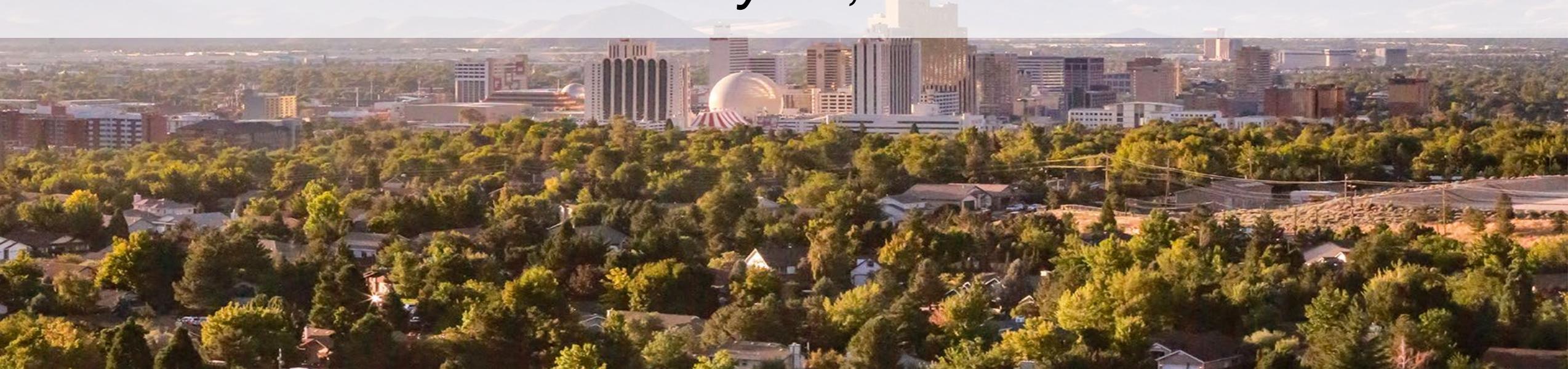


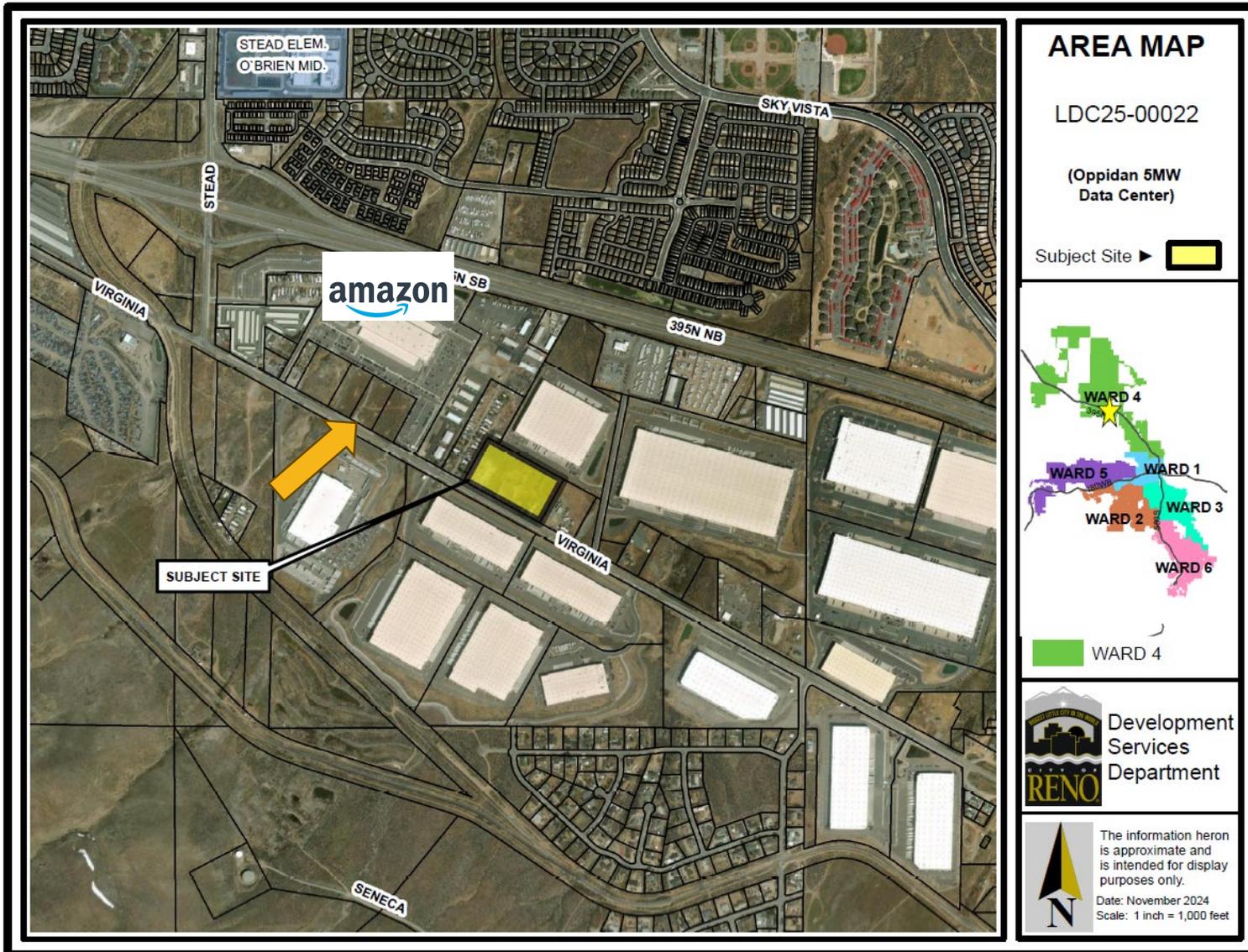


LDC25-00022
(Oppidan 5MW Data Center)
Reno Planning Commission
