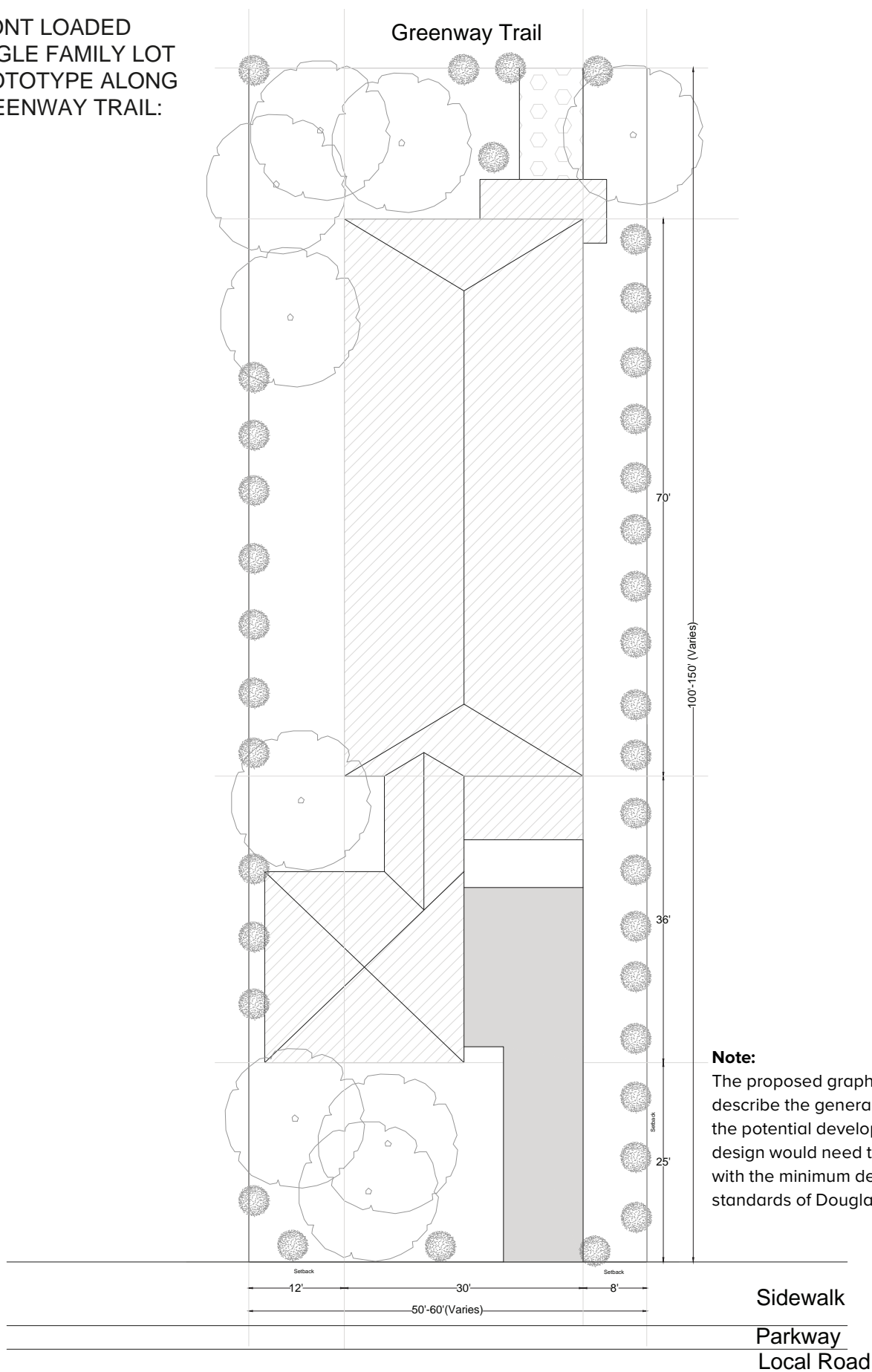
- Total 1,632 Lots
- Front loaded from local street
- Front setback 20'-30'
- Side setback 7'-8'
- It is encouraged to extend the porch out to 5 FT in the front Set Back Zone
- No Garage in the line of the Front elevation
- Preferred Garage location: Detached at the back of the house
- Alternative Garage Location: Set back 15 feet from the front elevation, with a side entrance
- Use the front set back for perennial landscaping



FRONT LOADED SINGLE
FAMILY LOT
PROTOTYPE:



FRONT LOADED
SINGLE FAMILY LOT
PROTOTYPE ALONG
GREENWAY TRAIL:

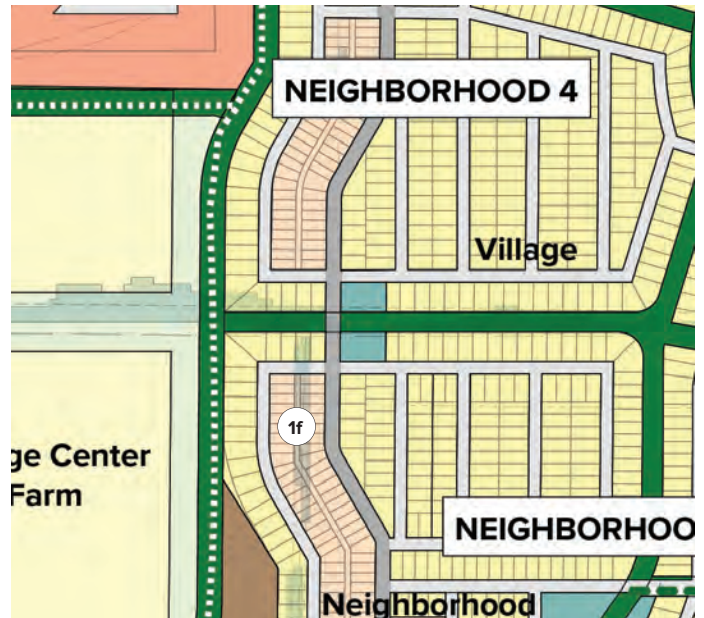


Note:

The proposed graphics are to describe the general character of the potential development. The design would need to comply with the minimum development standards of Douglas County.

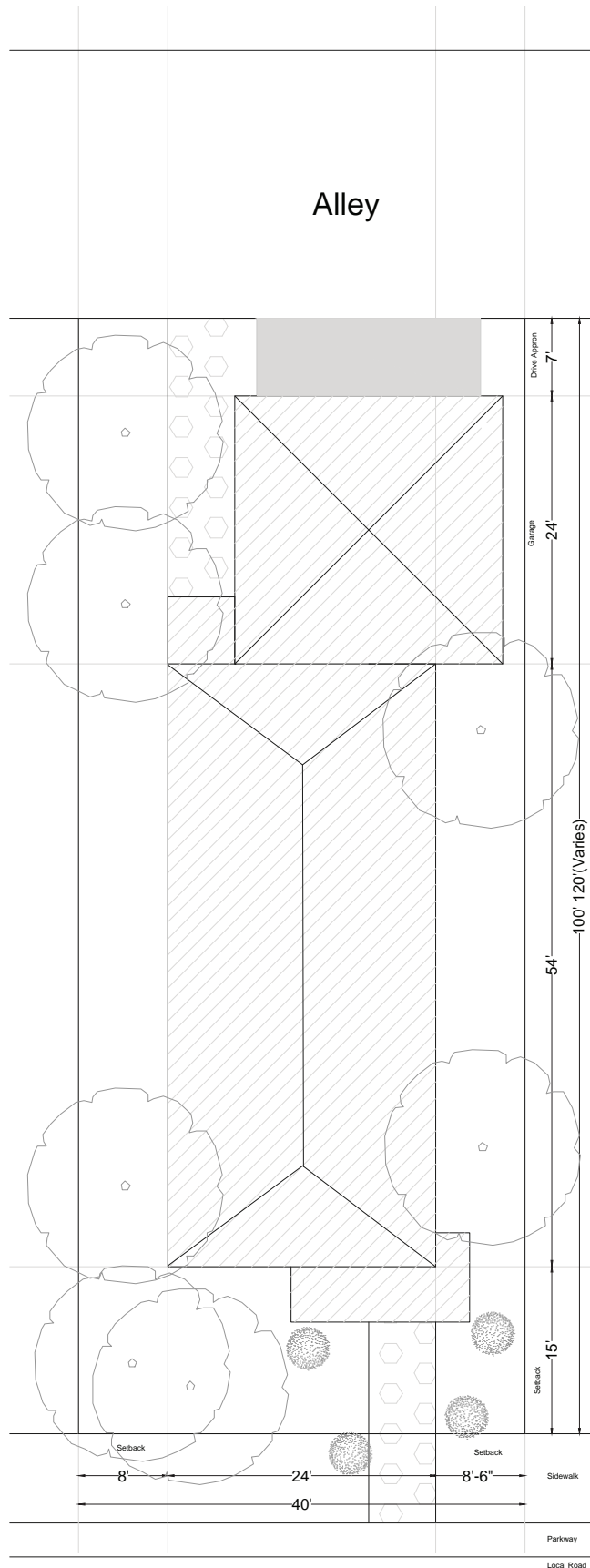
1F: TND RESIDENTIAL, ALLEY LOADED

- No. of Lots 350
- Average lot size 4,800 SF
- Alley loaded
- Front Setback 10'-15'
- Side setback 8'-10'
- Maximum 5' porch encroachment in the front setback
- Perennial landscaping along the front setback
- Maximum 3 Story



Note:

The proposed graphics are to describe the general character of the potential development. The design would need to comply with the minimum development standards of Douglas County.

