

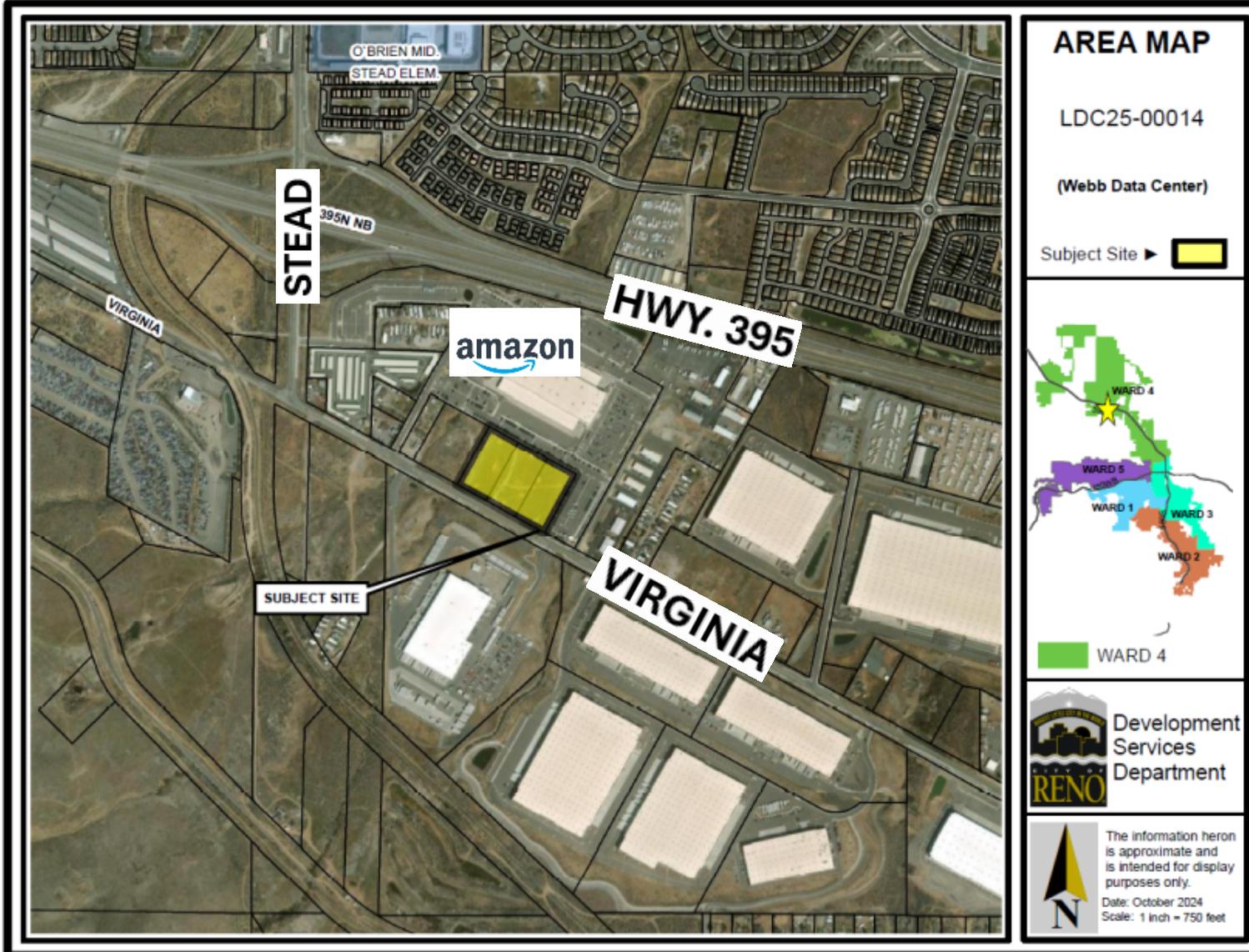


**LDC25-00014**  
(Webb Data Center)  
Reno City Council  
*January 22, 2025*

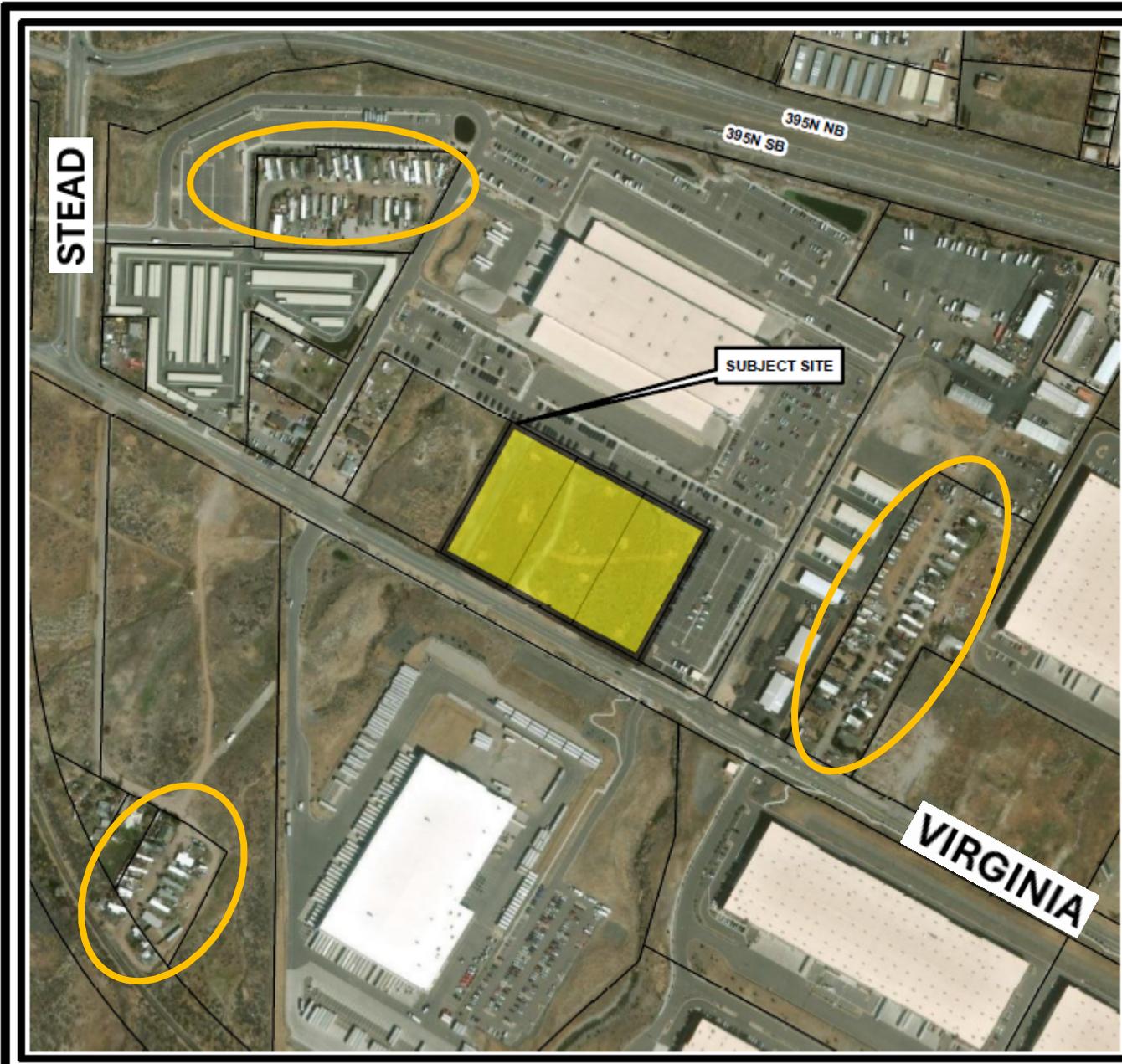


C I T Y O F  
**RENO**

# Project Information



- **Site size:** ±6.02 acres
- 3 vacant parcels
- **Request:** CUP to allow:  
1) development of a data center and 2) business operations between 11:00 p.m. and 6:00 a.m.
- 2 appellants

