

LDC25-00022
(Oppidan 5MW Data Center)
Reno City Council
March 12, 2025



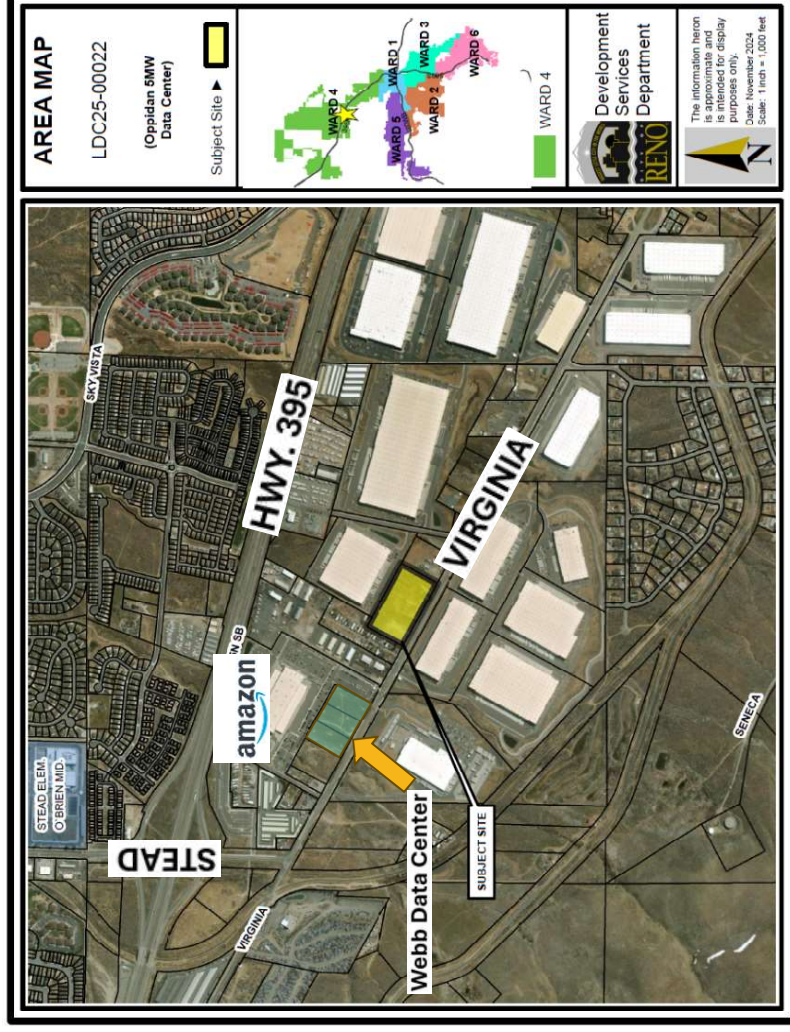
Appeal

- Planning Commission voted 4-2 to deny the request
 - Availability of public services and facilities to serve project
 - Granting CUP not being materially detrimental to public health, safety, or welfare
- **CLOP Reno NV LLC (applicant)** appealed on basis of Planning Commission's decision being arbitrary and capricious while failing to adhere to established criteria and findings required under Reno Municipal Code



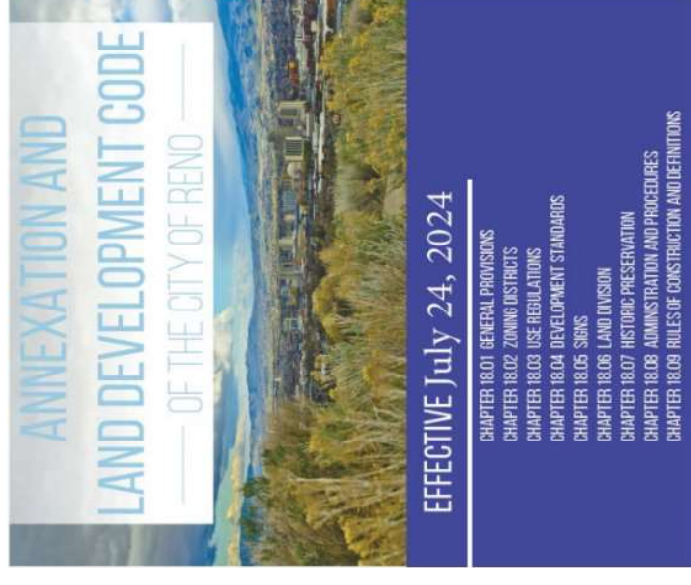
Project Information

- **Site size:** ±7.02 acres
- North side of N. Virginia Street ±2,470 feet east of intersection with Stead Boulevard, near recently approved Webb Data Center