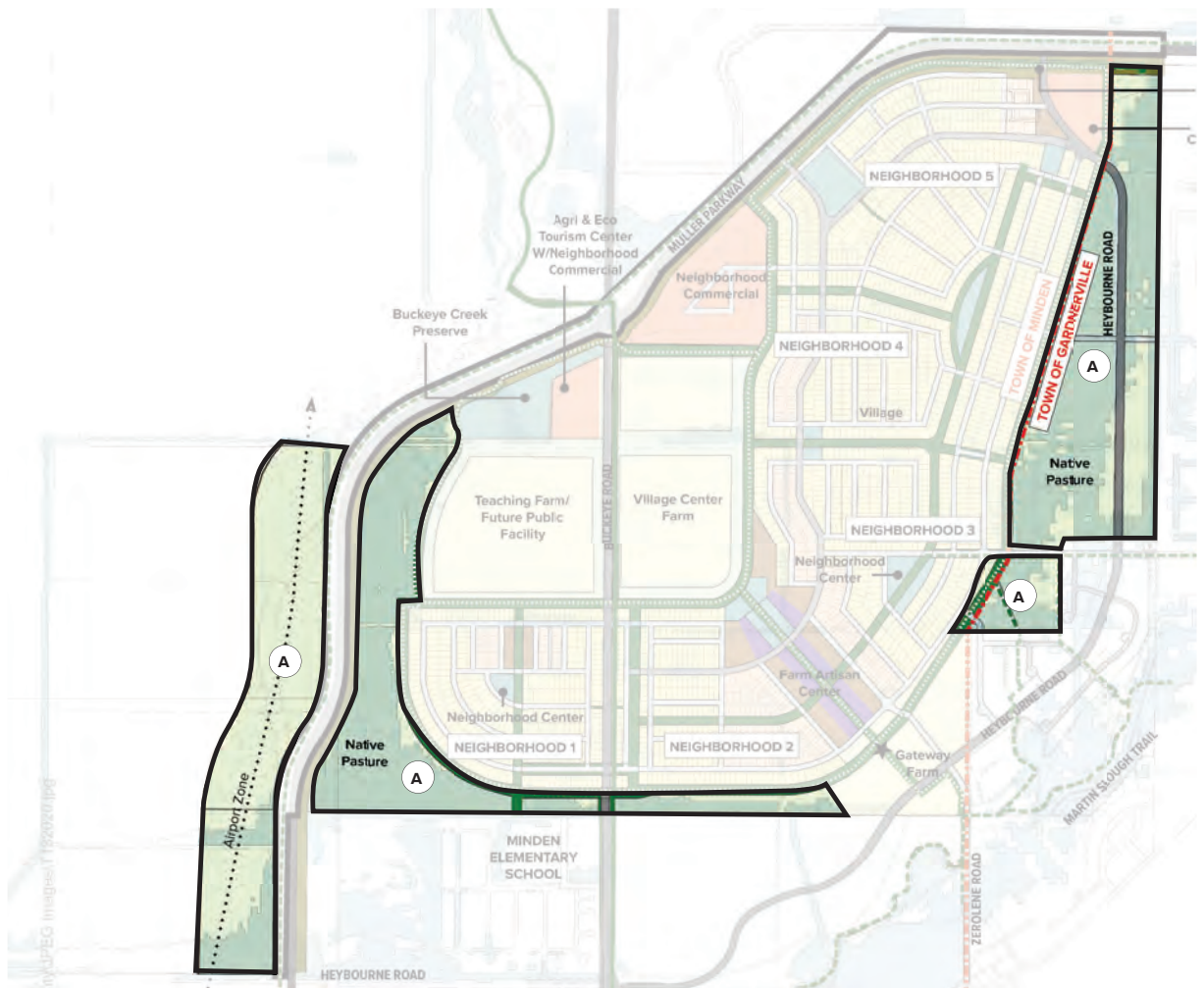


OPEN SPACE

A. NATIVE PASTURE : 285.6 ACRES

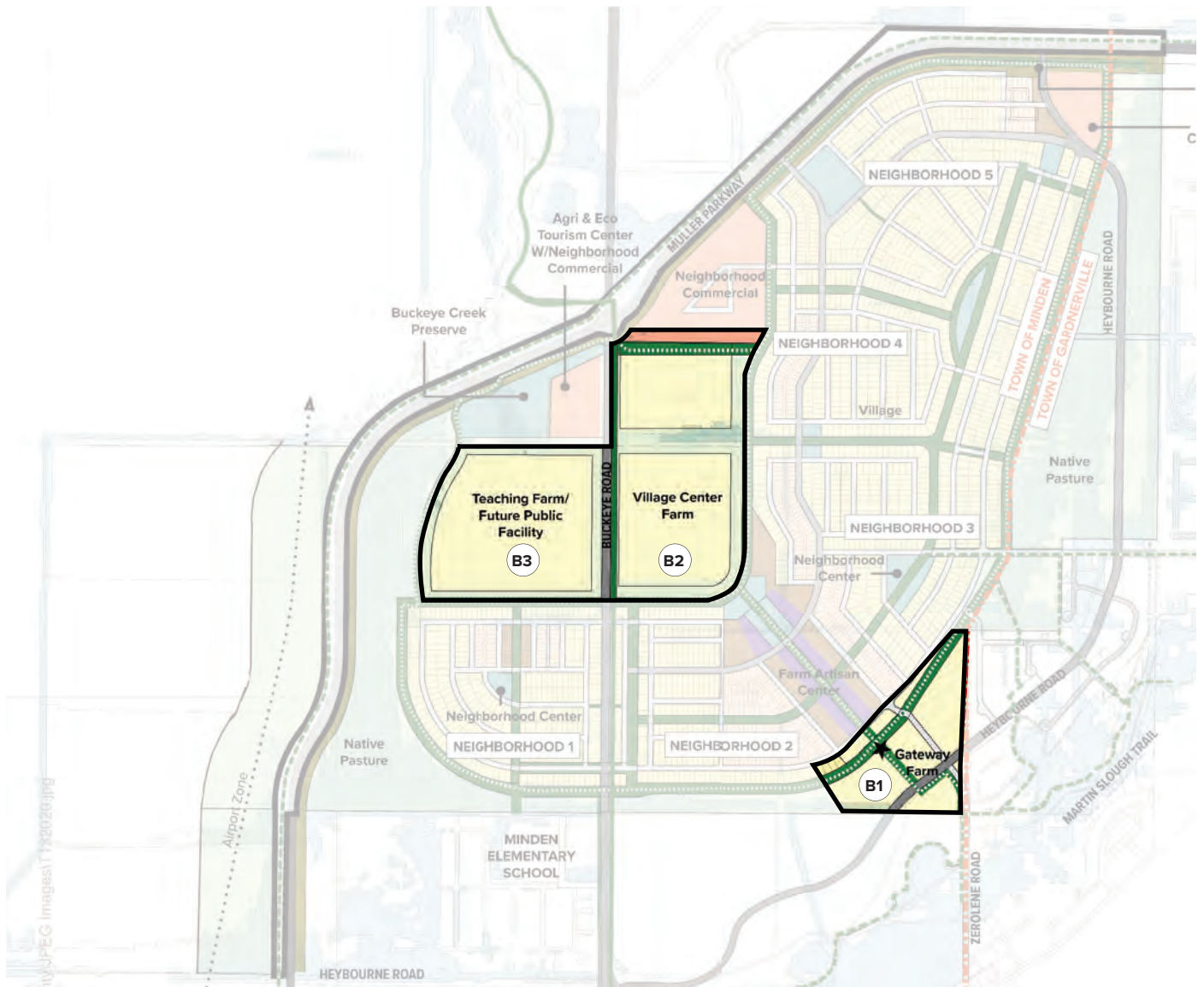
The perimeter of Buckeye Farm is largely enveloped by natural open space that serves numerous functions for the community and development. Primary among these functions is the opportunity for passive stormwater management. By providing permeable open space and an opportunity for stormwater to infiltrate back into the ground, the development reduces its reliance on engineered stormwater facilities while naturally recharging the groundwater which will further enrich the agricultural, natural and ornamental landscapes.

Another function of the perimeter open spaces is to provide an agricultural buffer from adjacent developments. Initially, these areas will be actively ranched by the Park family as pasture and may provide other agricultural opportunities to introduce fruit tree orchards or perennial agriculture crops in this zone in select areas.



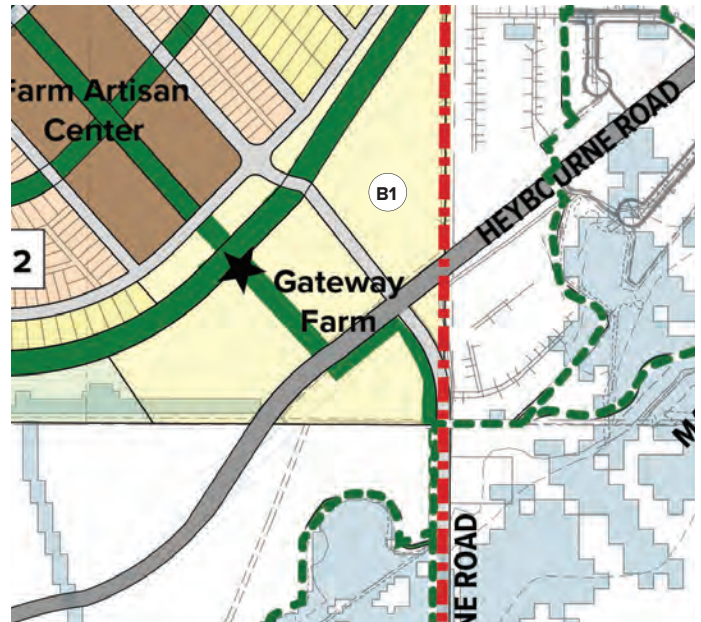
B. FARM:

Creating a community-oriented farm in the center of Minden and Gardnerville creates numerous opportunities for activities such as serving as a source of local food, community events, educational programs and model for integrating agriculture with development. Connecting with local educational and cultural programs enriches the experiences of residents and visitors and builds the agri-tourism programming. Opportunities exist to share the harvest with local organizations such as schools, food pantries and senior centers as well as providing fresh produce to the residents of the neighborhood and broader community.



B1: GATEWAY FARM

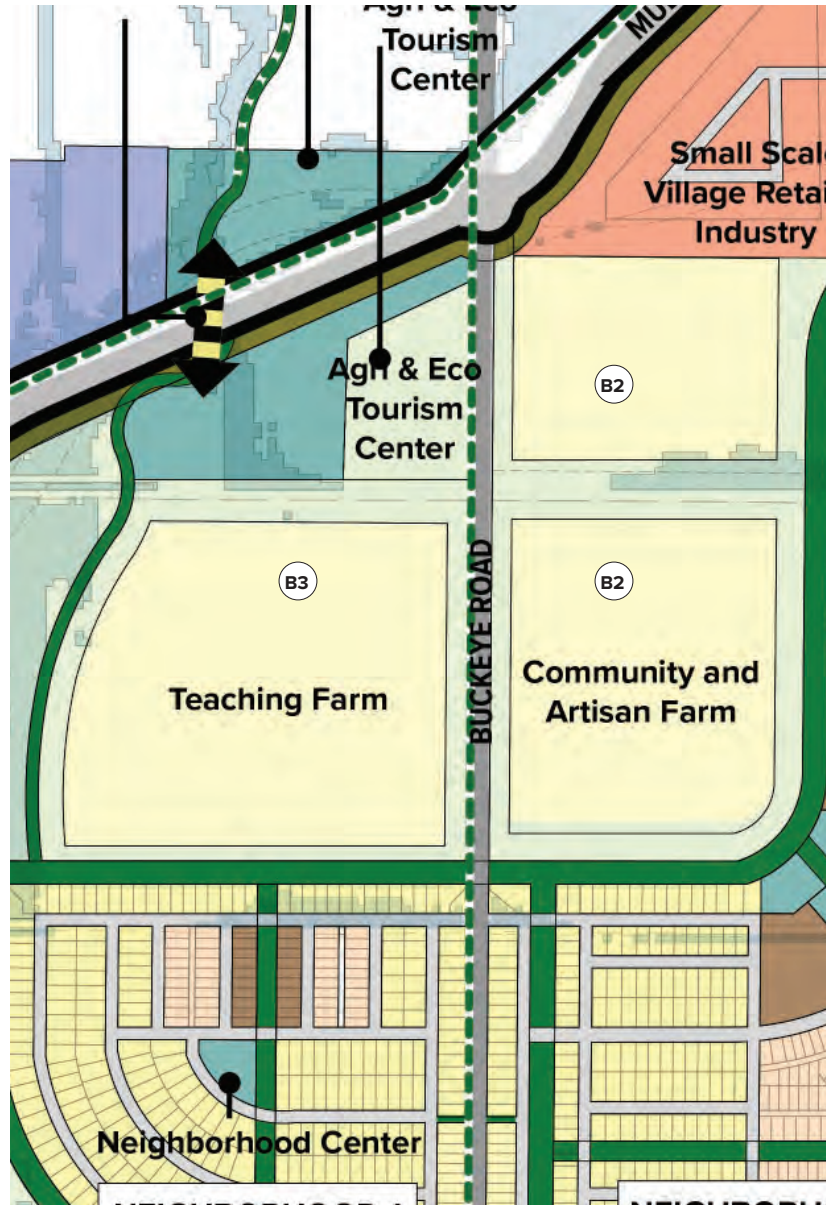
- Showcase Gardens highlighting seasonal produce, sustainable farming techniques, unique approaches to small-scale organic farming
- Workshops, events and informal gatherings
- Community garden plots
- Demo plots
- U Pick Farm



B2: VILLAGE CENTER FARM

- Main production
- Collection of several small-scale artisanal organic farms
- Educational programming centered on sustainable and regenerative farming
- Small scale animal husbandry
- Eco-tourism area
- Farm-to-Table restaurants
- Seasonal Farm Stand
- Weekly Farmer's Market