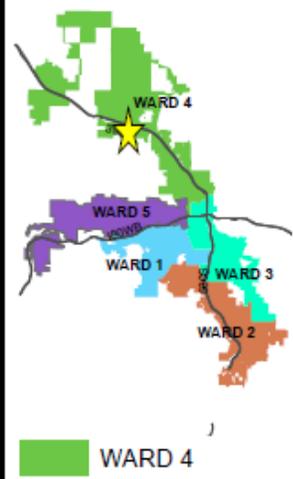


### VICINITY MAP

LDC25-00014

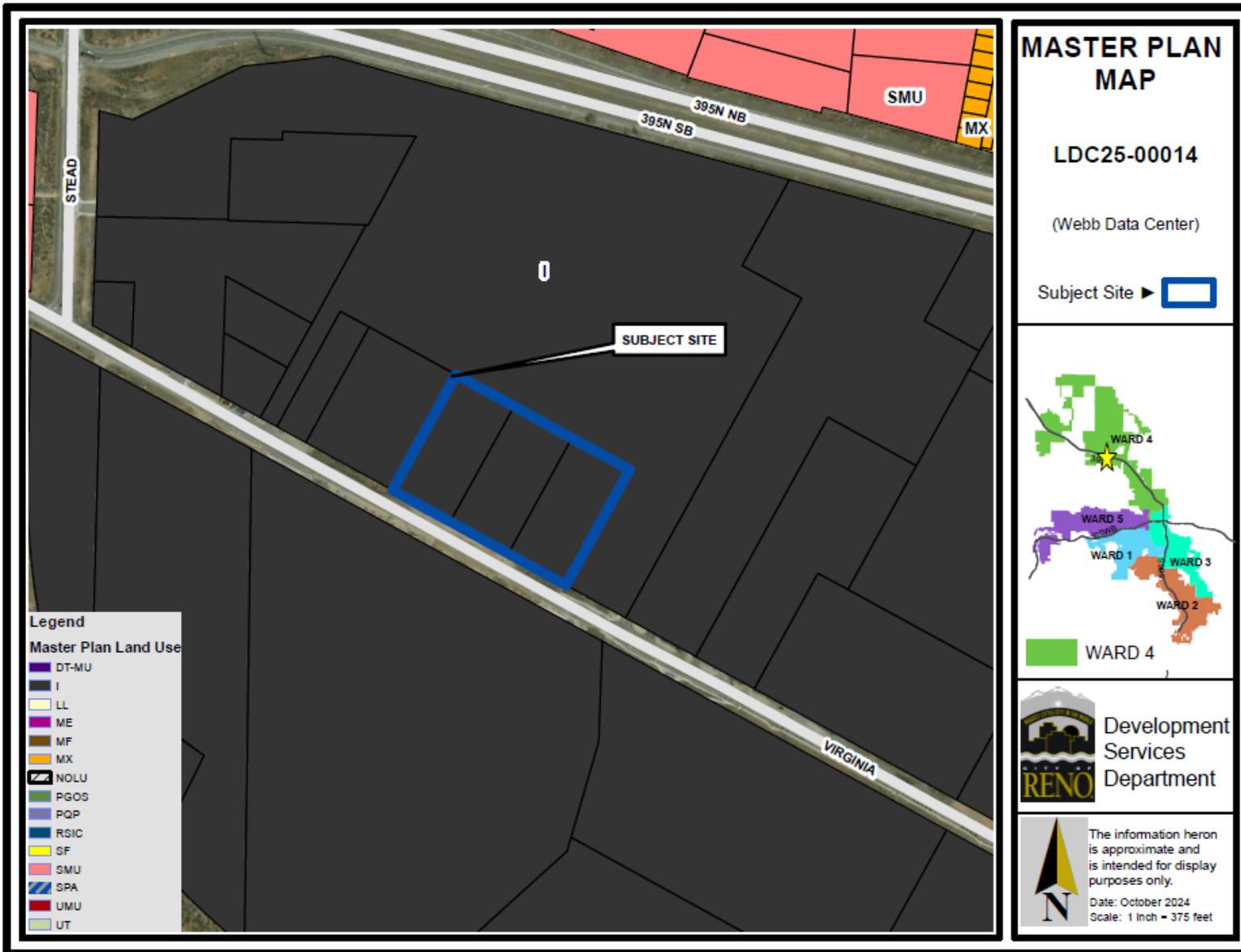
(Webb Data Center)

