

Sunset Ranch

Master Plan Amendment & Zone Change
(MPA25-0004 & WRZA25-0005)

Washoe County

Board of County Commissioners Meeting
January 20, 2026

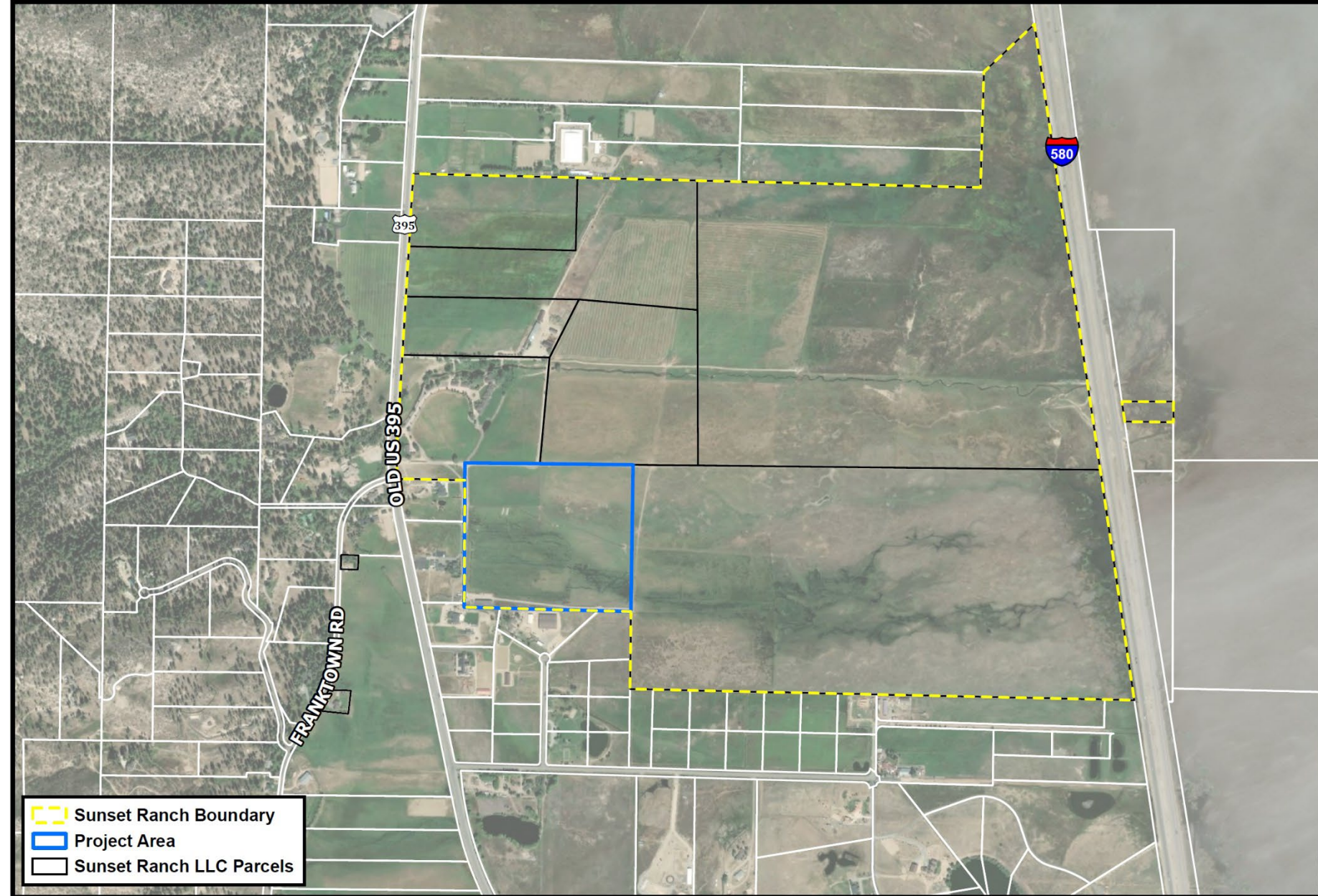


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

Location

West Washoe Valley

- » East of Frank Town Road and Old US 395 intersection (north)
- » Sunset Ranch LLC (±578 acres)