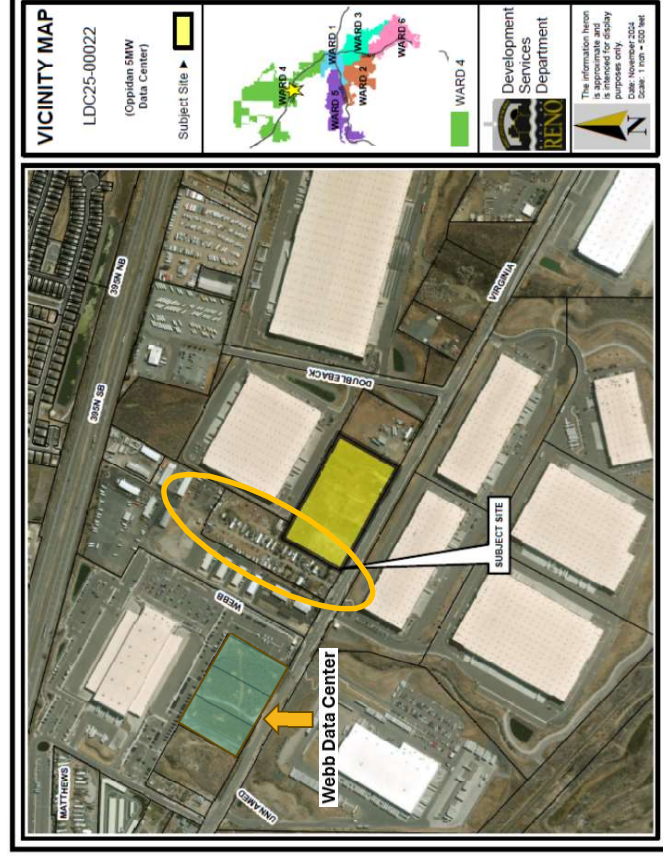
What Gets Reviewed in a Conditional Use Permit?

- Compatibility with surrounding land uses
- Residential adjacency
- Noise
- Lighting
- Screening
- Traffic, access, circulation
- Building design
- Parking
- Landscaping
- Hydrology
- Drainageways
- Slopes
- Availability of public utilities and services
- Master Plan conformance



Key Considerations for this Project

- Land use compatibility
- Noise
- Screening
- Sustainability



Reno Data Center Comparison

	Webb (approved)	Keystone (approved)	Oppidan (subject)
Building Square Footage	±82,000	±91,200	±61,500
Employees	±17	±10 direct, ±10 contracted	±6 - 8
Water Use (acre-feet/year)	±2 acre-feet	±2 acre-feet	±8 acre-feet
Power Use (megawatts)	±28.5 MW	±7 MW	±8 MW
Data provided by applicants			



Typical Water Usage Comparison

Type of Development	Water Usage
Casino	300 acre-feet/year
Hospital	100 acre-feet/year
Skilled Nursing Facility	25 acre-feet/year
Concrete Industrial Operator	25 acre-feet/year
Affordable Housing Apartments	23 acre-feet/year
Oppidan Data Center	8 acre-feet/year
Keystone Data Center	2 acre-feet/year
Webb Data Center	2 acre-feet/year
Single-family house	0.5 - 1 acre-feet/year