B3: K-12 AND COMMUNITY COLLEGE TEACHING FARM



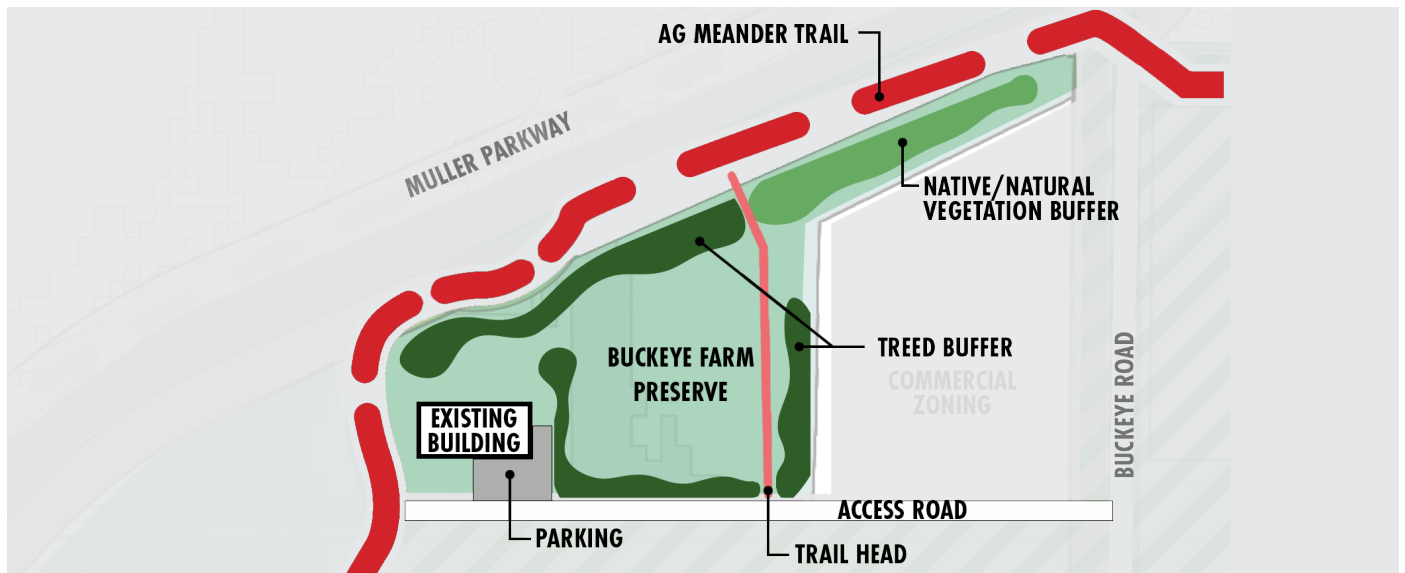
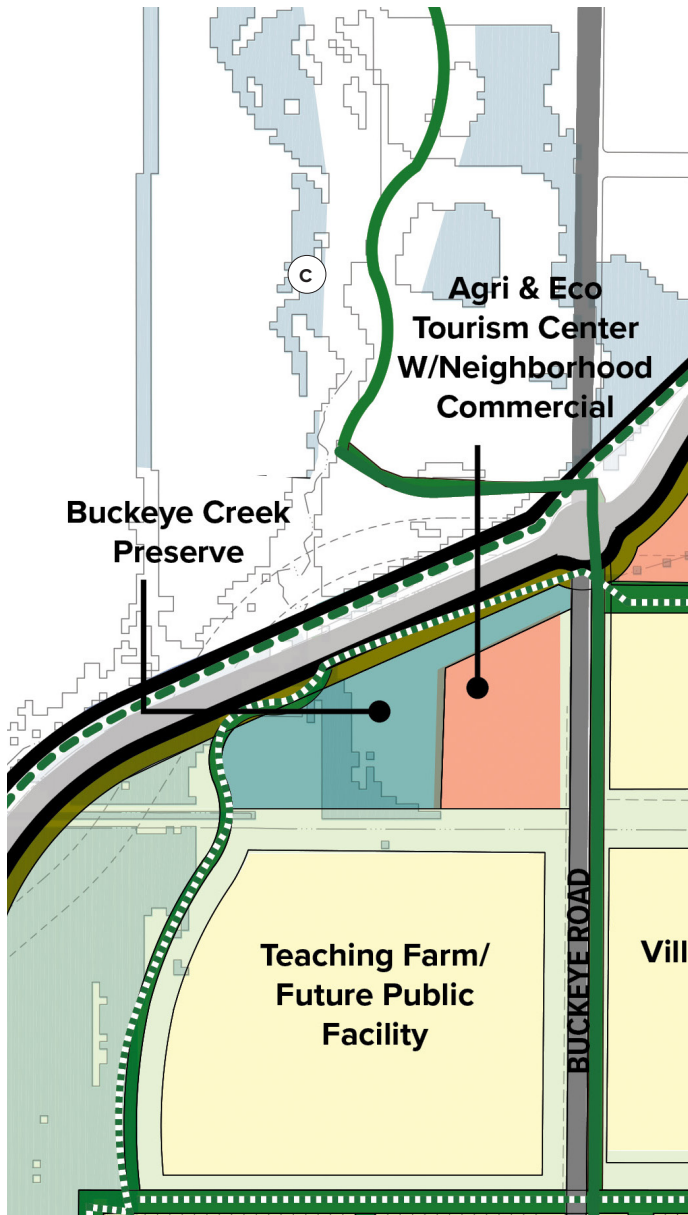


C. BUCKEYE CREEK PRESERVE (12.4 ACRES):

The anchors of the trail system is the Buckeye Creek Preserve, passive nature parks on the east side of the community, which spans Muller Parkway. The Regional Park is intended to be a regional destination serving the greater Douglas County community with large event spaces.

Buckeye Creek Preserve is also intended to be a regional destination serving as a primary trailhead for the proposed Buckeye Creek Trail which could connect to the Bentley Ranch and ultimately Carson River all the way up to the Pine Nut Mountains. Buckeye Creek Preserve and trailhead would also serve as an environmental learning center focused on the natural features and endemic species of the Carson Valley.

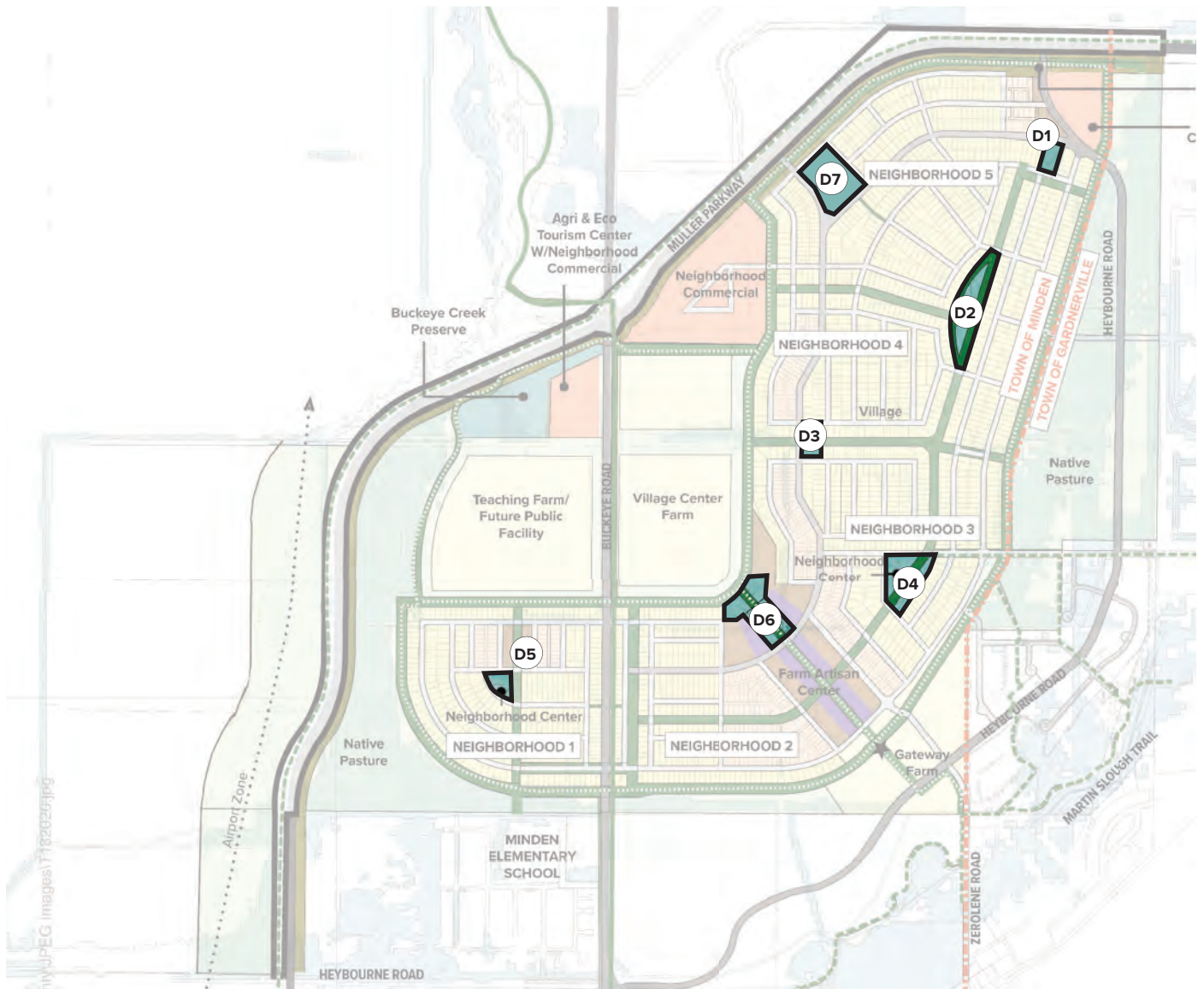




D. COMMUNITY AMENITIES AND OPEN SPACES

The Buckeye Farm Community Amenity System is comprised of six neighborhood Amenity and Open Space areas.

These Amenity Parks which would be developed in conjunction with the adjacent residential and commercial developments. The parks range in size from 1 acres (D3, D5) to almost 6 acres (D2) with an average of 2-3 acres. Each neighborhood will be served by an amenity park which is also connected to the community Greenway and Trail system, effectively linking all the parks together with pedestrian-friendly, walkable green spaces.