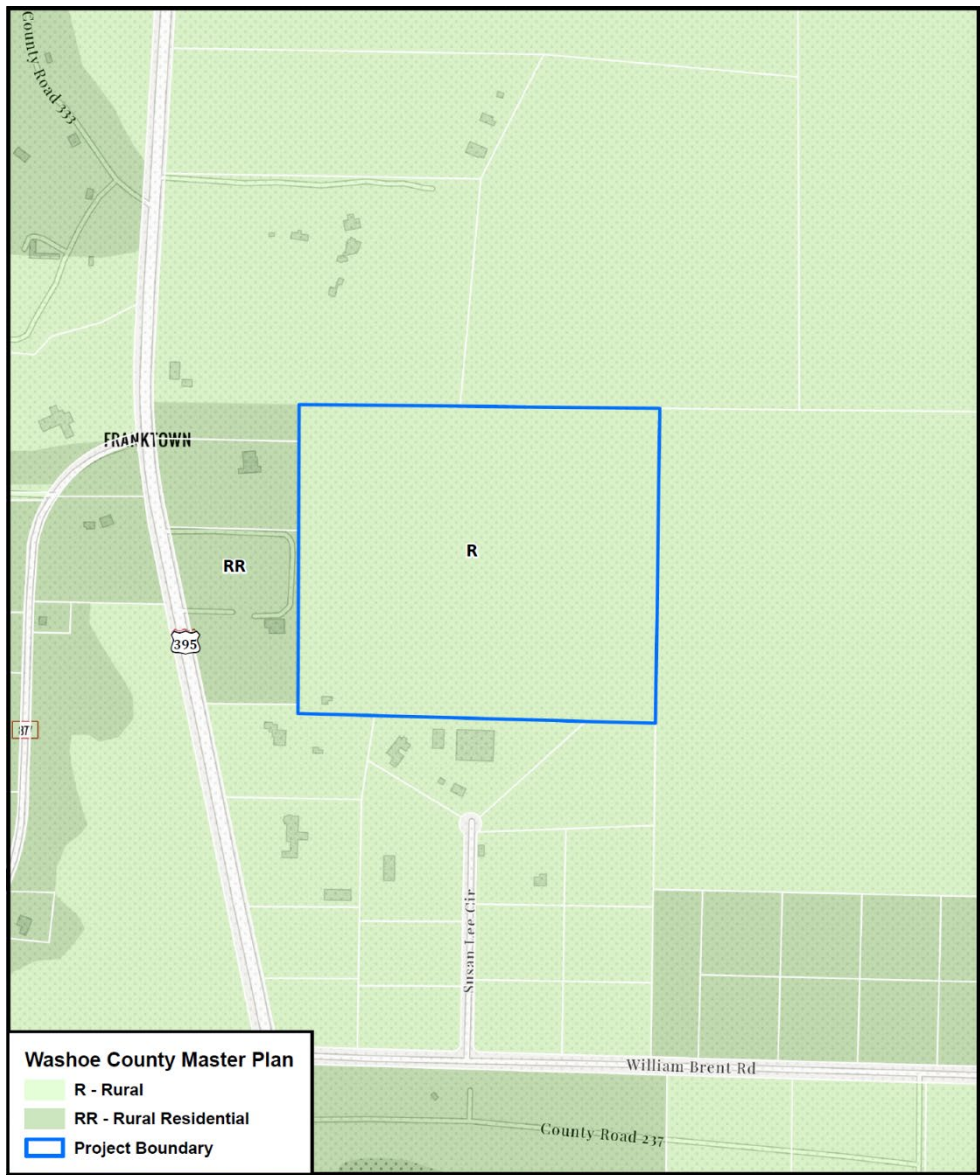
Site Features

Project Parcel

- » One parcel of the Sunset Ranch properties
- » ±41.7-acres
- » Access through 4814 Old US 395
- » Existing Barn/Ag. Building
- » Irrigation ditches
- » Cattle Grazing Use