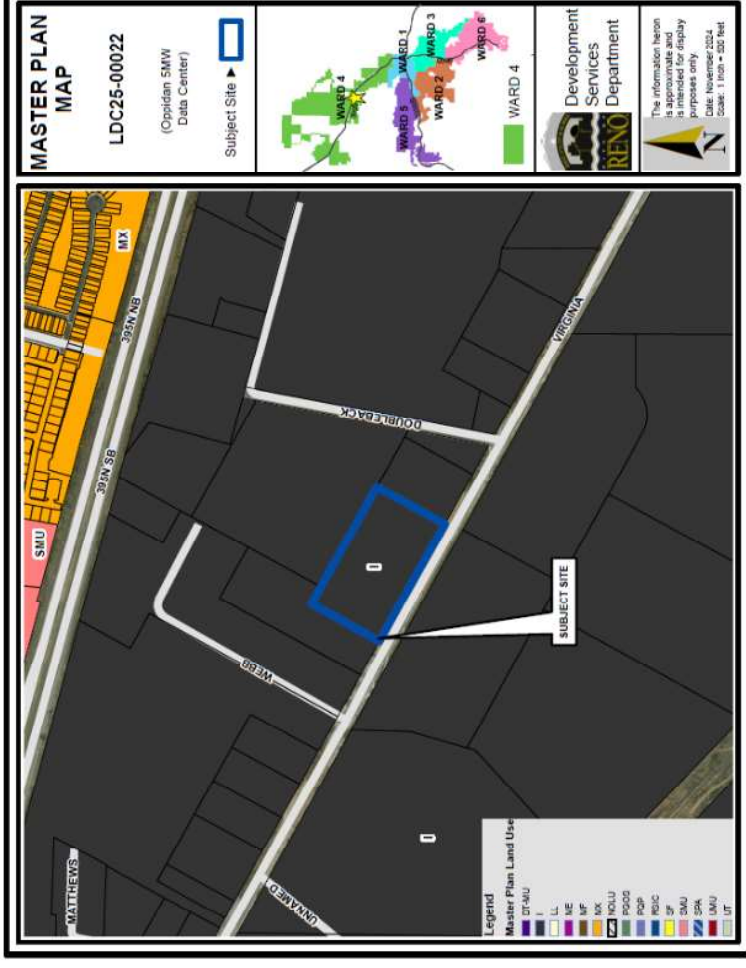
Typical Power Usage Comparison

Type of Development	Power Usage (megawatts)
Storey County Data Centers	65 MW - 1,200 MW
Washoe County Data Center	360 MW
Webb Data Center	28.5 MW
Oppidan Data Center	8 MW
Keystone Data Center	7 MW
400-900 Homes	1 MW



Master Plan Land Use

- City-Focused Economic Development Strategy (GP 1.1A)
- Advanced Telecommunications Technologies (GP 1.3E)
- Culture of Innovation (GP 1.4B)
- Infill and Redevelopment (C-SC.17)
- Parking, Loading and Storage (DPEA-G.3)
- Overall Mix (EA-ILA.1)
- Varied Design (EA-ILA.7)



Potential Motions

Motion to Affirm Planning Commission Decision - (*Denying the appeal and denying the CUP*)

Regarding the appeal of LDC25-00022 (Oppidan 5MW Data Center), based on Council's review of the staff report, the record on appeal, and information presented at the public hearing for this appeal, and based on my inability to make all the applicable findings, I move to AFFIRM denial of the conditional use permit by the Planning Commission and DENY the appeal. The City Clerk is instructed to prepare and file an order.



Potential Motions

Motion to Modify Planning Commission Decision - (*Affirming the appeal, reversing the Planning Commission decision, and modifying the conditions of the CUP*)

Regarding the appeal of LDC25-00022 (Oppidan 5MW Data Center), based on Council's review of the staff report, the record on appeal, and information presented at the public hearing for this appeal, I move to AFFIRM the appeal, REVERSE the denial of the conditional use permit by the Planning Commission, and MODIFY the decision of the Planning Commission as follows ____*.

As modified, I can make all of the required findings as listed in the staff report, and I move to APPROVE the conditional use permit subject to conditions stated in the Planning Commission staff report and as modified by Council. The City Clerk is instructed to prepare and file an order.