January 15, 2025

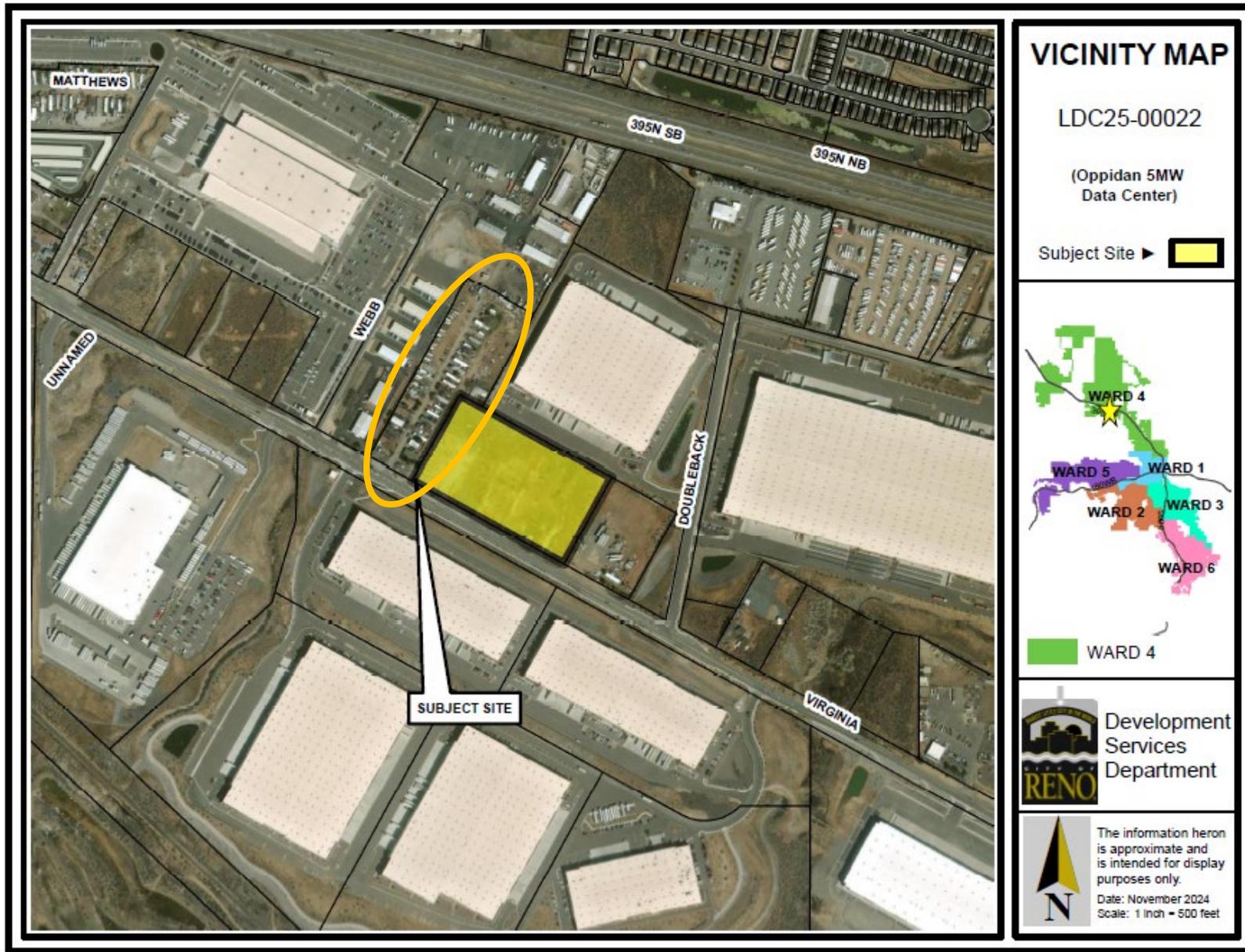


C I T Y O F
RENO

Project Information



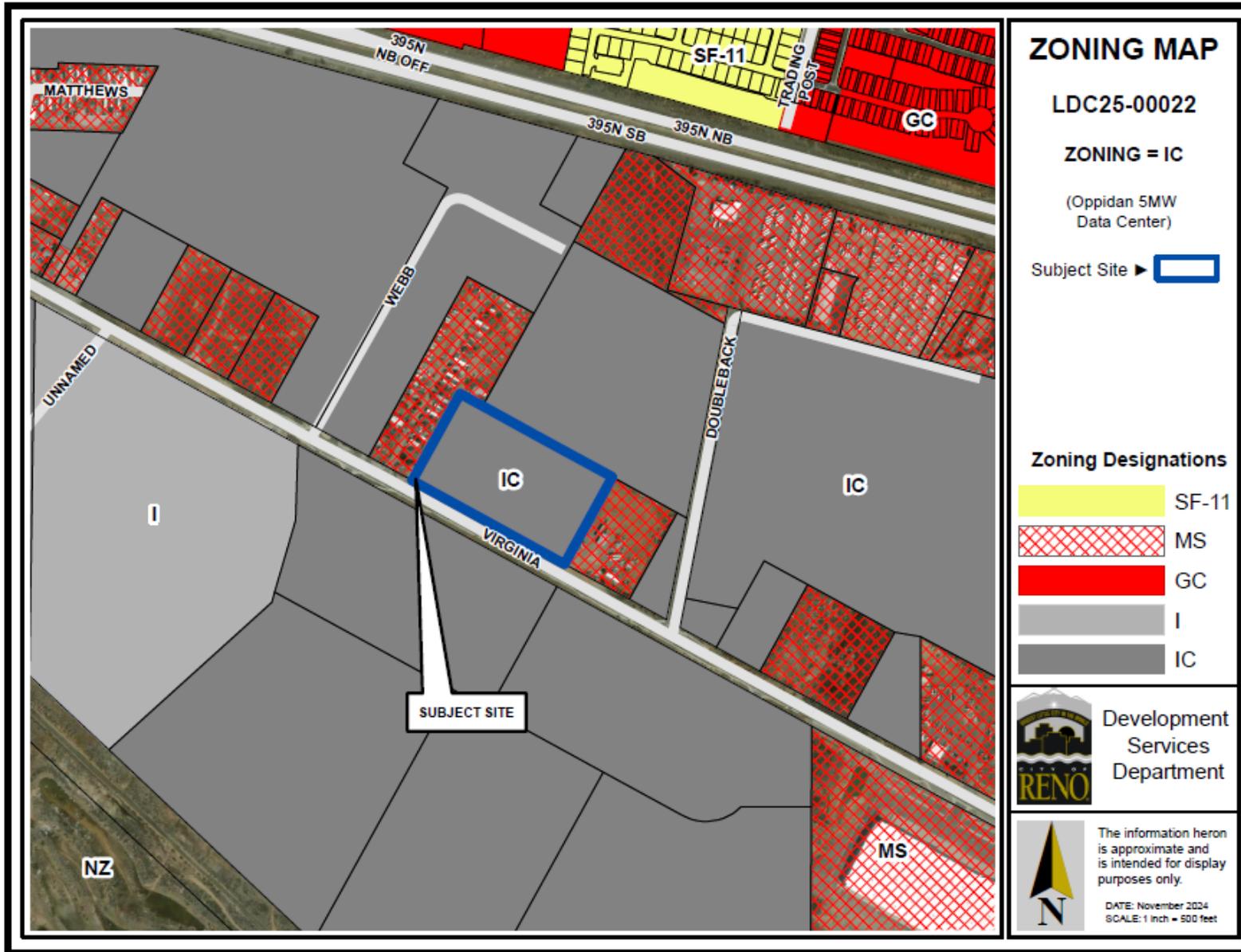
- **Site size:** ±7.02 acres
- Vacant parcel
- **Request:** CUP to allow:
1) development of a data center and 2) business operations between 11:00 p.m. and 6:00 a.m.