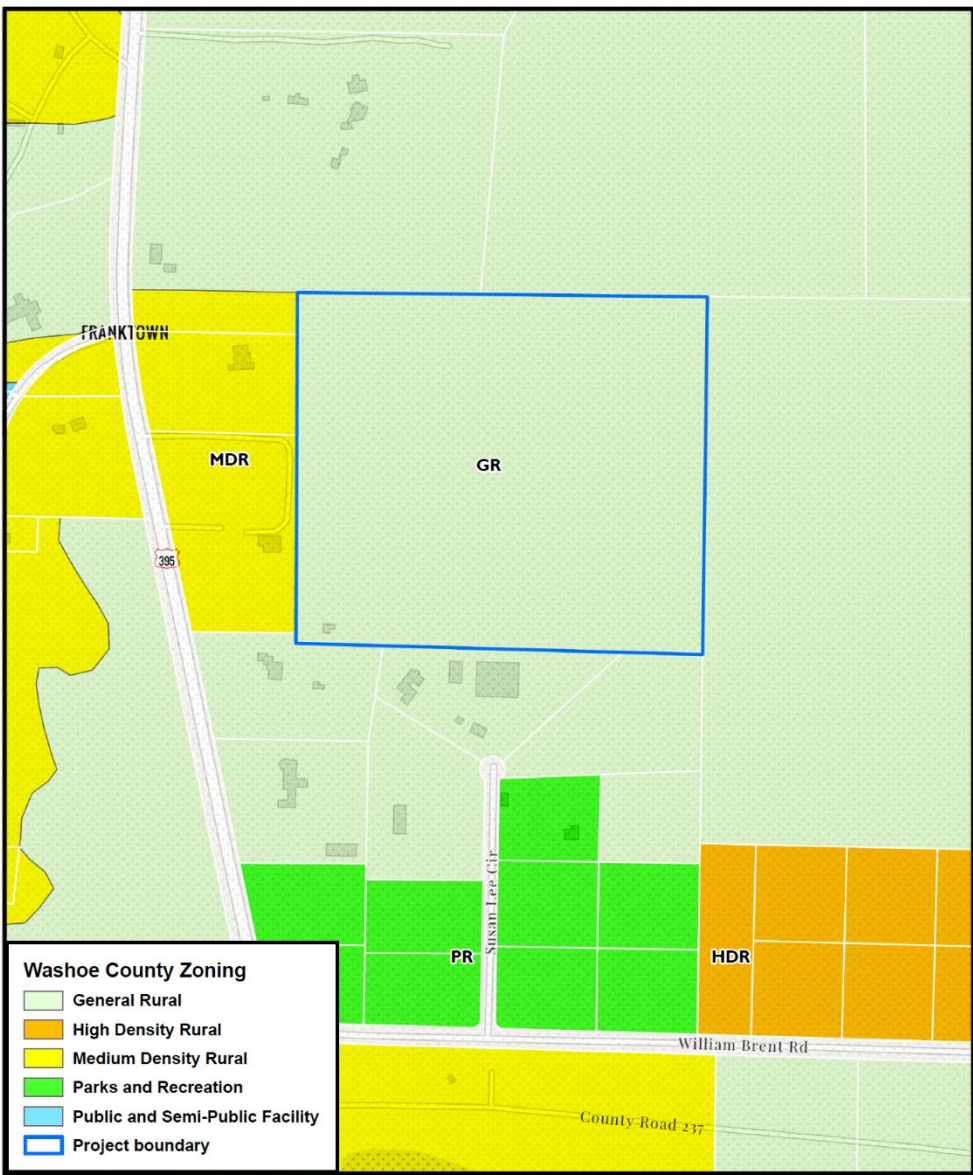


Current Master Plan & Zoning



Master Plan:
Rural (R)

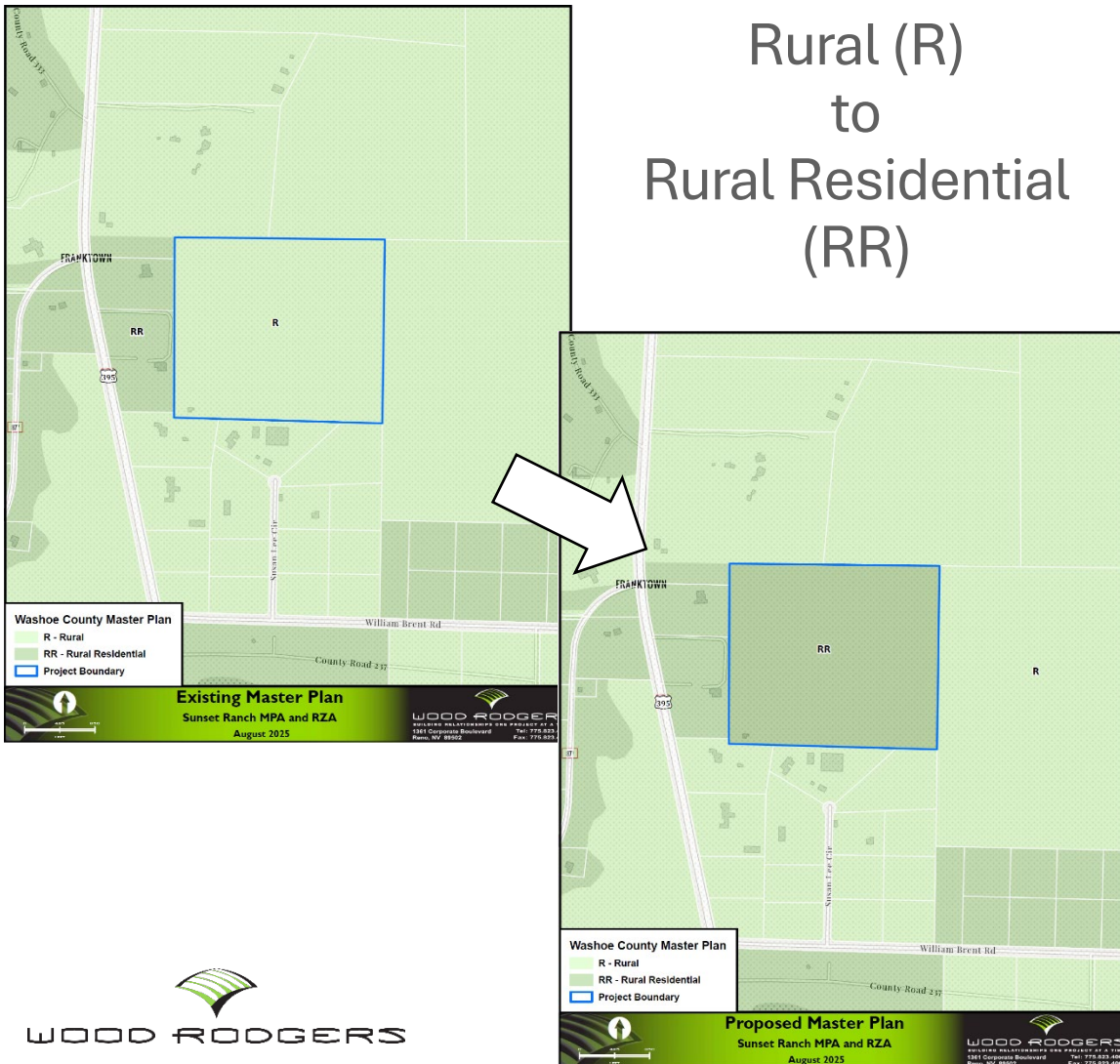
Zoning:
General Rural (GR)