*Modifications to the conditions of approval outlined in the Planning Commission staff report are:

[List modifications]

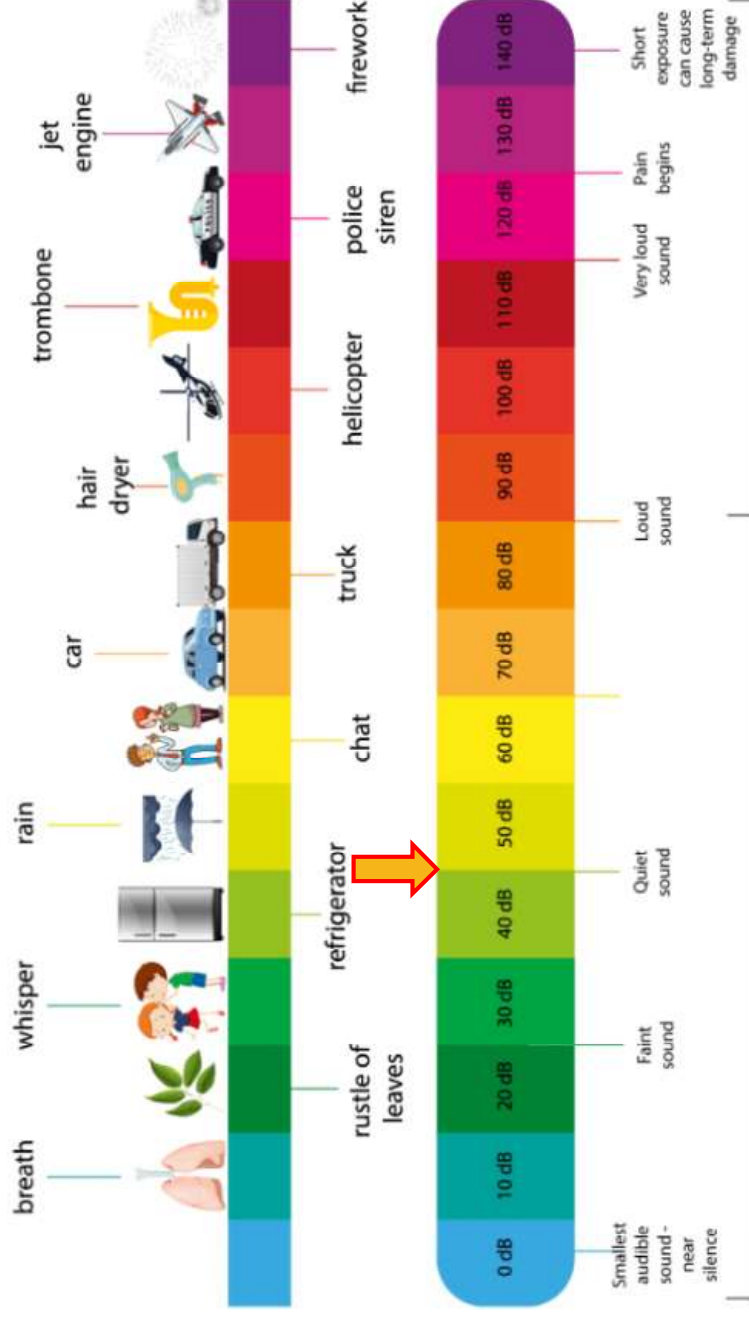


Potential Motions

Motion to Reverse Planning Commission Decision - (*Affirming the appeal, reversing the Planning Commission decision, and approving the CUP*)