D: COMMUNITY AMENITY AND OPEN SPACE PROGRAMS

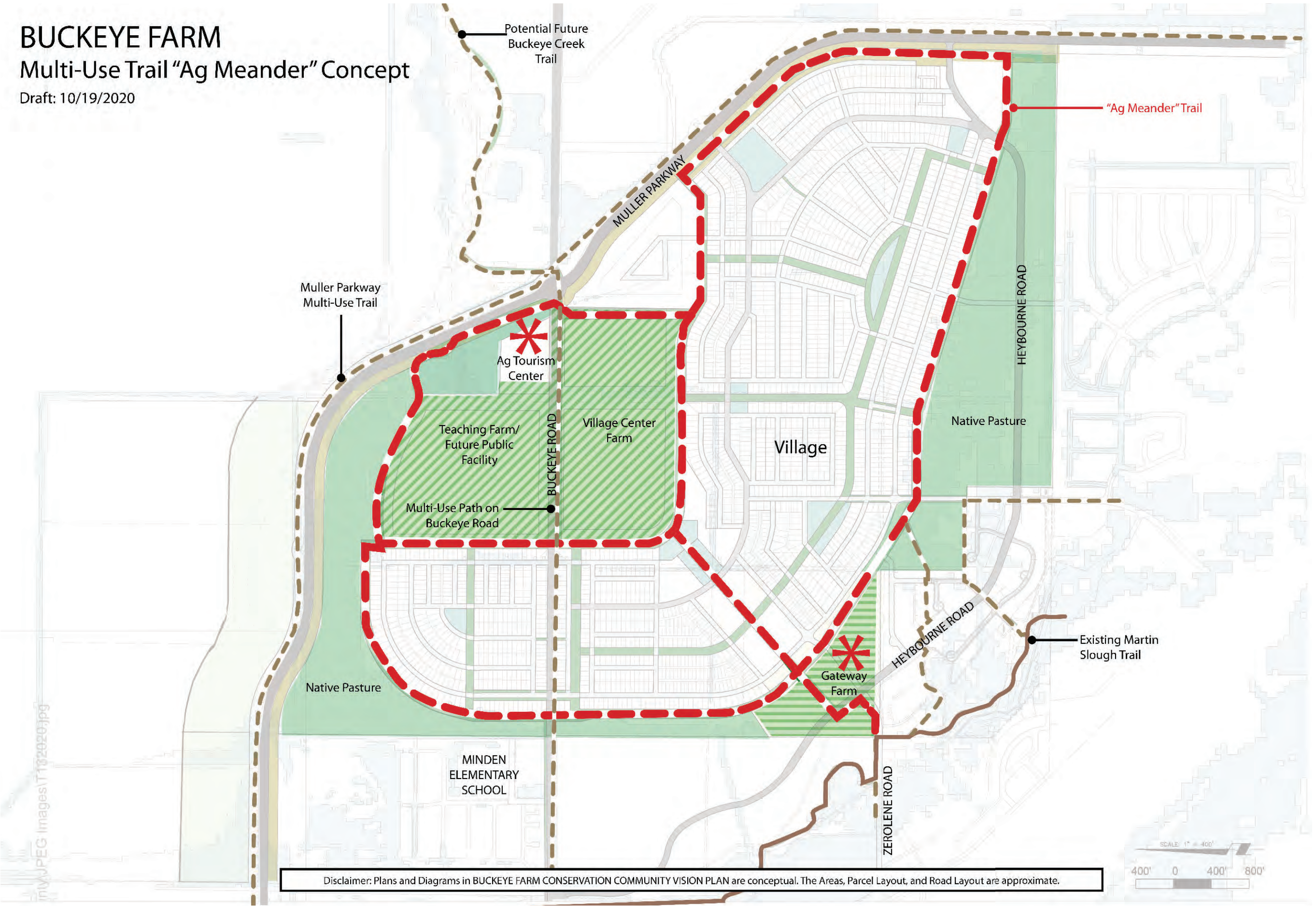
- Swimming Pool, Splash Pad and supportive facilities (Clubhouse)
- Children's Play Areas – focusing on adventure play and multi-purpose structures
- Community Gardens
- Off-leash Dog Parks
- Skate Park
- Fitness Equipment
- Open Lawn with picnic pavilions, tables and barbecue pits
- Public Art opportunities



AG MEANDER:

The Ag Meander is a farm-focused trail that enables walkers, runners, cyclists and kids in strollers and carts to interact with and easily connect to the farm amenity and open space destinations. By creating a loop trail, numerous connections and linkages can spur off the primary path - making every destination within the community a comfortable and safe pedestrian experience for both residents and the public. The Ag Meander is anchored by the open spaces; native pasture, the Village Center and Teaching Farms, the Gateway Farm and the potential Buckeye Creek Trail Trailhead. The trail itself is envisioned to be decomposed granite (D.G.) and between 10' to 12' wide with intermittent bench seating at strategic locations to take advantage of shade, trail crossings or scenic vistas. Interpretive signage highlighting endemic flora and fauna as well as natural systems could be placed throughout the path to provide additional insight and information.

BUCKEYE FARM
Multi-Use Trail "Ag Meander" Concept
Draft: 10/19/2020



DEVELOPMENT AND MAINTENANCE:

Categories	Projects Items	Improvement Responsibility	Maintainance Responsibility
ROW Projects:	1. Major Arterial (Muller Parkway)	Douglas County	Douglas County
	2. Major Collector (Heybourne Road on-site)	Developer	Douglas County
	3. Major Collector (Heybourne Road off-site)	Others	Douglas County
	4. Local Roads (60' ROW)	Developer	Town of Minden
	5. Local Roads (50' ROW)	Developer	Town of Minden
	6. Alleys (24' ROW)	Developer	Town of Minden
Village Farm & Greenway Trails (E&F):	7. 80'-100' pedestrian trail	Developer	HOA
Connecting Trails	8. Category G1 & G2	Developer	Town Gardnerville/ Douglas County
Buckeye Road Multi Use Trail	Category G3	Developer	Douglas County
Muller Multi Use Trail	9. Category H	Douglas County	Douglas County
Village Amenites & Open Space	10. Category D1 to D6	Developer	Town of Minden
Village Perimeter Buffer and Trail	Category F	Developer	HOA
Native Pasture	Category A	Park Ranch	Park Ranch/HOA

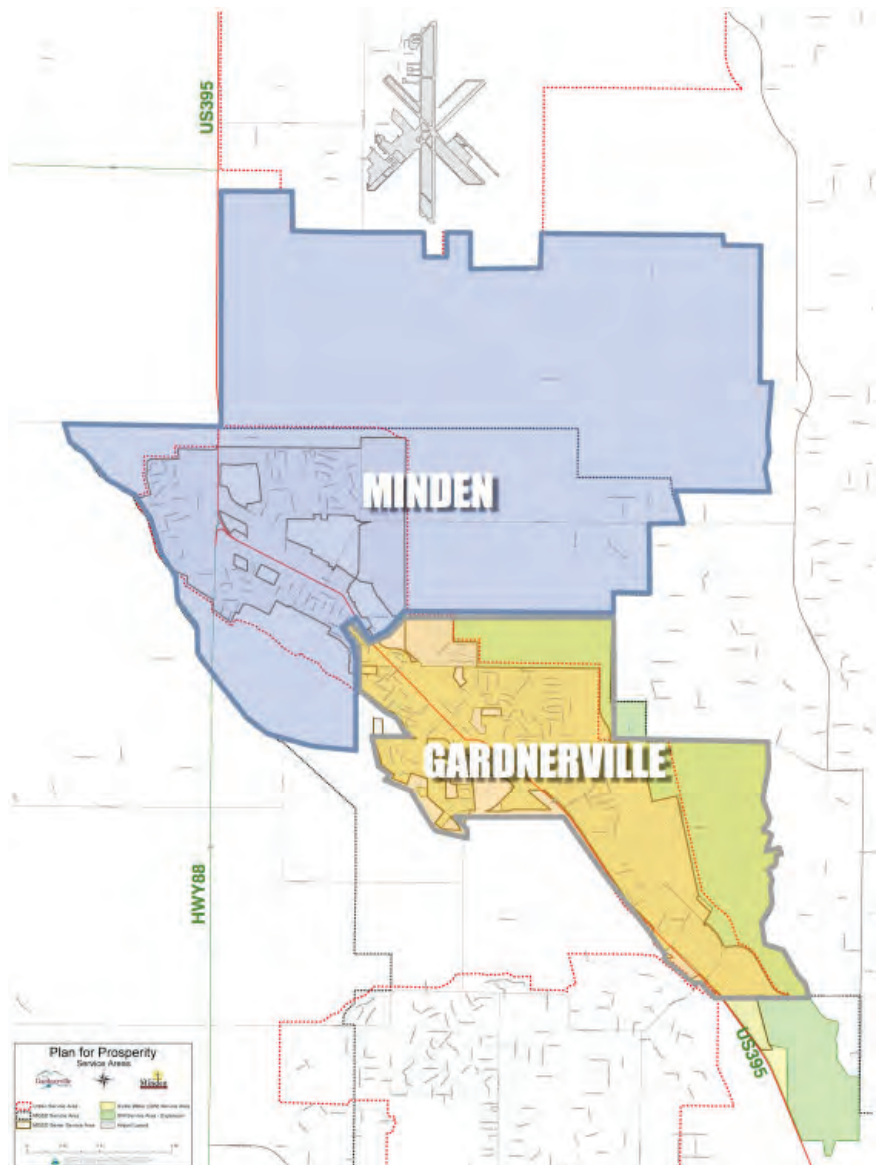
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CHAPTER 4.

DEVELOPMENT & PHASING

GOVERNANCES & MANAGEMENT

Minden and Gardnerville are vibrant downtowns that are regional destinations and the hearts of their communities. Their town centers have mixed-use, feature cultural facilities, have a full annual events calendar, and integrated arts programming. Their successful main street districts will be reinforced by a completed Muller Parkway allowing through-traffic to bypass Main Street. The Parkway supports redesign of the Main Street and historic Railroad Avenue portions of US395 as pedestrian-oriented experiences. Trails will connect the town centers with new parks along Martin Slough and Muller Parkway, which double as detention facilities that reduce flooding.



PARTNERSHIPS

Buckeye development will build a rich community life by leveraging strategic local partnerships.

The partnerships will deepen community connections, enliven local areas, broaden business reach, provide resources to educational and research organizations and institutions and raise awareness of the region.

The Buckeye development will be a model Agrihood development. Demonstrating the social and business benefits, community connectivity and extensive agricultural preservation and environmental conservation.

The farm design specially beckons to be a resource for the local elementary schools as well as the upper grades. Stem programs, 4H, future farmers, field trips, culinary experience are all wonderful ways for Buckeye Farm to partner with the local schools.

Partnering with the community colleges and workforce programs Buckeye Farm will provide opportunities for internships, job training and job growth in agriculture, horticulture, and environmental sciences. The incubator farm will develop new local talent. Once successful these programs could grow to include other training in other industries.

Opportunities with local farmers, nearby colleges and the ag extension will facilitate collaboration, innovation and research. The unique nature of Buckeye Farm lends itself to creative and alternative uses that could inform and benefit all local agriculture.

Working alongside chefs and restaurants, together they can create a strong agritourism draw. Cultivating specialty crops and making farm-to-table dishes, events, markets and experiences like farm dinners and ingredient specific celebrations go a long way in bolstering the hospitality industry.

Finally, and most naturally Buckeye Farm will align itself with faith-based groups and food access organizations, social equity programs to provide fresh local food to the people who need it most.

These Partnerships are just a few natural connections, as the life of the farms grows more partnerships will arise bringing value, community, and enhancing the quality-of-life in the region.



PHASING PLAN

The phasing plan is designed so that each neighborhood (phase) will include its portion of housing and other accompanying related uses for that phase.

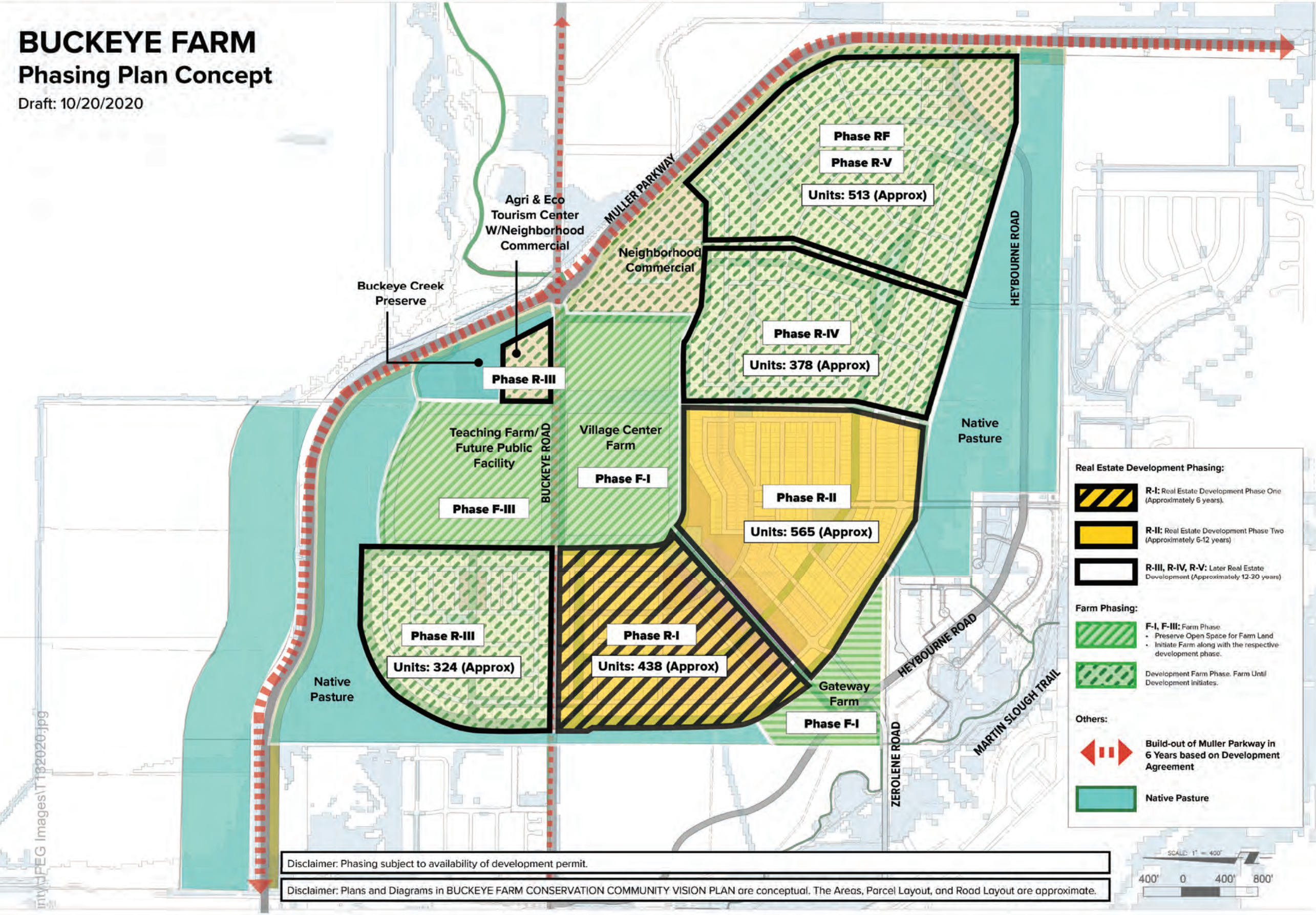
The phasing is subject to a traffic analysis informing the completion of roads and construction of new roads (Heybourne Road and Muller Parkway, etc). As part of each development phase, a portion of the farm and natural habitat areas will be installed. Subsequent Planned Development applications for each of the five proposed neighborhoods will provide greater detail in terms of the timing and sequencing of sub-phases and related public improvements.