Proposed Request

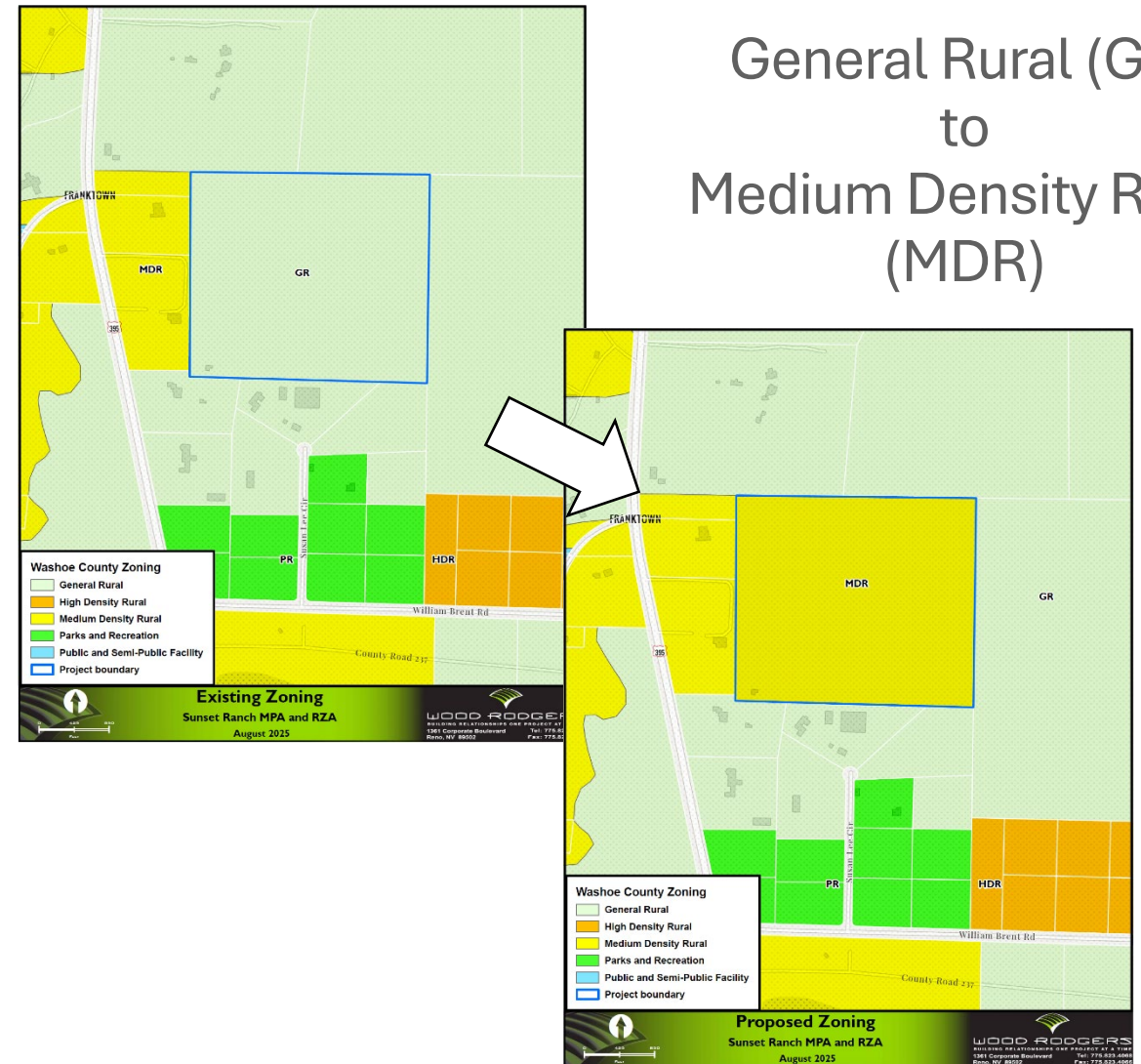
Master Plan Amendment (MPA):

Rural (R)
to
Rural Residential
(RR)



Regulatory Zone Amendment (RZA):

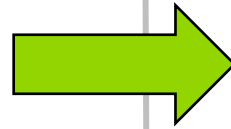
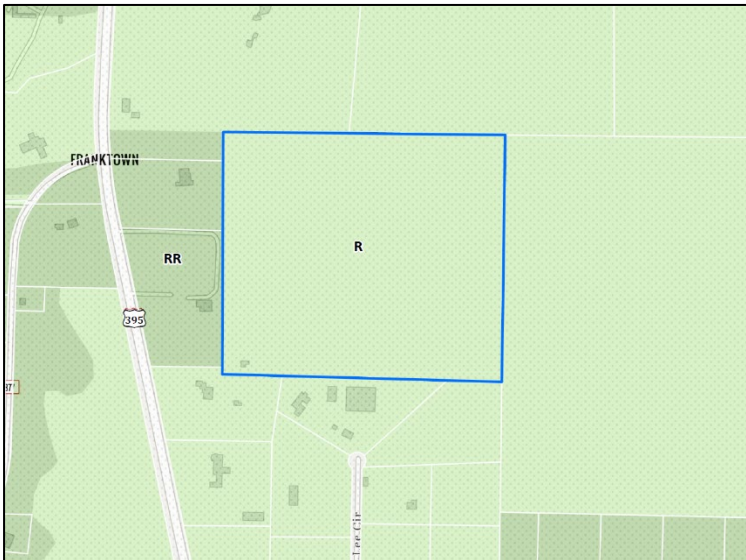
General Rural (GR)
to
Medium Density Rural
(MDR)