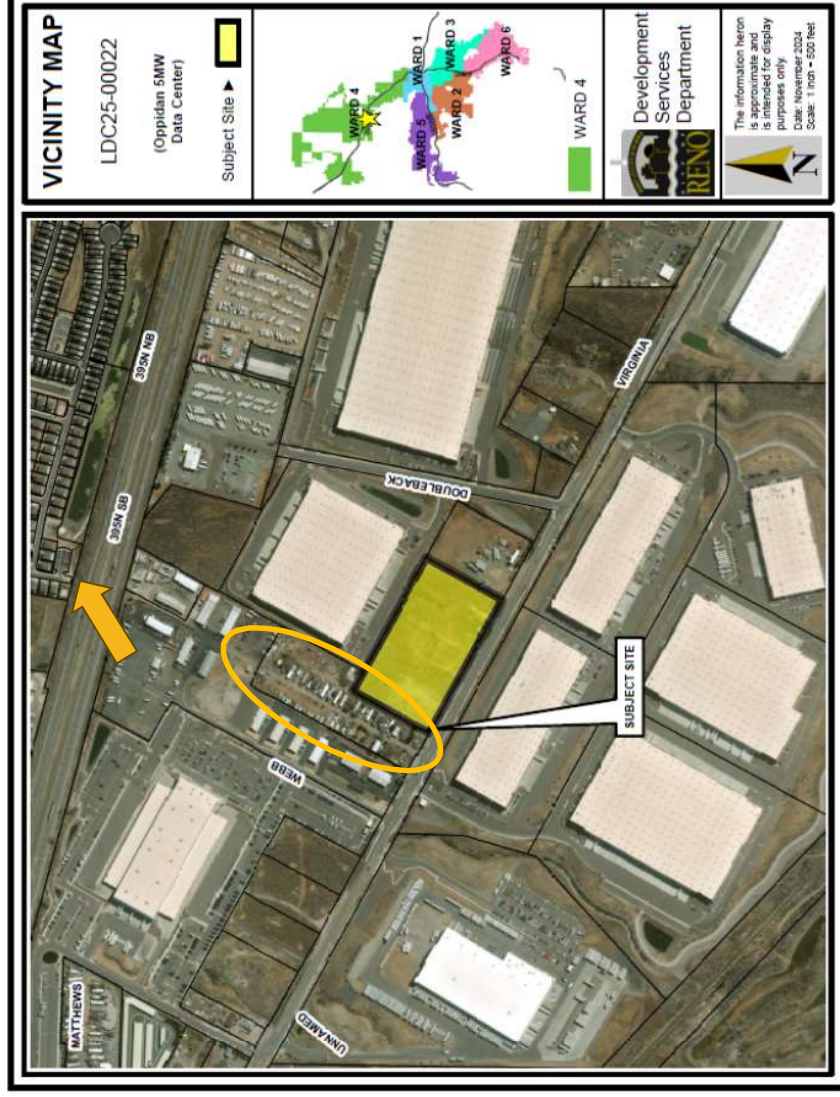
Regarding the appeal of LDC25-00022 (Oppidan 5MW Data Center), based on Council's review of the staff report, the record on appeal, and information presented at the public hearing for this appeal, I move to AFFIRM the appeal, REVERSE the denial of the conditional use permit by the Planning Commission, and directly APPROVE the conditional use permit, based on my ability to make all the applicable findings. The City Clerk is instructed to prepare and file an order.