Subject Site ► 



 The information hereon is approximate and is intended for display purposes only.  
Date: October 2024  
Scale: 1 Inch = 375 feet

# Master Plan Land Use



- Industrial (I)

- GP 1.1A: City-Focused Economic Development Strategy
- C-SC.1: Overall Mix
- C-SC.17: Infill and Redevelopment
- DPEA-G.3: Parking, Loading and Storage
- EA-ILA.1: Overall Mix
- EA-ILA.7: Varied Design

# Appeals

## **Sierra Club Toiyabe Chapter**

- ADM24-00020 was not noticed or agendaized to allow for public input
- There are differences between data centers and warehouses
- Previously approved project from March 2024 was for a data center instead of a warehouse as described
- Power and water supplies should be evaluated
- The 12/18/24 Planning Commission hearing was conducted improperly
- The project should be evaluated after data centers are formally added to the Reno Municipal Code (RMC) through the zoning code update

## **EPL Virginia Investors LLC (applicant)**

- Preserve right to judicial review under NRS 278.3195
- To modify Condition 15 to correct a drafting error

# Updated Recommended Condition of Approval

15. Prior to approval of a building permit for vertical construction, the applicant shall submit plans specifying utilization of low volatile organic compound (VOC) materials (where available) on the building shell.

# Potential Motions

## **Motion to Affirm Planning Commission Decision**

*(Denying the appeals and approving the CUP)*

Regarding the appeals of LDC25-00014 (Webb 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 ability to make all of the required findings as listed in the staff report, I move to AFFIRM approval of the conditional use permit by the Planning Commission and DENY the appeals. The City Clerk is instructed to prepare and file an order.

## **Motion to Modify Planning Commission Decision**

*(Affirming the appeal and modifying the conditions of the CUP)*

Regarding the appeals of LDC25-00014 (Webb 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 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 decision letter 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 decision letter are: [List modifications]