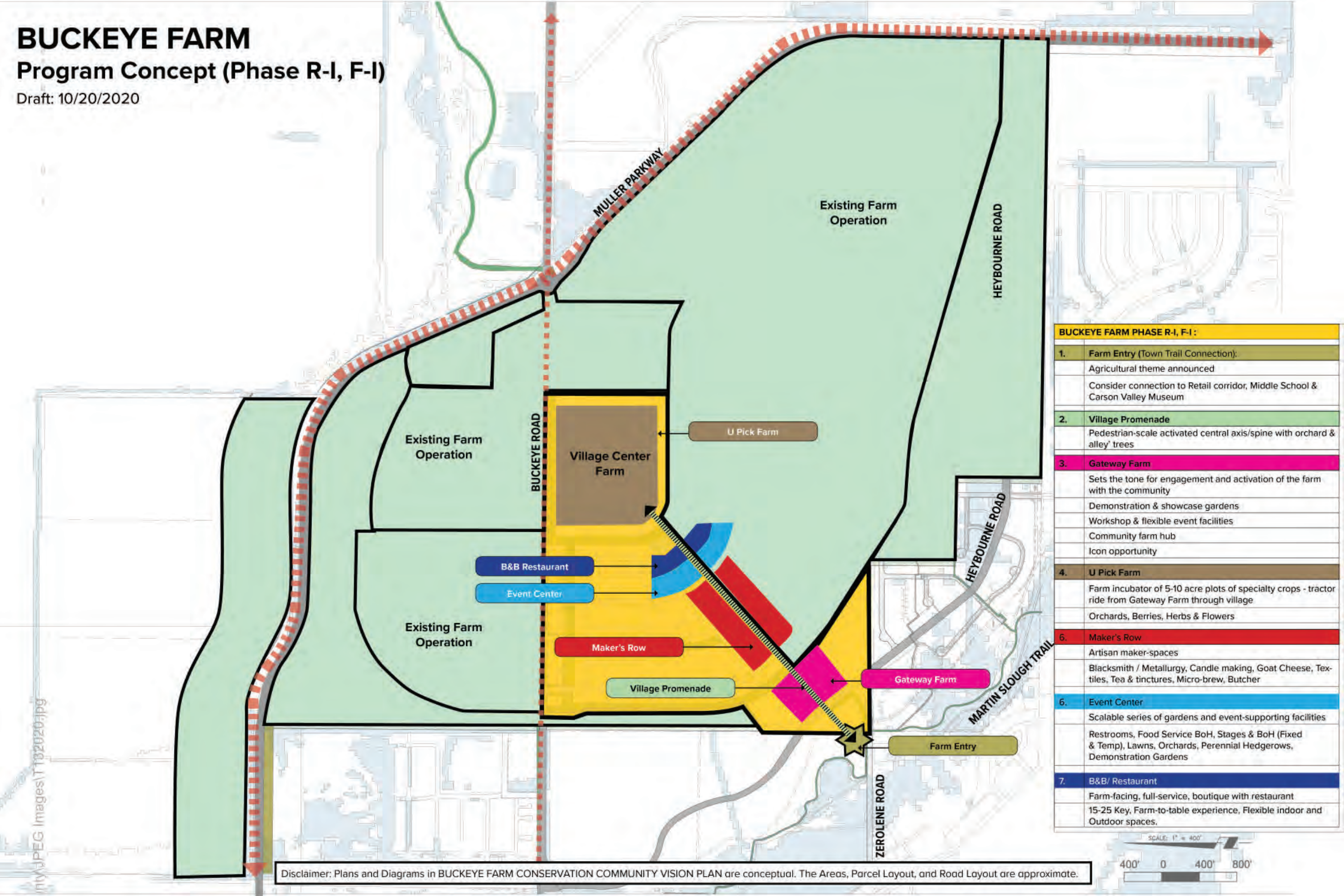
BUCKEYE FARM

Phasing Plan Concept

Draft: 10/20/2020



BUCKEYE FARM
Program Concept (Phase R-I, F-I)
Draft: 10/20/2020



CHAPTER 5.

*C*IRCULATION

INTRODUCTION

This chapter describes the existing transportation network and addresses the transportation infrastructure needs related to the Buckeye Farm Specific Plan. Policies related to transportation impact analysis timing and phasing are provided and should be applied to each phase of development within the Specific Plan area.



EXISTING SETTING

Roadway Network

A brief description of the key roadways near the Buckeye Farm planning area is provided below.

- US 395 is a four-lane Principal Arterial that runs through downtown Minden and Gardnerville. The speed limit on US 395 varies, from 25 mph in the downtown areas of Minden and Gardnerville, to 65 mph in the more rural, less congested areas. Throughout the entire area of downtown Minden and Gardnerville, US 395 has two lanes in each direction with an additional center turn lane.
- State Route 88 intersects US 395 in Minden and runs north-south on the western boundary of Minden and Gardnerville. The posted speed limit on SR 88 varies from 25 mph near the US 395/SR 88 intersection to 55 mph in more rural areas. SR 88 is a two-lane Principal Arterial.
- Genoa Lane is a two-lane Minor Collector that runs east-west and intersects US 395. The posted speed limit on Genoa Lane is 55 mph.
- Muller Lane/Muller Parkway is an east-west Minor Arterial with two lanes west of US 395 (Muller Lane) and four lanes east of US 395 (Muller Parkway). The posted speed limit on Muller Lane is 55 mph. Planned future improvements include extending Muller Parkway as a four-lane minor arterial southeast from its current terminus to intersect Toler Lane and ultimately US 395 at Pinenut Road.
- Ironwood Drive runs east-west and intersects US 395 just north of the US 395/SR 88 intersection in Minden. Ironwood Drive is a two-lane Major Collector with a posted speed limit of 25 mph.
- Lucerne Street is a two-lane Minor Collector. Lucerne Street intersects US 395 to the south and Lantana Drive to north.
- Buckeye Road is a two-lane Major Collector with left turn pockets between Heybourne Road and US 395. Buckeye Road runs northeast-southwest between Heybourne Road and US 395, and east-west between Heybourne Road and East Valley Road. The posted speed limit on Buckeye Road is 45 mph. South of its intersection with US 395, Buckeye Road changes names to 6th Street. A multi-modal path is located on the north side of Buckeye Road to the western edge of the Buckeye Farm Specific Plan area. This multi-modal path will be extended through the Buckeye Farm site.
- Heybourne Road is a two lane Major Collector that is planned to extend from Muller Parkway just north of Toler Lane, west through the Buckeye Farm Specific Plan and north through Heybourne Meadows subdivision, then north from its current terminus to Airport Road and ultimately connecting to the south end of Carson City. Portions of this road have been constructed with the first phase of Monterra and phases one and two of Heybourne Meadows.

Bicycle and Pedestrian Facilities

Sidewalks are provided on the majority of the US 395 corridor through the downtown Minden and Gardnerville areas. All signalized intersections on US 395 in downtown Minden and Gardnerville are equipped with pedestrian signal heads and push buttons at each corner. In addition, most of the pedestrian signal heads have a pedestrian countdown feature, which provides the pedestrian with the amount of time available to cross the street before the traffic signal changes from green to red. The rural sections of US 395 and SR 88 do not have sidewalks or bike lanes; however, bicycles can share-the-road with vehicles.

Douglas County Transportation Planning Documents

There are primarily two transportation planning documents that shape the future transportation network in Douglas County: the 2017 Douglas County Transportation Plan and the Nevada Department of Transportation (NDOT) U.S. 395 Southern Sierra Corridor Study. Each document provides transportation network improvements that address regional growth in Douglas County.

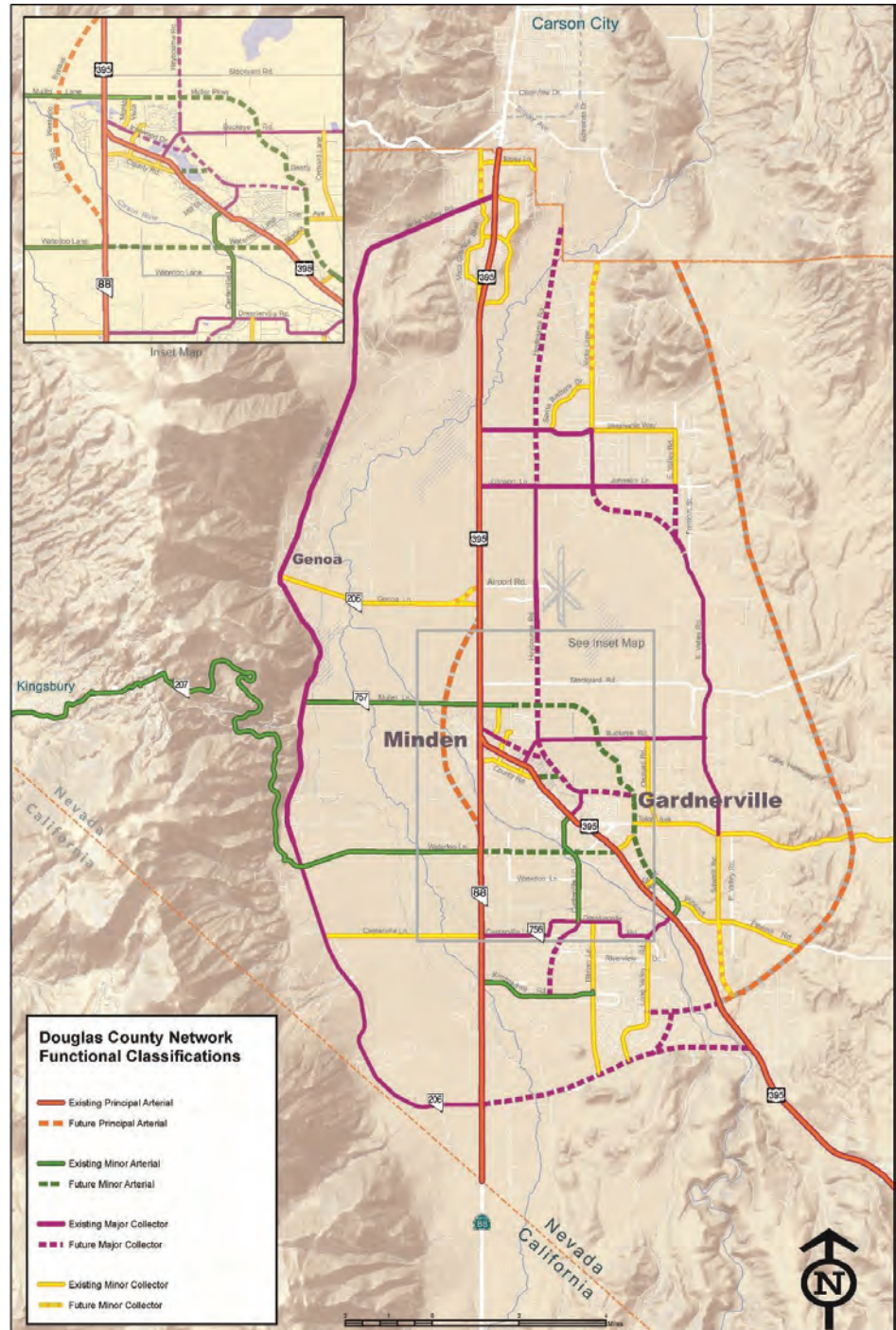
The 2017 Transportation Plan evaluated historic growth rates and planned land uses (e.g. approved developments, employment trends, employment locations, etc.) to develop recommended transportation facilities to meet locally determined Levels of Service (LOS). While the planned and approved density of Buckeye Farm (2,500 units) was not specifically listed, the projected growth rates used to develop planned improvements within the 2017 Transportation Plan (2%) exceeds the historic growth rate (1.37%). Further, Buckeye Farm will be subject to the allowances within Douglas County's Growth Control Ordinance. As a result, the approved development density of Buckeye Farm was sufficiently accounted for within the recommended improvements of the 2017 Transportation Plan.