Master Plan Amendment

» Current **Rural** Master Plan only allows zoning with minimum 40 acre lots:

- General Rural (GR)
- General Rural Agriculture
- Public & Semi-Public Facilities
- Parks and Recreation
- Specific Plan
- Open Space



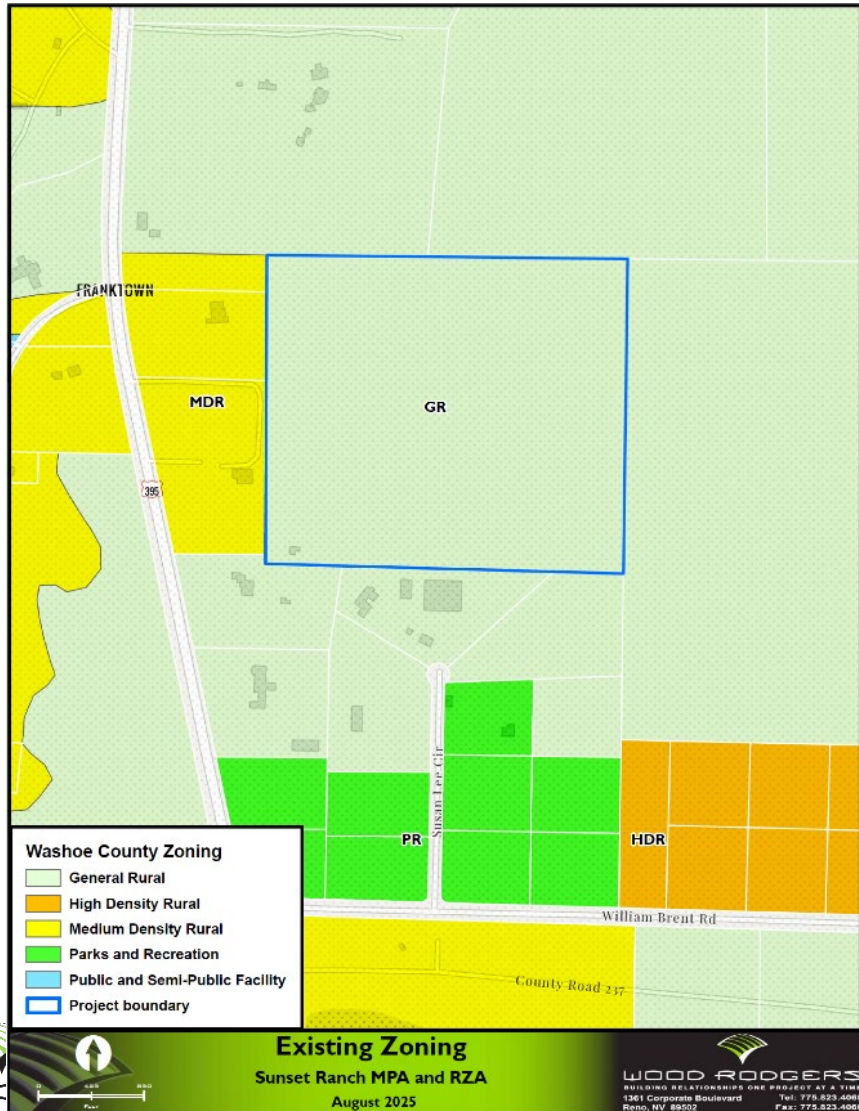
» Proposed **Rural Residential** Master Plan allows zoning compatible to surrounding uses:

- Low Density Rural
- Medium Density Rural (MDR)
- High Density Rural
- Public & Semi-Public Facilities
- Parks and Recreation
- Specific Plan
- Open Space