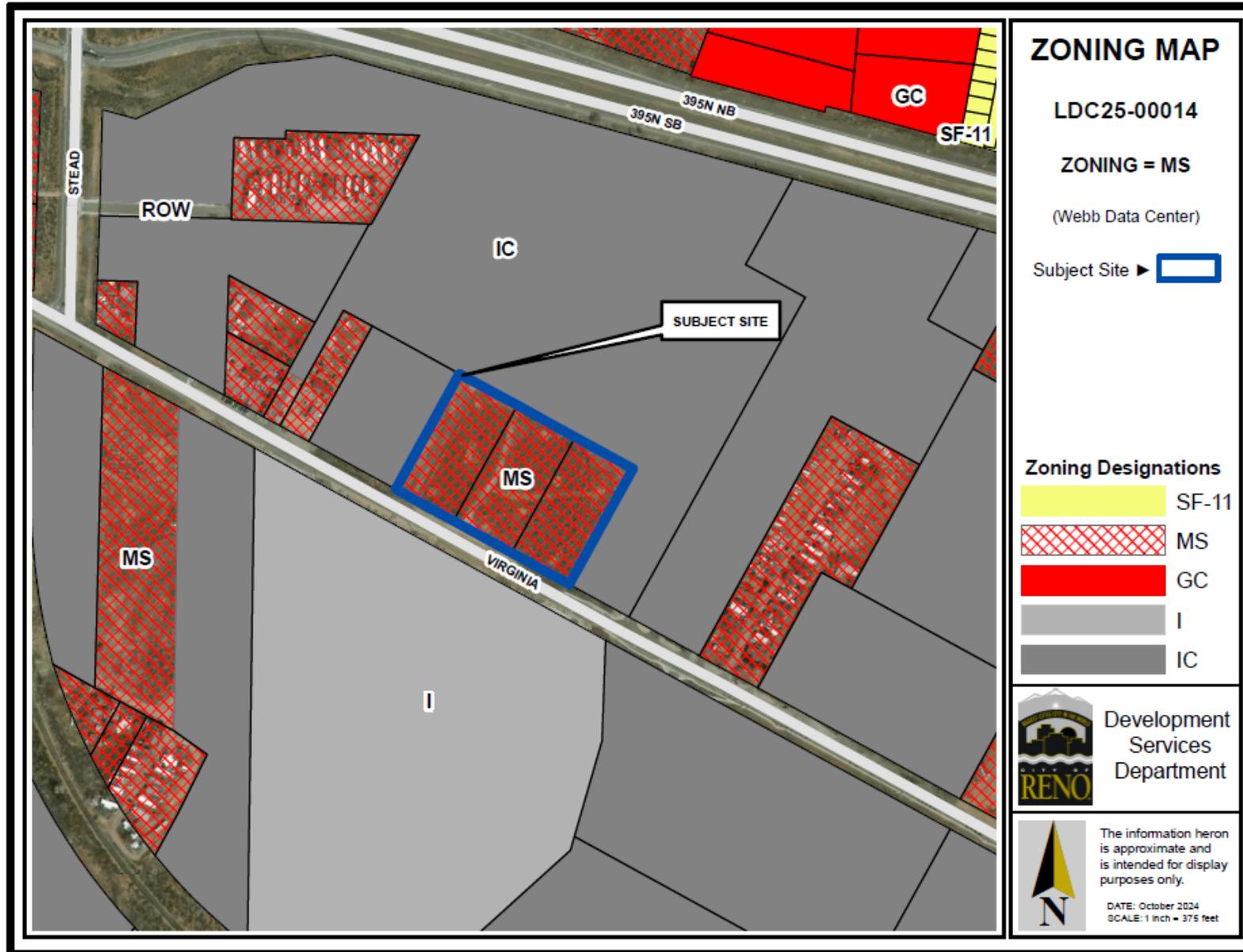
## **Motion to Reverse Planning Commission Decision**

*(Affirming the appeals, reversing the Planning Commission decision, and denying the CUP)*

Regarding the appeals of LDC25-00014 (Webb 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 approval of the conditional use permit by the Planning Commission, and directly DENY the conditional use permit, based on the inability to make all the applicable findings. The City Clerk is instructed to prepare and file an order.