DOUGLAS COUNTY MASTER PLAN

2017 Douglas County Transportation Plan

Figure 4.1: Roadway Functional Classification Map



PROJECT IMPROVEMENTS

Utilizing data and projected traffic volumes from the 2017 Douglas County Transportation Plan, Douglas County engaged Farr West Engineers to prepare the preliminary (30%) design of Muller Parkway from its current terminus to Toler Lane and ultimately to its terminus that is north of the intersection with Pinenut Road. Farr West retained Solaegui Engineers to prepare the detailed traffic engineering analysis for this road segment (Solaegui Engineers, Muller Parkway – December 3, 2019). The Solaegui report evaluated projected levels of services at five key regional road intersections with the planned extension of Muller Parkway utilizing three alternative intersection control methods – Stop Control, Signalized Control and Roundabout. Based on that analysis, to obtain the county’s adopted LOS requirements (LOS ‘C’), the preliminary design of Muller Parkway contemplates the use of roundabouts at each of the major intersections proximate to Buckeye Farm including Heybourne Road (north), Buckeye Road and Heybourne Road (south – also referred to as ‘Heybourne Extension’). The levels of services at these three intersections were calculated to be either ‘A’ or ‘B’.

In recognition of the significance and importance of Muller Parkway, the planned alignment of which passes in part through lands owned by Park Ranch Holdings, Douglas County negotiated to obtain this right-of-way through the Buckeye Farm project site. The terms of the development agreement provided 75.7 acres of land for right-of-way and drainage purposes for the construction of about 3.0 miles of Muller Parkway. In consideration of the right-of-way grant, Park Ranch Holdings received a commitment to allow for development of up to 2,500 residential units within the project site that is now referred to as Buckeye Farm. The terms of the development agreement also provide for a time frame (e.g. 6 years) for construction of Muller Parkway through the project site.

A series of roadways, bicycle facilities, pedestrian facilities, and equestrian facilities will be developed within the Buckeye Farm Specific Plan Area. The transportation infrastructure to support the land uses proposed in this plan are described below.

Roadway Network Improvements

The proposed roadway network is displayed within the Specific Plan. The vision and required improvements for each roadway is described below.

- **Muller Parkway:** Muller Parkway will extend from its existing intersection with US 395 south to Toler Lane. The roadway will function as a minor arterial, with roundabout or traffic signal control at major intersections. Four lanes are ultimately required to accommodate regional and Buckeye Farm area traffic. The timing and responsibility for construction and associated costs for this roadway will be as determined in the development agreement between Park Ranch Holdings and Douglas County.
- **Buckeye Road:** Buckeye Road will function as a major collector with two lanes and roundabouts at major intersections (e.g. Heybourne Road and Muller Parkway).
- **Zerolene Road:** Zerolene Road will function as a local road with two lanes and turn-lanes at major intersections.
- **Heybourne Road Extension:** The Heybourne Road Extension that is to be constructed southerly from Buckeye Road to Gilman Avenue and from Gilman Avenue easterly to Muller Parkway will function as a minor arterial with two lanes and roundabouts at major intersections (e.g. Buckeye Road and Muller Parkway). The intersection within Gilman Avenue has been constructed with stop control.

Bicycle and Pedestrian Facilities

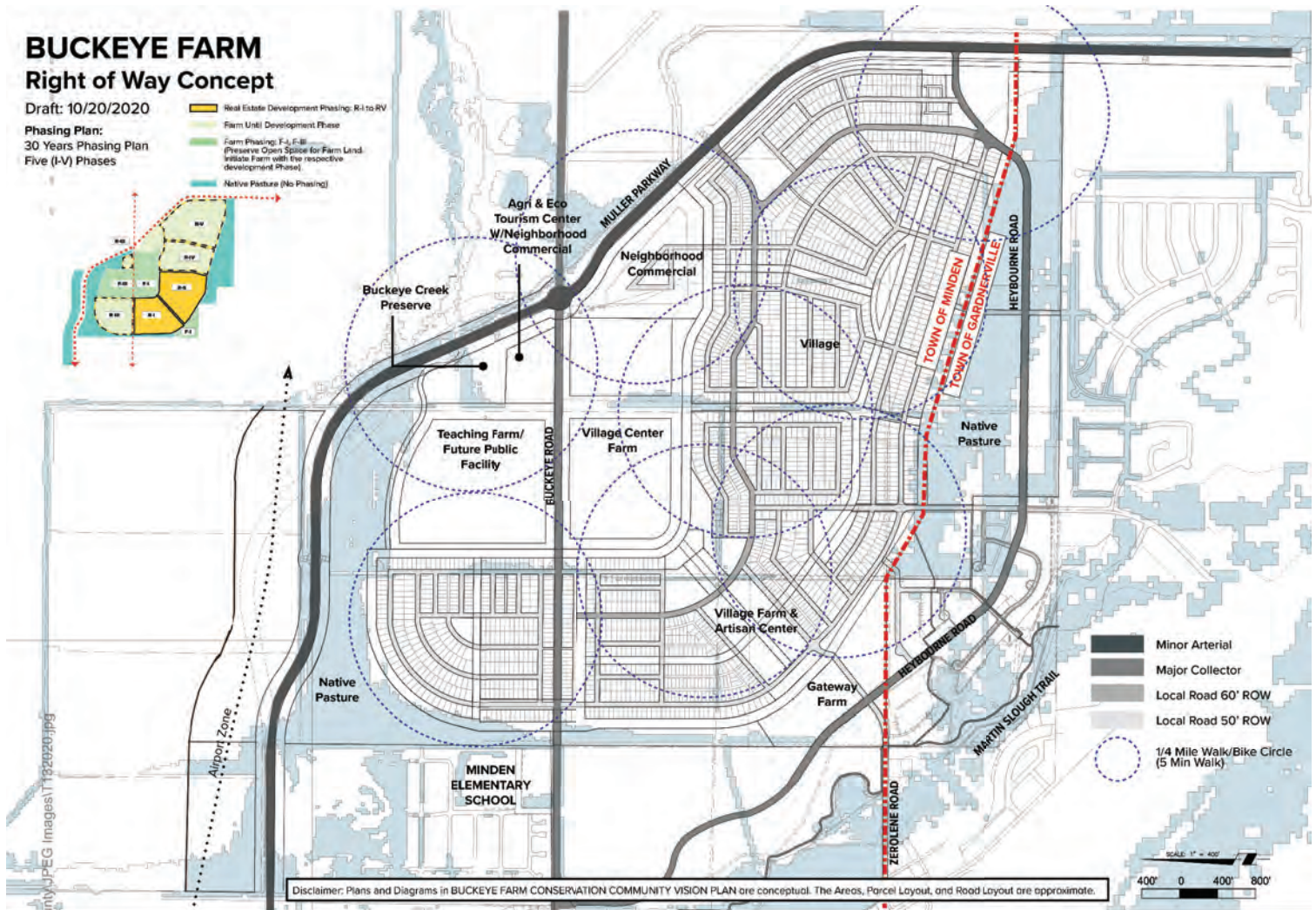
The project envisions a walkable, bicycle-friendly community. A series of pedestrian and bicycle pathways, bicycle lanes on roadways, sidewalk, and equestrian trails are planned to be constructed throughout the community. The minimum bicycle and pedestrian facilities that should be constructed on each roadway classification is as determined in the Douglas County Design Criteria and Improvement Standards manual. Proposed off-street trails will be designed based on the proposed standards found within the Specific Plan.

Transit

The land uses proposed within the Buckeye Farm Specific Plan will be designed to support transit. Specific new transit routes will be identified concurrent with submittal of each Planned Development application.

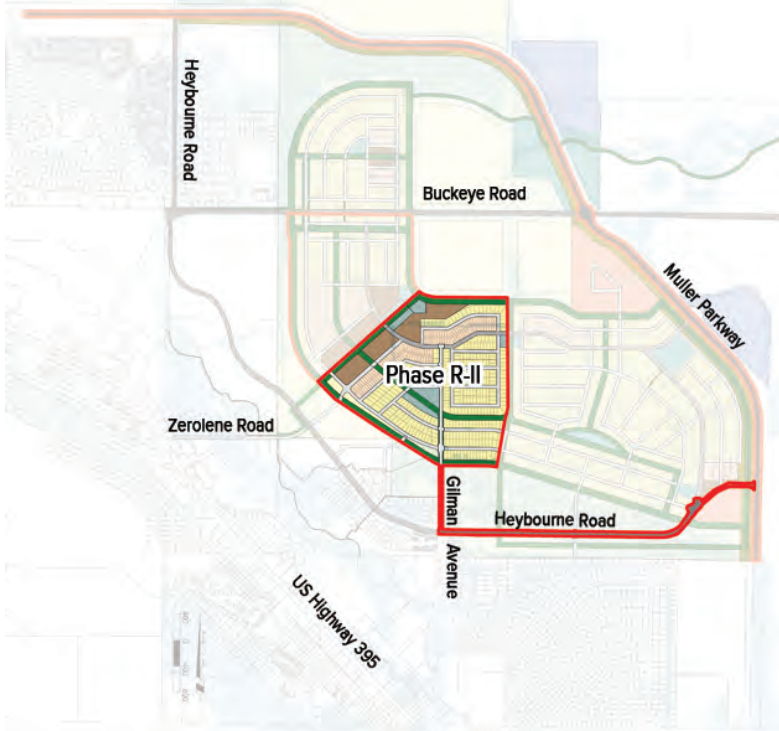
TRANSPORTATION IMPROVEMENT PHASING POLICIES

- Development shall provide all required transportation infrastructure necessary to support development within the phase consistent with the terms of the approved development agreement between Park Ranch Holdings and Douglas County.
- Comprehensive transportation impact analysis for all phases of the project shall be included with the first Planned Development Application. Improvement requirements for Muller Parkway shall be consistent with the terms of the approved development agreement between Park Ranch Holdings and Douglas County.



Regional Road Improvements - by Phase Phase R-II

Gilman Avenue Extension
Heybourne Road Extension



Regional Road Improvements - by Phase Phase R-III

Buckeye Road Regional Trail Extension



CHAPTER 6.