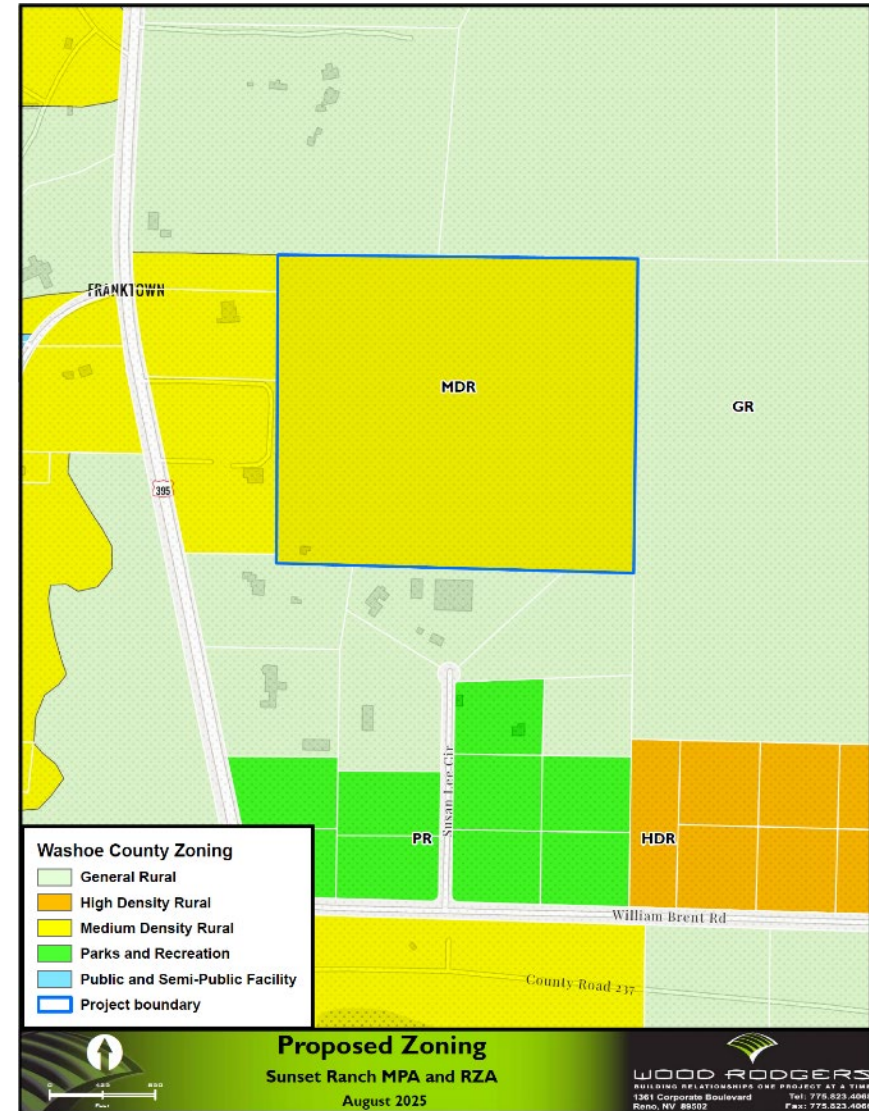


Regulatory Zone Amendment

General Rural (GR)



Medium Density Rural (MDR)



Regulatory Zone Amendment

<i>REGULATORY ZONE DEVELOPMENT STANDARDS</i>								
Regulatory Zones	Title	Yards – Setbacks*			Maximum Height (feet)	Maximum Density/Intensity (du/ac)	Minimum Lot Size~	Minimum Lot Width (feet)
		Front (feet)	Side (feet)	Rear (feet)				
MDR	Medium Density Rural	30	15	30	35	0.2	4 ac	200
GRA	General Rural Agricultural	30	50	30	35	0.025	40 ac	660

- » Current **General Rural (GR)** zoning only allows minimum 40-acre residential lots.
- » Proposed **Medium Density Rural (MDR)** zoning allows a minimum of 4-acre lots.
 - Compatible with zoning to the west along Old US 395
 - Avoids “spot zoning”
 - Minimum 5 acres lots allowed on well and septic
 - Allowed uses in the MDR zone **are more limited** than what is currently allowed in the existing GR zone

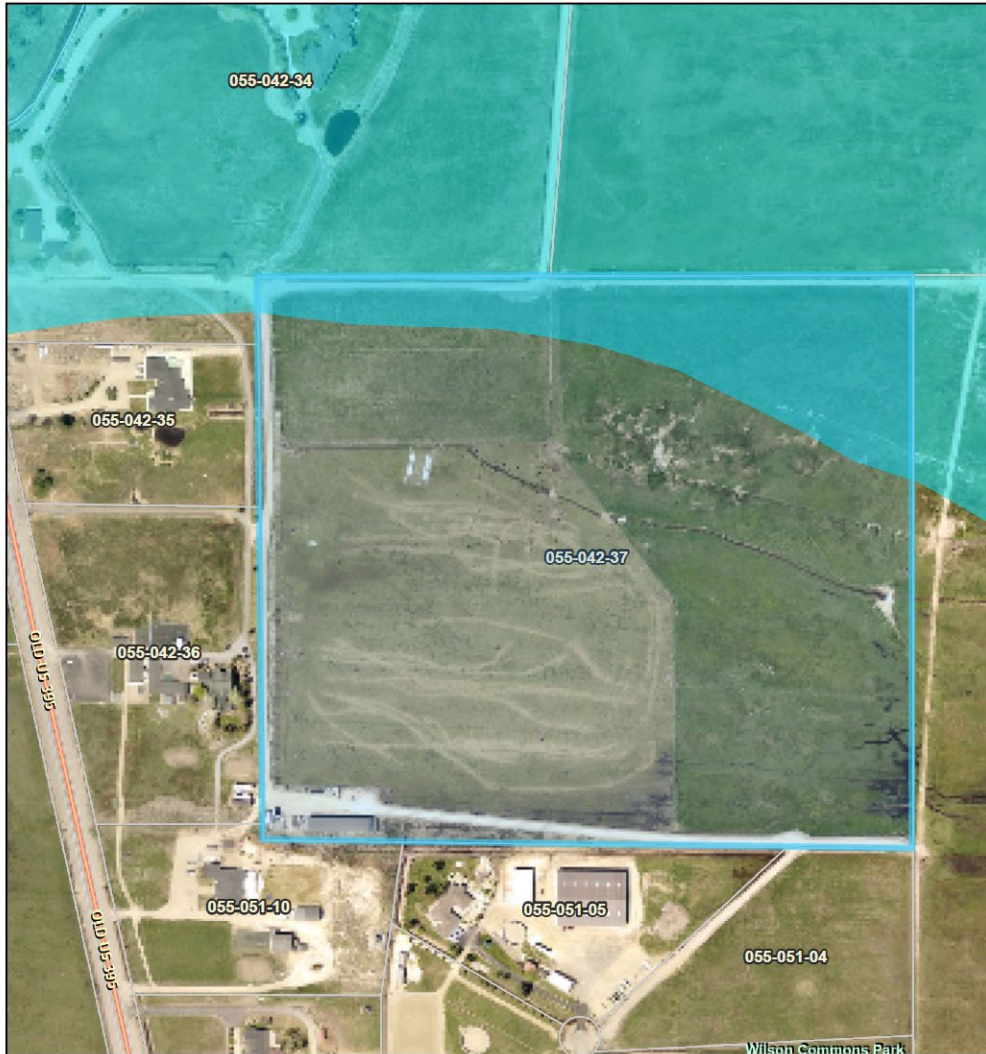
Regulatory Zone Amendment: Permitted Uses