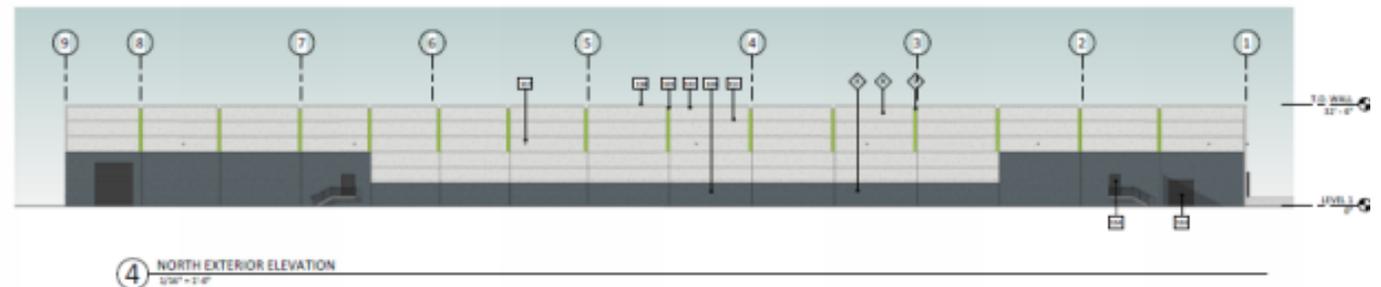
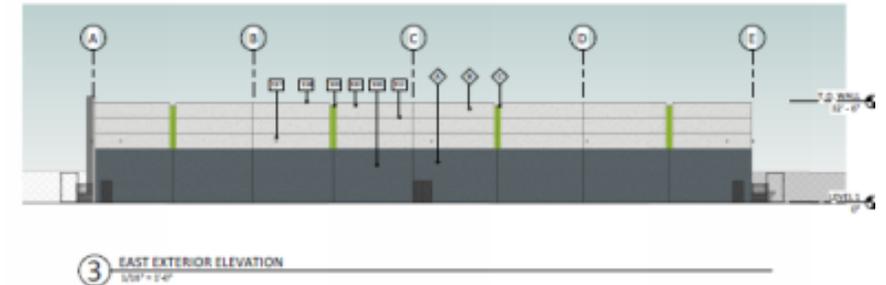
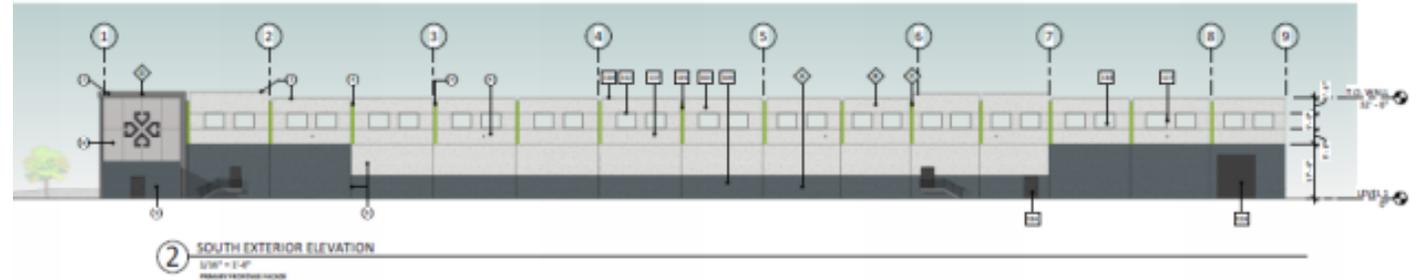
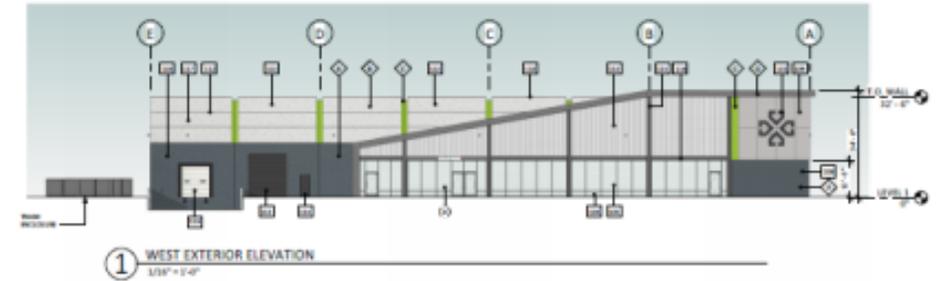
# Zoning District