*P*UBLIC INFRASTRUCTURE

INTRODUCTION

This chapter addresses issues relating to public infrastructure. As planned, Buckeye Farm will be provided community water service from the Town of Minden and wastewater collection, treatment and disposal service from the Minden Gardnerville Sanitation District. Douglas County will be responsible for construction of various regional transportation improvements and maintenance of the collector roads (e.g. Heybourne Road) within the project. In addition, this chapter addresses the service providers for dry utilities, such as power and telephone.



POTABLE WATER

The water facilities required to serve the Buckeye Farm development are proposed to be an extension of the existing water distribution system serving the Town of Minden. The Town has previously committed to providing service to the project, and the project site is within the Town's place of use of its permitted and certificated water rights as granted by the Nevada State Engineer. The proposed conceptual water system for the Buckeye Farm development is shown on Figures 6-1 and 6-2. Breakdowns of the projected potable water demands by land use and development areas are included below, and a detailed summary table is included in the Appendix. This information is conceptual and more detailed analyses, including hydraulic modeling and main sizing, will be completed during preliminary and final design and submitted to the Town of Minden for review and approval.

Buckeye Farm

It is anticipated that connections for the initial phase of development will be made to existing facilities at Buckeye Road, Zerolene Road, and at the boundaries of the Monterra, the Ranch at Gardnerville, and the Chichester subdivisions. A preliminary estimate of potable water demands has been developed based upon the proposed land use plan. The projected demands for the Buckeye Farm East development area are summarized below:

Estimate of Domestic Water Demands:

Proposed Land Uses:	No. of Units	No. of Acres	Estimated Demand/Unit	Total Estimated Average Daily Water Demand (gpd)
Single Family Residential	1,982	-	500 gpd/unit	991,000
Multi-Family Residential	236	-	500 gpd/unit	118,000
Neighborhood Commercial	-	38.30	1,500 gpd/Acre	57,450
Allowance for Landscaping		137.00	0.6 Af/Acre/yr	69,710
Totals	2,218	38.30	2,501	1,236,160
Average Daily Demand estimated at build-out			1,236,160 gallons	
Average Daily Demand gpm			858 gpm	
Peak Hour Demand (estimated)			3,434 gpm	
Project Water Right Requirement			1,385 Ac-Ft/Yr	

Estimated Fire Flow Requirements: East Fork Fire and Paramedic District

2500 gpm for 4 hour duration

WASTEWATER

The Buckeye Farm project site is within the Service Area of Minden Gardnerville Sanitation District (MGSD). MGSD currently provides wastewater collection, treatment and disposal services for the communities of Minden and Gardnerville, and treatment and disposal for the Gardnerville Ranchos General Improvement District. Each future Planned Development application will need to obtain approval from both MGSD and the Nevada Department of Environmental Protection as part of the required subdivision review and will-serve commitment process.

Buckeye Farm

Sanitary sewer facilities serving the Buckeye Farm development are proposed to be connected to existing MGSD collection facilities. Given the natural topography of the site lying generally upstream of existing sewer collection systems, it is anticipated that connections for the initial phases of development will be to the Buckeye Road Interceptor and Chichester Interceptor. Connections to existing mains are expected to occur at Buckeye Road, and at the stubbed locations within the Monterra development, and the Ranch at Gardnerville subdivision.

The projected wastewater generation for the Buckeye Farm development area are summarized on Table below:

Estimate of Domestic Wastewater Generation:

Proposed Land Uses:	No. of Units	No. of Acres	Estimated Demand/Unit	Total Estimated Average Daily Water Demand (gpd)
Single Family Residential	1,982	-	200 gpd/unit	396,400
Multi-Family Residential	236	-	200 gpd/unit	47,200
Neighborhood Commercial	-	38.30	750 gpd/Acre	28,725
Totals	2,218	38.30	1,150	472,325

Estimated Equivalent Dwelling Units: 1,889

STORM DRAINAGE

Purpose

The hydrologic cycle is a continuous process by which water is transported from the oceans to the atmosphere to the land and back to sea. In determining the amount of surface runoff contributed by any given storm to a particular area, one must consider the losses associated with this natural cycle. A portion of the precipitation will be intercepted by trees, grass, other vegetation and structural objects and will eventually be returned to the atmosphere through evaporation. Some precipitation will infiltrate the ground at a rate depending on the type of soil, cover, and antecedent soil moisture conditions. Still other may be lost to surface storage. The amount of surface runoff impacting a site will vary based on a number of factors including but not limited to size, location within the watershed, type of cover, and amount of development within a particular watershed.

The Buckeye Farm development proposes to mitigate the increase in runoff by maintaining large portions of the project site in agriculture or agricultural-related uses, which will function to minimize potential increase in run-off due to the development of the remainder of the site. Vegetated buffer areas (including green ways and trails) have been incorporated throughout the plan to capture, detain where feasible and disperse concentrated run-off preventing existing storm water infrastructure from being overwhelmed. These vegetative buffers and adjoining farmlands also provide sediment and debris collection. Since many of the pollutants are attached to suspended solids routing these flows through these areas will remove some of them and minimize potential impact to areas lying downstream. Historic regional drainage patterns will be observed and perpetuated with the final drainage design of individual phases. Outlet structures for the detention facilities will be designed to discharge the impounded stormwater at a rate equal to or less than the existing peak discharge from the site in accordance with Douglas County's adopted standards.

FEMA Floodplain Information

Development within FEMA designated floodplains shall comply with the stricter of local, state, or federal regulations at the time of development. Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual flood as defined by FEMA include:

- Zone A – No Base Flood Elevations determined.

- Zone AE – Base Flood Elevations determined.
- Zone AH – Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- Zone AO – Flood Depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

FEMA defines "Shaded Zone X" as areas of 0.2% annual chance flood; areas of 1% annual flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. FEMA defines Zone "X" as areas determined to be outside the 0.2% annual chance floodplain.

Buckeye Farm Site

Portions of the project site lies within FEMA designated Zones "AO", "Shaded X", and "X" according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 32005C253H, dated June 15, 2016. The areas currently designated as SFHA within the project site are derived from flood flows originating in Buckeye Creek. As appropriate, the Buckeye Farm development plan has avoided these flood prone areas. Additionally, the plan has accommodated areas known or suspected of shallow flood flows (<1 foot deep) by providing perimeter buffer areas where these flows can be directed to ensure developed areas are not impacted by the base flood.

Although not currently mapped by FEMA, it is understood that the project site is also impacted by flood flows originating in the Pine Nut Creek watershed. To evaluate the prospective impacts of flood flows from this source, the effective model of Pine Nut Creek was utilized. The limits of the Pine Nut Creek effective model were extended to the west boundary of the project site and the model was re-run to establish probable depths and extent of flooding from this source. The results of that modeling effort have been incorporated into the Buckeye Farm development plan. As was done for those areas impacted by flood flows from Buckeye Creek, the areas impacted by flood flows from Pine Nut Creek have been avoided. And, buffer areas have been provided to allow shallow flood flows to be safely diverted away from developed areas but directed to a similar point of discharge (e.g. Martin Slough) as has historically occurred.

PUBLIC UTILITIES

Public Utilities and Services for the Buckeye Farm are identified below followed by the responsible servicing agency. Improvements will be made to existing facilities and services as applicable prior to project build-out and occupancy. Subdivision design shall consider appropriate adjacent tract requirements for utilities and shall coordinate alignments and facility sizing according to requirements by the Community Development Department.

Public Utilities and Services:

Utility or Service	Servicing Agency	Implementation
Telephone	Frontier	Extension of service pursuant to Agency requirements
Electric	NV Energy	Extension of service pursuant to Agency requirements
Gas	Southwest Gas	Extension of service pursuant to Agency requirements
Cable	Charter	Extension of service pursuant to Agency requirements
Sewer	MGSD	Extension of service pursuant to Agency requirements
Water	Town of Minden	Extension of service pursuant to Agency requirements
Refuse Collection	Town of Minden	Extension of service pursuant to Agency requirements
Refuse Disposal	Douglas Disposal	Extension of service pursuant to Agency requirements

CHAPTER 7.

IMPLEMENTATION & ADMINISTRATION

INTRODUCTION

This chapter addresses issues relating to project phasing, relationship to existing governmental processes, and administration of the Specific Plan. Implementation of the Buckeye Farm Specific Plan will be a joint effort of Douglas County and any developer who is proposing to develop in the Specific Plan area, consistent with this document.



GENERAL PROVISIONS

1. Future development within the Specific Plan will comply with the terms of the development agreement between Park Ranch Holdings and Douglas County (Recording No. 2019-939704).
2. All subsequent tentative maps, special use permits, site plans, and planned residential developments etc., shall be reviewed to determine consistency with these Development Standards.
3. If any regulation, condition, program or portion of this Specific Plan is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and the invalidity of such provision shall not affect the validity of the remaining provisions hereof.
4. The developer and the Town of Minden will cooperate in the development of a design manual for the overall project. The Design Manual will be developed and submitted for approval as part of the first Planned Development application. The design manual will establish more detailed requirements for community wide elements such as entries, gateways, local streets, utilities, building and development standards, architectural character, signage, fencing and lighting. The developer and the Town may agree to permit the application of design standards adopted after the Development Agreement (Recording No. 2019-939704) with the mutual consent of both parties.
5. Construction of drainage facilities shall comply with the requirements of the Douglas County.
6. Sewer facilities shall be designed and constructed in accordance with the requirements of the Minden-Gardnerville Sanitation District. Applications for subsequent development (i.e., tentative map or planned development) must be timed to coordinate with the availability and capacity of the utility. The developer may elect to pay ordinary and customary capacity and connection fees when the utility capacity is available or may elect to pay the cost of necessary plant and capacity expansions with reimbursement from future connections.
7. Community water system improvements shall be designed and constructed in accordance with the Town of Minden. Applications for subsequent development (i.e., tentative map or planned development) must be timed to coordinate with the availability and capacity of the utility. The developer may elect to pay ordinary and customary capacity and connection fees when the utility capacity is available or may elect to pay the cost of necessary plant and capacity expansions with reimbursement from future connections.
8. The developer will prepare and record an initial final phasing map, created and approved through boundary line adjustments utilizing the existing parcel base.
9. The Specific Plan must utilize the transfer of development rights. To fully realize the planned unit density, all units (with the exception of those permitted by the underlying zoning) must be transferred to this area in accordance to Planned Development Ordinance (Chapter 20.676) and consistent with the development agreement between Park Ranch Holdings and Douglas County (Recording No. 2019-939704).
10. Based on the conceptual land use plan, the maximum number of residential dwelling units within this Specific Plan is 2,218 dwelling units. Each Planned Development will provide for a calculation which demonstrates compliance with the maximum permitted number of units as determined by the development agreement (Recording No. 2019-939704).
11. Appropriate deed restrictions and easements will be recorded as required, which will limit future uses to those proposed within the specific plan for parks, trails, open space and regional storm water retention facilities, or other public uses.
12. Farm and pasture areas retained by Park Ranch Holdings are not considered public uses. However, any pasture areas proposed to be owned by a homeowner's association or land trust must provide a maintenance plan and funding mechanism with the Planned Development application(s) for approval.
13. Minor modifications to planning area boundaries may result from final road alignments, planned development considerations and/or final subdivision map modifications. Such minor modifications shall be permitted as provided in Section 7 "Minor Modifications."