TABLE 1: Uses Allowed in GR but Not in MDR (Table 110.302.05.5)

- | | |
|--|---|
| <ul style="list-style-type: none">✓ Non-Municipal Air Strips and Glider Ports (Accessory; Approved through and Special Use Permit; SUP)✓ Personal Landing Field (accessory use; SUP)✓ Major Public Facilities (SUP)✓ Public Service Yard (SUP)✓ Commercial Campground Facilities/RV Park (SUP)✓ Destination Resorts (SUP)✓ Marinas (Permitted)✓ Outdoor Sports Club (SUP) | <ul style="list-style-type: none">✓ Data Center (SUP)✓ Gasoline Sales and Service Stations (SUP)✓ Heliport (SUP)✓ Helistop (SUP)✓ Aggregate Facilities (SUP)✓ High Technology Industry (SUP)✓ Mining Operations (SUP)✓ Petroleum Gas Extraction (SUP)✓ Agricultural Processing (SUP) |
|--|---|

Services and Future Use

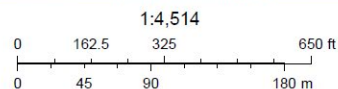
Sunset Ranch MPA and RZA FEMA Flood Map



September 5, 2025

Flood Hazard Zones

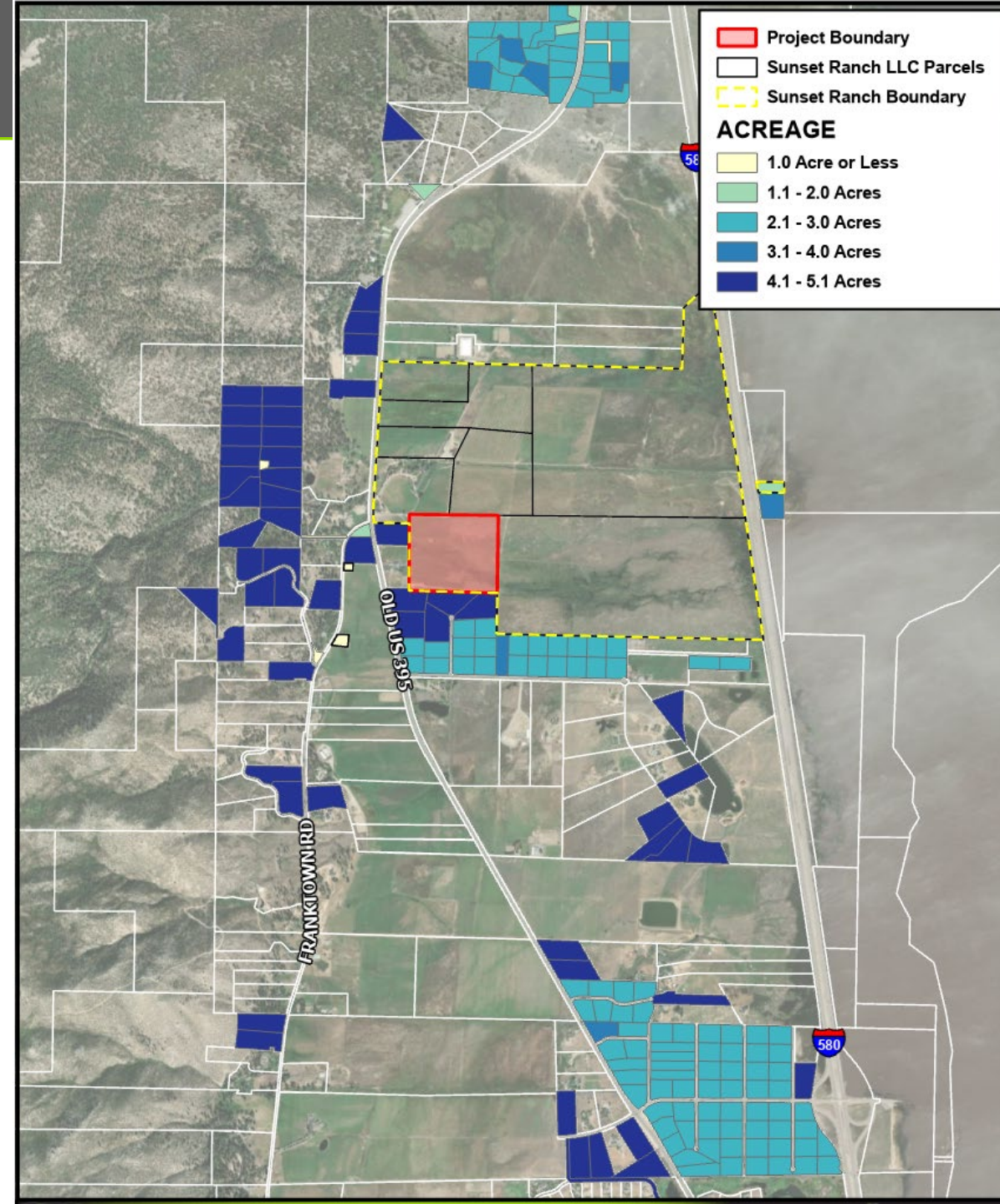
1% Annual Chance Flood Hazard



- » MDR zoning could allow a maximum of 8 dwelling units (assume 5 acre lots)
- » Future development will avoid FEMA Flood Hazard Area
- » Outside of the Truckee Meadows Service Area TMSA (well/septic)
- » Electric and other utilities adjacent to the site
- » Police, Fire, and School already serve adjacent uses