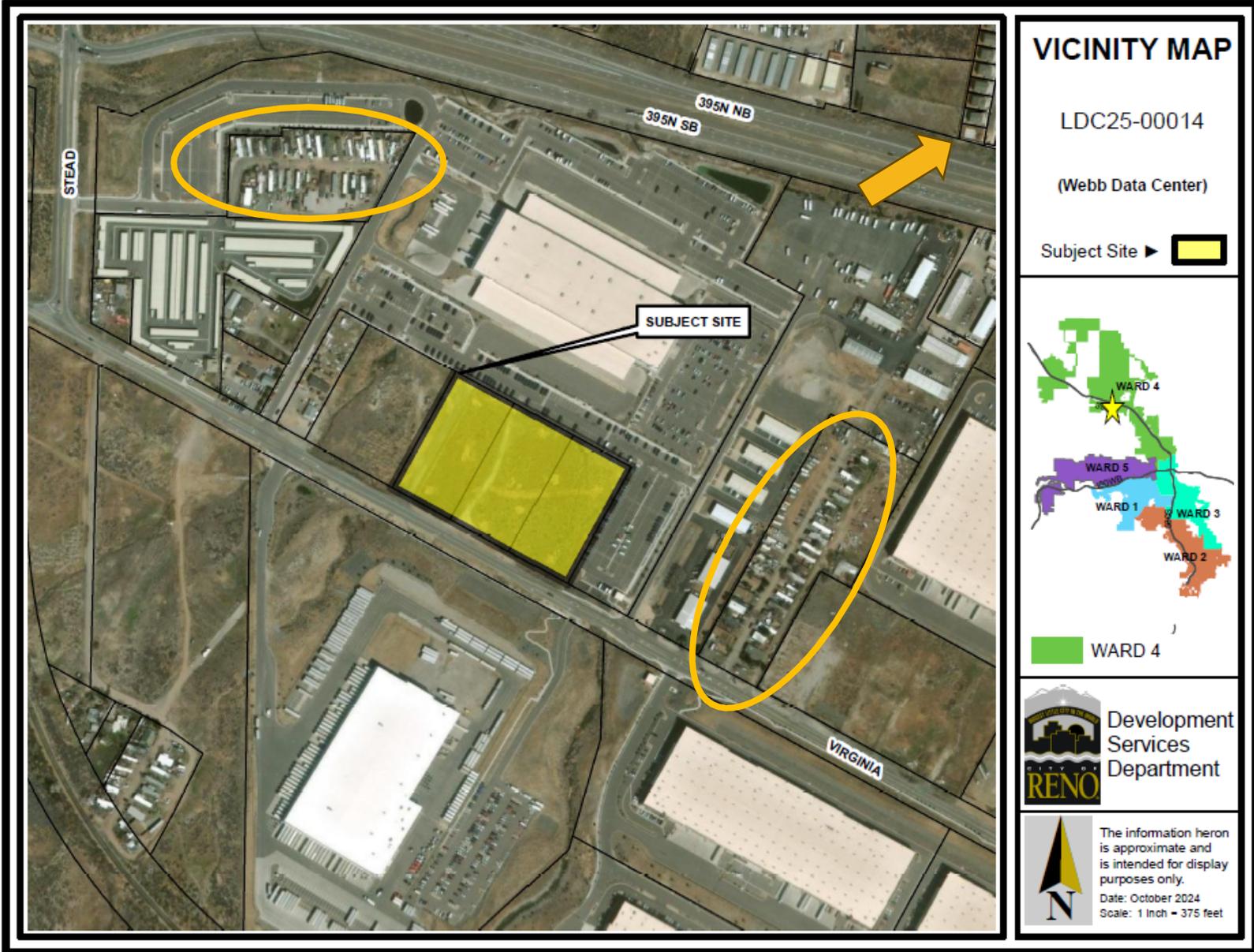
- Mixed-Use Suburban (MS)

# Data Centers

- January 25, 2024: definition of a data center was incorporated into RMC through an administrative interpretation/decision (ADM24-00020)
- Data center now recognized as permitted use in MS zone with approval of CUP
- Significantly less truck traffic, loading/unloading, and dock doors for data center as opposed to warehouse or distribution center
- Data centers typically do not require many dock doors so use standard limits number of dock doors to 3 per building
- Required parking for data center is same as warehouse or distribution center (1 space per 3,300 SF of building area)