Key Issues

- Compatibility with surrounding uses
- Site design

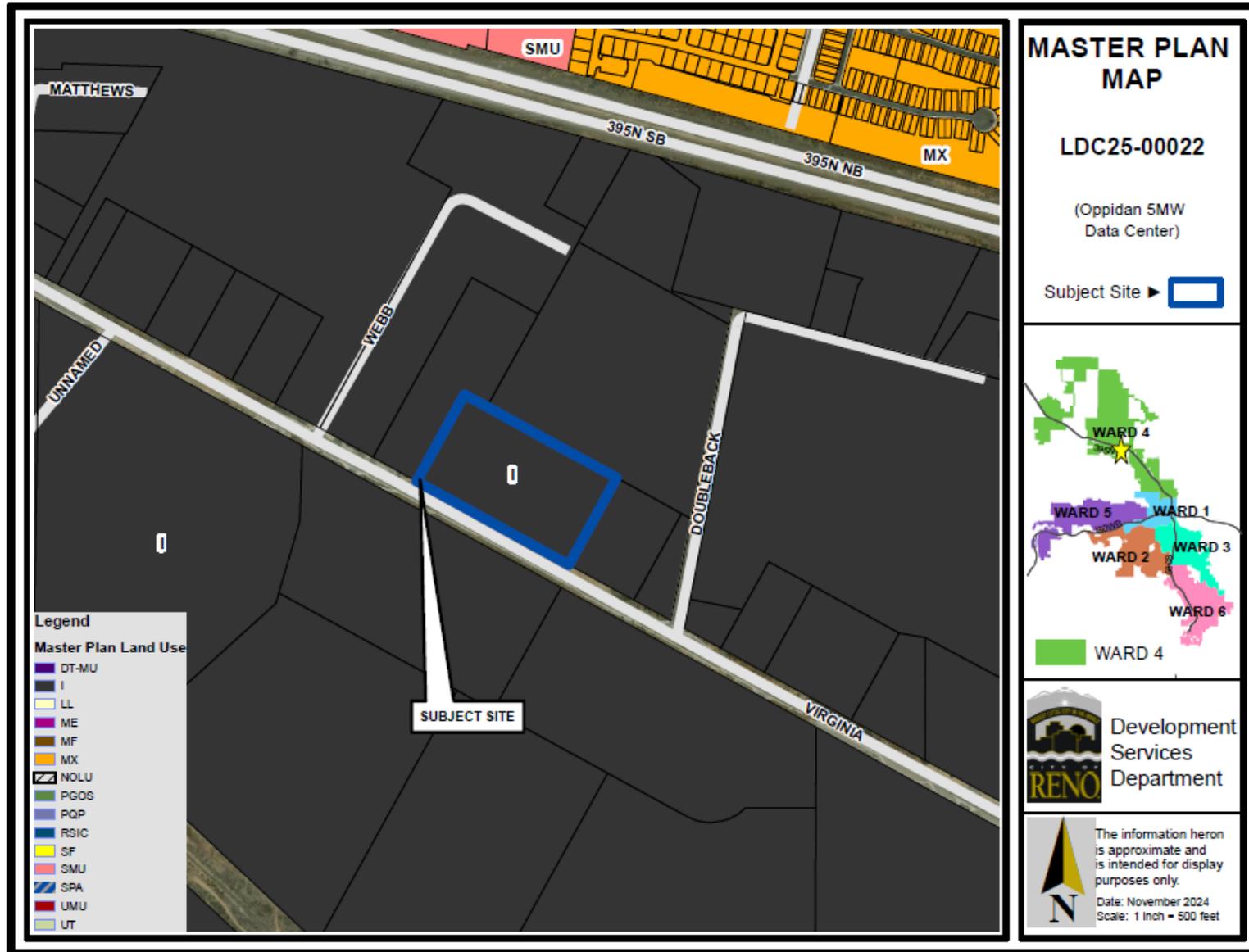
Zoning District



- Industrial Commercial (IC)

Master Plan Land Use

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



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

The cover of the Reno Land Development Code update. The title "ANNEXATION AND LAND DEVELOPMENT CODE OF THE CITY OF RENO" is at the top in blue text. A large red "UPDATED" stamp is in the center. Below it, "EFFECTIVE July 24, 2024" is written in white on a dark blue background. At the bottom, a list of chapters is provided in white text on a dark blue background.