- » Minimal traffic generation (up to 8 peak hour trips AM/PM)
- » Is compatible with the surrounding uses

Future Use

- » State regulations would not allow a residential lot less than 5 acres (well/septic)
- » TMRPA “Rural Area” designation appropriate for 1 unit per 5 acres
- » Surrounded by 5-acre lots to the south & throughout West Washoe Valley
- » The creation of more than 4 lots would require the approval of a Tentative Map
- » Lot sizes are anticipated to be 6 acres or larger



Sunset Ranch MPA & ZMA Review

- ✓ Neighborhood Meeting (August 25th)
- ✓ Submit Master Plan Amendment (MPA) and Regulatory Zone Amendment (ZMA) Application to Washoe County (September 8th)
- ✓ Staff report recommendation of Approval
 - ✓ Request meets all findings and is in conformance with Washoe County Comprehensive Master Plan and Zoning Code
- ✓ Unanimous Recommendation of Approval on Dec. 2nd Planning Commission Meeting
- Truckee Meadows Regional Planning Agency (TMRPA), Regional Planning Commission Meeting (MPA)

Sunset Ranch MPA & RZA

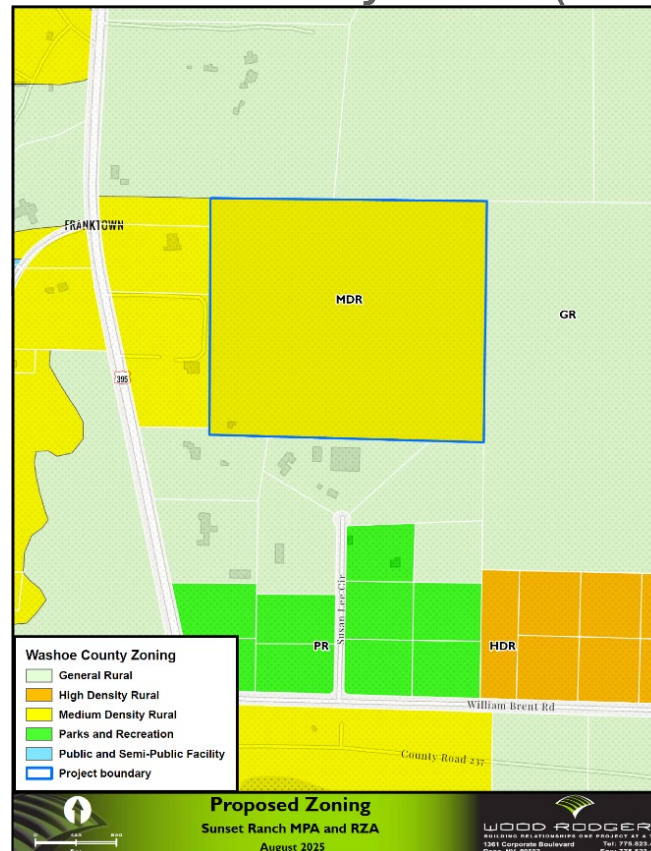
Master Plan:

Rural (R)
to
Rural Residential (RR)



Zoning:

General Rural (GR)
to
Medium Density Rural (MDR)



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