14. The Water Conveyance Advisory Committee shall review all subsequent development proposals.
15. If any historically significant artifacts are encountered during excavation or construction on the site, construction must cease in the area affected and the resource must be cataloged and/or recovered by an Archaeologist. A report of its findings must be filed with the State Historic Preservation Office.
16. Traffic control devices will be constructed consistent with the Douglas Criteria and Improvements Standards and Douglas County Code.
17. Where the Buckeye Farm Specific Plan Development standards are silent or do not address specific needs, Douglas County Code and Douglas County Design Criteria and Improvement Standards, adopted as of December 3, 2019 per the development agreement between Park Ranch Holdings and Douglas County shall prevail.
18. The Buckeye Farm Specific Plan is valid for 30 years following adoption by the Douglas County Board of Commissioners.
19. Each Neighborhood (Phase) shall annex to the Town of Minden prior to recording the final map(s).
20. Any construction of Muller Parkway is subject to reimbursement per the terms of the development agreement (Recording No. 2019-939704).
21. Each Planned Development application is required to provide a traffic analysis to make recommendations for intersection improvements (excepting local roads) within the confines of the Specific Plan boundary.
22. The Teaching Farm/Public Facility parcel is available for acquisition and purchase by Douglas County for a period of five years commencing from approval of this specific plan.
23. Future development will comply with the Specific Plan. Modifications to the phasing plan are subject to subsequent tentative subdivision map and planned development approvals. Required improvements to support each neighborhood (Phase) will also be subject to subsequent tentative subdivision map and planned development approvals. Notwithstanding the above, sequencing of the five proposed neighborhoods (Phases) may occur independently subject to review and approval of the Planned Development applications subject to the availability and accessibility of adequate public facilities for each proposed neighborhood.
24. Subsequent Planned Development(s) approvals for each of the proposed five residential neighborhoods (Phases) identified in this Specific Plan shall allow all sub-phases to be recorded by date certain concurrent with the time frame set forth for recording the last sub-phase of that Planned Development.
25. Heybourne Road will be constructed from Gilman Avenue east to its intersection with Muller Parkway per "Regional Road Improvements by Phase – Phase R-2" prior to recording the first final map within Phase R-2 or any other subsequently numbered phase.
26. A flood channel shall be constructed, with Phase 1, to the west of Muller Parkway and perpetuated along the north of the project on Park Property as necessary to match into the existing Park Ditch with positive fall (no grade differential between new flood channel and existing Park Ditch). This shall include an access easement running along the channel in accordance with Division 3.9.14.
27. With the Town of Gardnerville's agreement to provide maintenance of the drainage and flood control improvements described in General Provision No. 26, the area located within the proposed Town boundary will be annexed to the Town prior to recording the first final map.
28. The Buckeye Road Multi Use Path will be constructed from its terminus near the eastern boundary of the Monterra subdivision to Muller Parkway prior to recording the first final map in Phase R-3 or any other subsequently numbered phase.
29. To preserve the future right-of-ways that are proposed to extend through pasture and open space areas, such as Heybourne Road, Gilman Avenue, and N Marion Russell Drive, these right-of-ways shall be dedicated through those pasture and open space areas prior to recording the first final map.
30. A conceptual water utility plan will be developed, reviewed and approved by the Town of Minden. This approved plan will be provided with the submittal of the first Planned Development application showing conceptual water main line sizes, planned extensions by phase, and capacity analysis to serve the entire Specific Plan.

31. The developer will reserve a Multifamily site in Phase R-1 for the future development of at least of 50 units of affordable housing as defined in Douglas County Code.
32. The existing buildings and associated parking areas currently located in the future Buckeye Creek Preserve area will continue to enjoy all of the zoning rights and privileges associated with the A-19 zoning district.

BUILDING PERMIT ALLOCATION AND GROWTH MANAGEMENT

Chapter 20.560 of the Douglas County Code addresses Building Permit Allocation and Growth Management. Using Census data and a 2 percent growth factor, residential allocations per year were identified to allow for managed, annual growth. The Growth Management Ordinance divided the allocations into three separate pools; the individual pool, the vested pool and the project pool. As of July 2020, due to growth rates being much lower than anticipated in the Growth Management Ordinance, the County has 616 excess allocations in the project pool and 1361 excess allocations in the individual pool, for a total of 1977 excess allocation in both pools. Furthermore, approximately 500 vested project allocations are associated with expired, vested projects and these allocations have not been redistributed. Furthermore, only 18% of the allocations for the individual pool have been used, even though 70% of all allocations are distributed to this pool. A realignment of these percentages of the allocation pools is contemplated to occur in the Growth Management Ordinance to ensure that allocations are equitably distributed. This review recommended to occur annually and required with every five year review of the Master Plan in the Growth Management Ordinance, balances the different pools of allocations in furtherance of both the Ordinance and County's Growth Management strategy.

Each residential "Phase" referenced in the Specific Plan contemplates a separate Planned Development application. Therefore, each Planned Development/ Tentative map application will contain on average approximately 500 units. These approved units will be distributed in multiple sub-phases (to be determined with each Planned Development), which generally and historically in the Carson Valley have averaged between 25 to 50 units per sub-phase. How quickly these phases are developed, and how many building permits are issued within a recorded final map is subject to market demand, housing costs, labor availability and of course, limited by the availability of allocations. It is anticipated that each Phase of the Specific Plan will occur over the period of many years. As a point of reference, since the inception of the Growth Management Ordinance in 2007 a total of only 138 "project" allocations have been issued.

Based on the size of the current unused allocation pool, the requirement to periodically review and consider rebalancing of the pools, together with the ability to bank and borrow from future allocation distributions presents a strong case that the development proposed within this Specific Plan can be fully implemented without harm to the County's Growth Management plan. The Specific Plan implementation section proposes that the subsequent Planned Development(s) allow all phases to be recorded by date certain established with the approval of each Planned Development for recording of the last phase. By allowing the developer the flexibility to respond to both market conditions and the availability of allocations without jeopardizing their entitlements (or overbuilding when allocations are available but the market demand is absent) will assist in compliance with the Growth Management Ordinance, promote slower growth and not compromise the County's overall growth management strategy.

PHASING

The primary goals for phasing are to provide for compact development that will support the efficient use of infrastructure and public services, and to encourage the early establishment region-wide drainage solutions and the initiation of amenities such as parks, recreation centers, and trails. Phasing will assure that Buckeye Farm neighborhoods are developed in areas contiguous to existing development and infrastructure and will support the continuation of agricultural operations on areas scheduled for later development. The phasing program will facilitate the systematic implementation of improvements to support development and coordinate the rate of growth with overall infrastructure availability and demand. While the information presented here incorporates assumptions to the rate of growth and demand, it must also provide the flexibility required to respond to changes in the region's economics and growth dynamics during the build-out of the Specific Plan. Therefore, the following discussion should be understood to represent a conceptual framework for phasing, with opportunity to make adjustments based on future conditions within the parameters of the phasing policies described below.

Phasing Policies

- Development shall provide all required infrastructure and public facilities necessary to support each phase of development.
- Concurrent development of more than one neighborhood, phase or sub-phase is permitted and development of future phases may occur out of sequence, provided adequate infrastructure improvements, or funding, has been provided to facilitate the proposed construction and such development concurs with underlying regulations and the approved land use program.
- Each phase may be developed in smaller sub-phases.
- Changes to proposed phasing may occur without a Specific Plan amendment, provided overall development is consistent with the policies in this Specific Plan.
- In general, parks shall be phased to be complete as adjacent neighborhoods are constructed and occupied. Other infrastructure and public facilities shall be phased as described in the chapters of this Specific Plan.

DEVELOPMENT REVIEW PROCESS

The Douglas County is responsible for the processing and administration of the Buckeye Farm Specific Plan, including on-going and subsequent applications prescribed by state and local statutes relating to the development of the Buckeye Farm property.

The adoption of any Amendment to the Master Plan or any Master Plan Update by the County shall not require amendment of the Specific Plan. However, any subsequent discretionary approval or Specific Plan Amendment must be consistent with the Master Plan as amended and/or updated except to the extent that such change in the Master Plan deals with matters with respect to which the Developer shall possess vested rights.

SPECIFIC PLAN ADOPTION AND AMENDMENT PROCEDURE

The Buckeye Farm Specific Plan shall be adopted by Ordinance in accordance with County policy.

The Buckeye Farm Specific Plan has been developed as both a regulatory document as well as a land use policy plan. The development standards have been structured in a format consistent with the Douglas County Zoning Ordinance, incorporating general provisions, permitted uses, development standards, project approval procedures and other zoning related provisions. The remaining sections of the Buckeye Farm Specific Plan are oriented to land use policies and include background and project information, planning policies, design criteria, conceptual plans and infrastructure proposals.

Development of Buckeye Farm will be implemented through a series of tentative subdivision & planned development maps, boundary line adjustments, tentative and final parcel maps (initial phasing only), and design review applications. Subsequently, in conjunction with the Phasing Plan, each parcel or parcels designated for development purposes will have one or more tentative subdivision maps submitted to create developable lots or parcels. It is intended that the tentative subdivision maps will be followed by final maps at the appropriate times for phased development. The tentative maps or tentative parcel maps shall be consistent with the Douglas County Development Code.

Administrative Review/Staff Review

All development proposals and land uses within Buckeye Farm are subject to Staff Review (also called “Administrative Review”) in addition to any required discretionary review by the Douglas County Planning Department, unless otherwise exempted by State or Federal law or the Douglas County Planning Department. This is to ensure compliance with the Buckeye Farm Specific Plan (including Design Guidelines and Development Standards) and applicable sections of the Douglas County Development Code. Staff Review is a “staff level” review process which may include “over the counter” review or “plan check” review, depending upon the magnitude of the project submittal. Staff Review will not typically require review by the Planning Commission. The Director may, at his or her

discretion, forward a Staff Review approval item or a use consistency determination to the Planning Commission for an interpretation of the purpose and intent of the Specific Plan relative to the project under review. Denial of a Staff Review request by the Director may be appealed to the Planning Commission for a decision.

Design Review

The Design Review process is a site-specific review process aimed at providing high quality development on a given site. The Buckeye Farm Development Standards and Title 20 identify types of projects which require the Design Review process. The Development Standards and Design Guidelines provide the standards and guidelines by which the Douglas County shall evaluate all project submittals. Projects requiring Design Review shall be processed in accordance with Title 20, “Design Review”, of the Douglas County Code which is contained in addition to Design Guideline contained in this plan.

Design Guideline Conformance

All proposed development at Buckeye Farm shall be subject to the design guidelines contained in this Specific Plan and the more detailed standards and guidelines that will be prepared with the first Planned Development application. In conjunction with the applicable review process (i.e., Staff Review, Design Review, Special Use Permit, Subdivision, etc.), Douglas County shall review project submittals for consistency these guidelines.

Specific Plan Amendments

The Buckeye Farm development will be phased over a period of approximately thirty or more years. It is anticipated that market conditions and development practices may change, thereby necessitating specific plan amendments. Amendments may be requested at any time pursuant to Section 20.612.060 of Douglas County Code. If the amendment is deemed Major by the Director, it will be processed in the same manner as the original Specific Plan. Proposed amendments deemed to be Minor Modifications by the Director as defined herein will be processed administratively by the Administrative Review process.

Minor Modifications

The following Minor Modifications to the Specific Plan do not require a Specific Plan Amendment and are subject to review and approval by the Director. The Director, however, shall have the discretion to refer any such request for modification to the Planning Commission for decision.

1. Utility alignments and minor adjustments to phasing of utilities. Minor adjustments may include earlier construction, substitution of oversized facilities in adjacent phases and similar adjustments.
2. Utility service road alignments.
3. Final facility sizing and precise location of water, sewer and storm drainage improvements when directed by the County Engineer.
4. Change in utility and/or infrastructure servicing agency.
5. Minor Collector street alignments including but not limited to off-road connections and 4-way intersections at arterial roads.
6. Decrease in project density and/or changes to phasing plan.
7. Adjustment of planning area boundaries of less than 250 feet which do not result in an increase in visual impact, a significant reduction of open space or a significant increase of residential areas.
8. Minor landscape, wall material, wall alignment and streetscape design modifications which are consistent with the design guidelines contained in this document.
9. Changes in park facilities or conceptual park drawings.
10. Minor revisions to project graphics which do not substantially change the intent of the graphics in the Buckeye Farm Specific Plan.
11. Deletion of unnecessary drainage facilities or infrastructure when approved by the County Engineer.

Variances

All variance requests shall be processed in accordance with Title 20 of Douglas County Code unless otherwise approved within this specific plan.