# Compatibility with Surrounding Uses

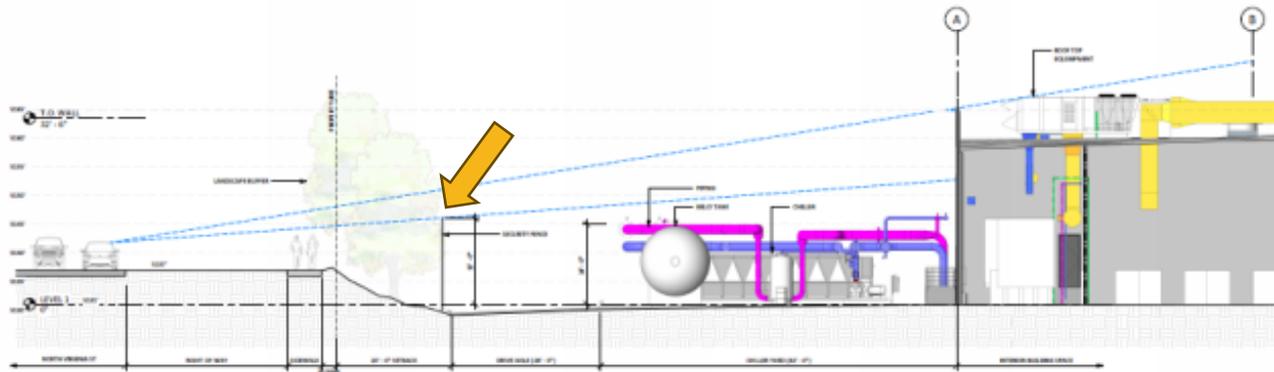


- Proposed 24-hour indoor operations
- Area generally characterized by industrial zoning and uses that would allow for 24-hour indoor operations by right
- Nearest residentially zoned property is ±1,500 feet away and separated from site by freeway
- Significant buffers between site and two mobile home parks within ±550 feet, anticipated that indoor operations would not have impacts
- For exterior operations and proposed location of truck dock and drive-up door, recommend **Condition 5** to limit hours of truck arrivals/departures, idling, and on-site movement
- Restricted construction hours (**Condition 6**)

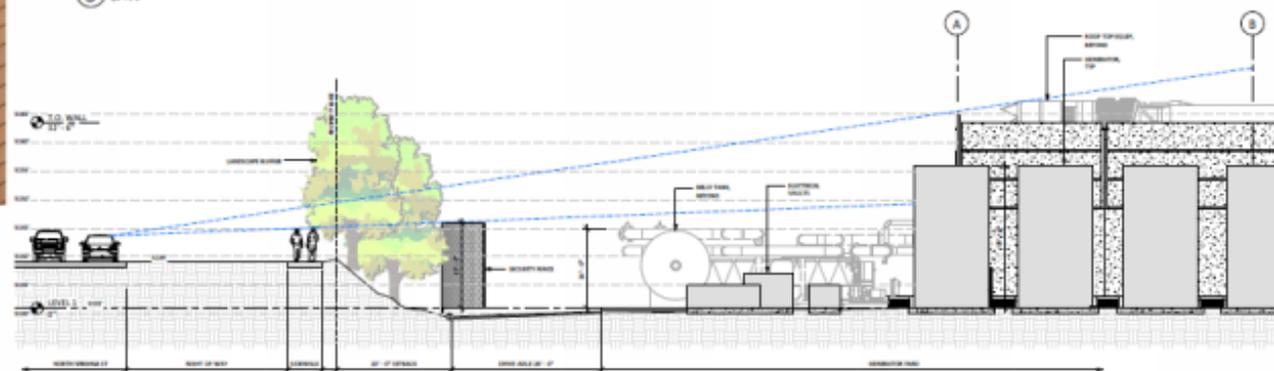
# Site Design



5 FENCE OPTION 1  
12'-11/2"



6 FENCE OPTION 2  
12'-11/2"



- Site plan includes two chiller yards and backup generator yard with  $\pm 10$  emergency generators (only used during a power failure and during necessary periodic testing or maintenance per **Condition 7**)
- One chiller yard faces N. Virginia Street; generator yard also visible from N. Virginia
- Chillers are  $\pm 10$  feet tall with additional height for piping and generators are  $\pm 25$  feet tall
- $\pm 15$  foot tall screening/security fence proposed to screen chillers and piping along with most of height of generators
- Proposed street tree canopy along N. Virginia will obscure visibility of top of generators; southernmost generator will be painted a custom color coordinated with building color (**Condition 8**)



# Conditional Use Permit Recommended Findings

<b>CUP Findings</b>	<b>Analysis</b>	<b>Staff Review</b>
Consistent with RMC	Allowed with CUP	✓ Yes
Land use and project design are compatible with surrounding development	Generally surrounded by other industrial uses; Condition 5 limits allowed hours for business vehicle activity	✓ Yes
Consistent with development standards	Meets data center use standards and MS 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, noise, vibrations, fumes, pollution, or odors; Condition 7 limits generator use	✓ Yes