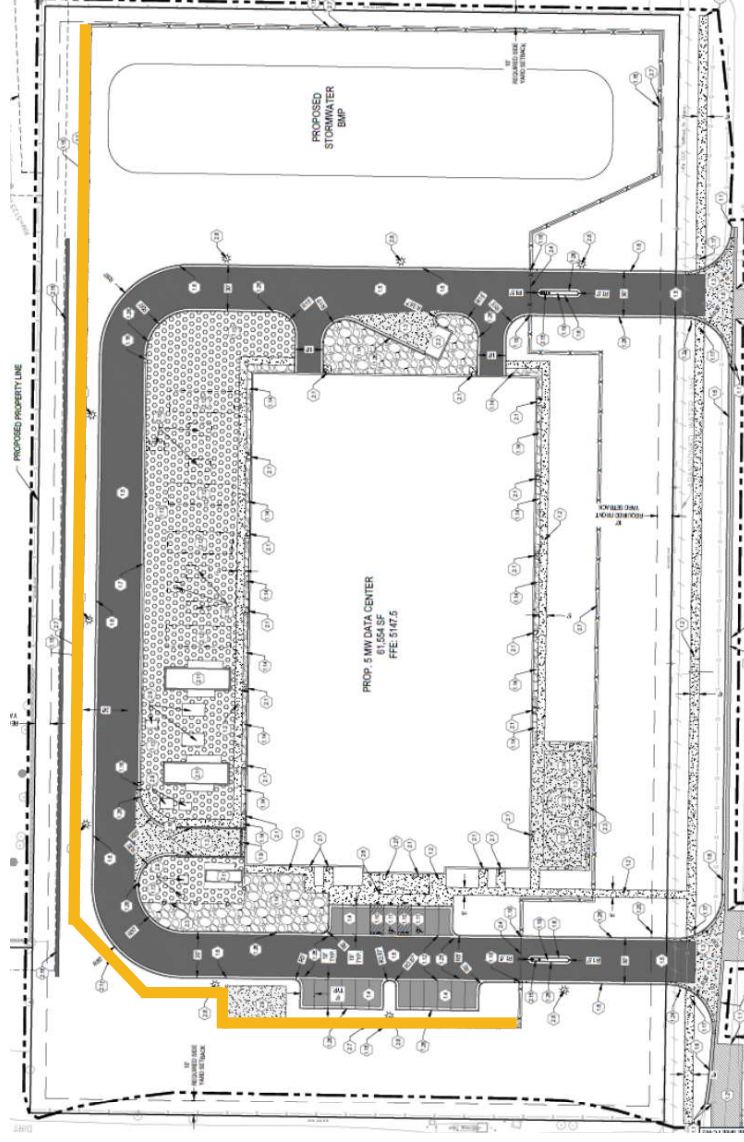
Compatibility with Surrounding Uses

- Nearest residentially zoned property is $\pm 1,435$ feet away and separated from site by freeway and industrial uses
- Nonconforming residential use abutting site to west
- **Condition 5** limits hours of truck arrivals/departures, idling, and on-site movement
- Staff recommends **Conditions 6-7** to ensure compliance with RMC noise standards (see next slide)
- Restricted construction hours (**Condition 8**)



Site Design

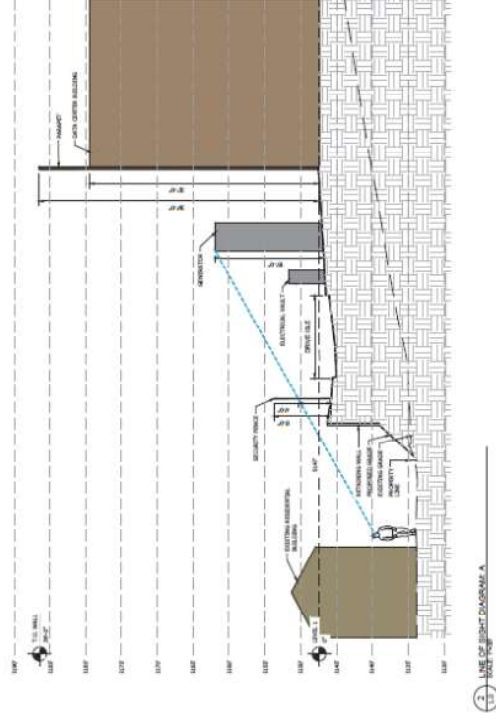
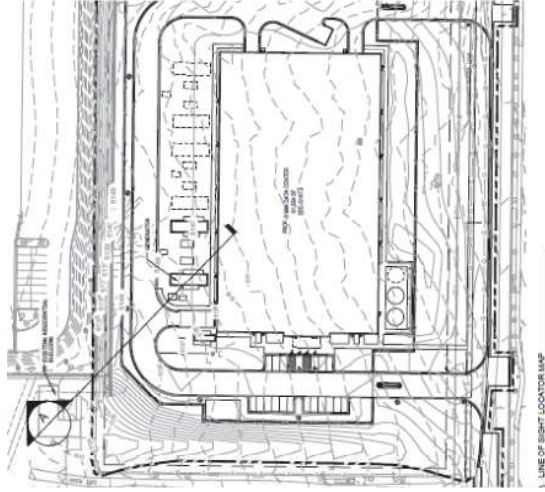
- Site plan includes backup generator vard on north side with ± 7 generators (only used during a power failure and during necessary periodic testing or maintenance per **Condition 9**)
- Ward 4 NAB request to redesign security fence (**Condition 10**)
- Generators screened from mobile home park by perforated metal screen panels and ± 8 foot tall security fence: applicant proposed row of 6 evergreen trees along western perimeter to improve screening (**Condition 11**)



Site Design

- IC requires 100% of front yard to be landscaped
- In addition to required front yard landscape and street trees, 9 additional trees, primarily evergreen, between North Virginia Street and building to help obscure screening/security fence, water tank screening panels, and building **(Condition 12)**
- To further sustainability initiatives, applicant has proposed **Conditions 13-18**:
 - **Roof design ready to support PV arrays**
 - **Installation of +5 500 SF of PV arrays on rooftop**
 - Installation of conduit to support EV charging
 - Installation of low flow domestics water fixtures
 - Utilization of low volatile organic compound (VOC) materials
 - Best practices in source separation and diversion of construction debris from landfill during construction

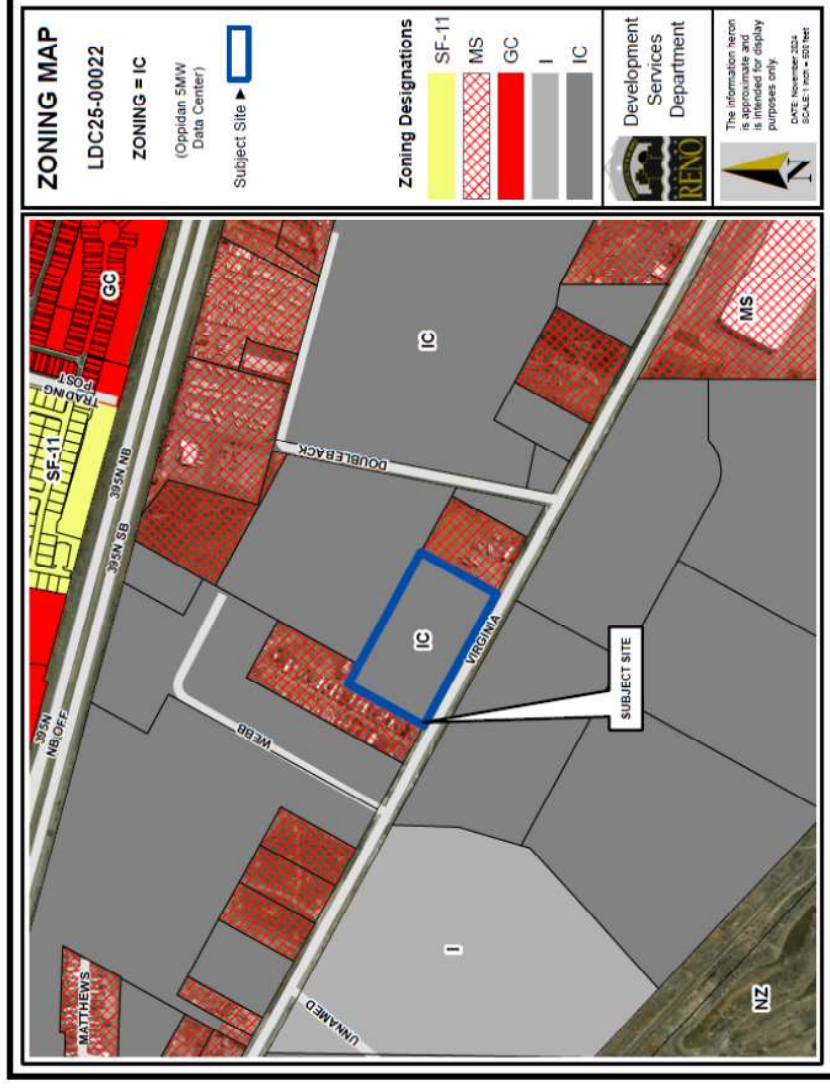






Zoning District

- Industrial Commercial (IC)



Data Centers

- January 25, 2024: definition of a data center was incorporated into RMC through an administrative interpretation/decision (ADM24-00020)
- ADM24-00020 was incorporated in code update that was adopted at Council on January 8, 2025
- Data center now recognized as permitted use in IC zone with approval of CUP
- Significantly less truck traffic, loading/unloading, and dock doors for data center as opposed to warehouse or distribution center



Conditional Use Permit Recommended Findings

CUP Findings	Analysis	Staff Review
Consistent with RMC	Allowed with CUP	✓ Yes
Land use and project design are compatible with surrounding development	Generally surrounded by other industrial uses; Conditions 5-8 mitigate potential noise impacts	✓ Yes
Consistent with development standards	Meets data center use standards and IC standards, parking, lighting	✓ Yes
Public services and utilities are available	Surrounding area built out, public services and utilities are in place; NV Energy service commitment	✓ Yes
Characteristics are compatible	Indoor operations, low traffic generating, compatible with other industrial uses	✓ Yes
Will not be detrimental to public health, safety, or welfare	No or minimal smoke, glare, dust, vibrations, fumes, pollution, or odors; Condition 9 limits generator use	✓ Yes