ANNEXATION AND
LAND DEVELOPMENT CODE
— OF THE CITY OF RENO —

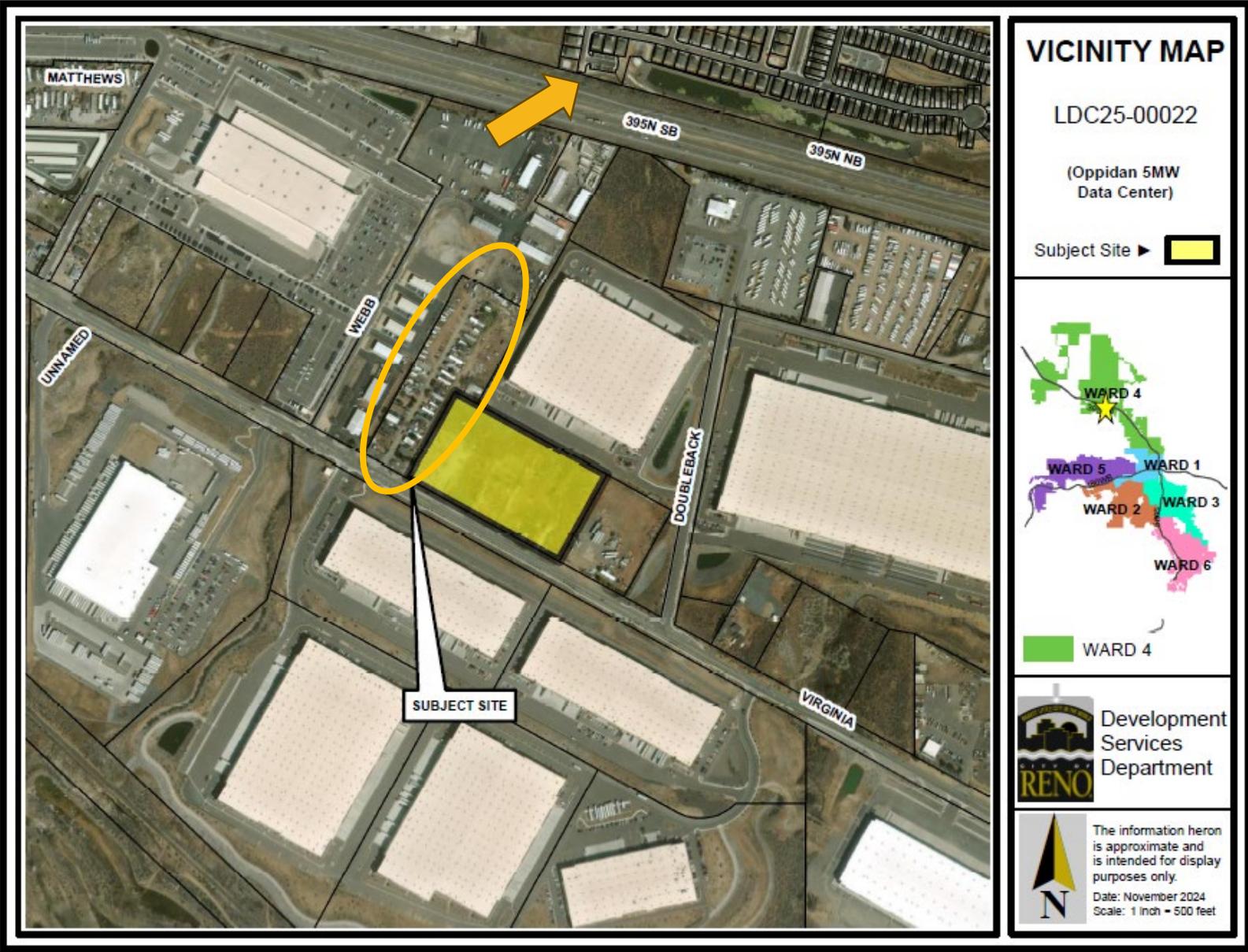
UPDATED

EFFECTIVE July 24, 2024

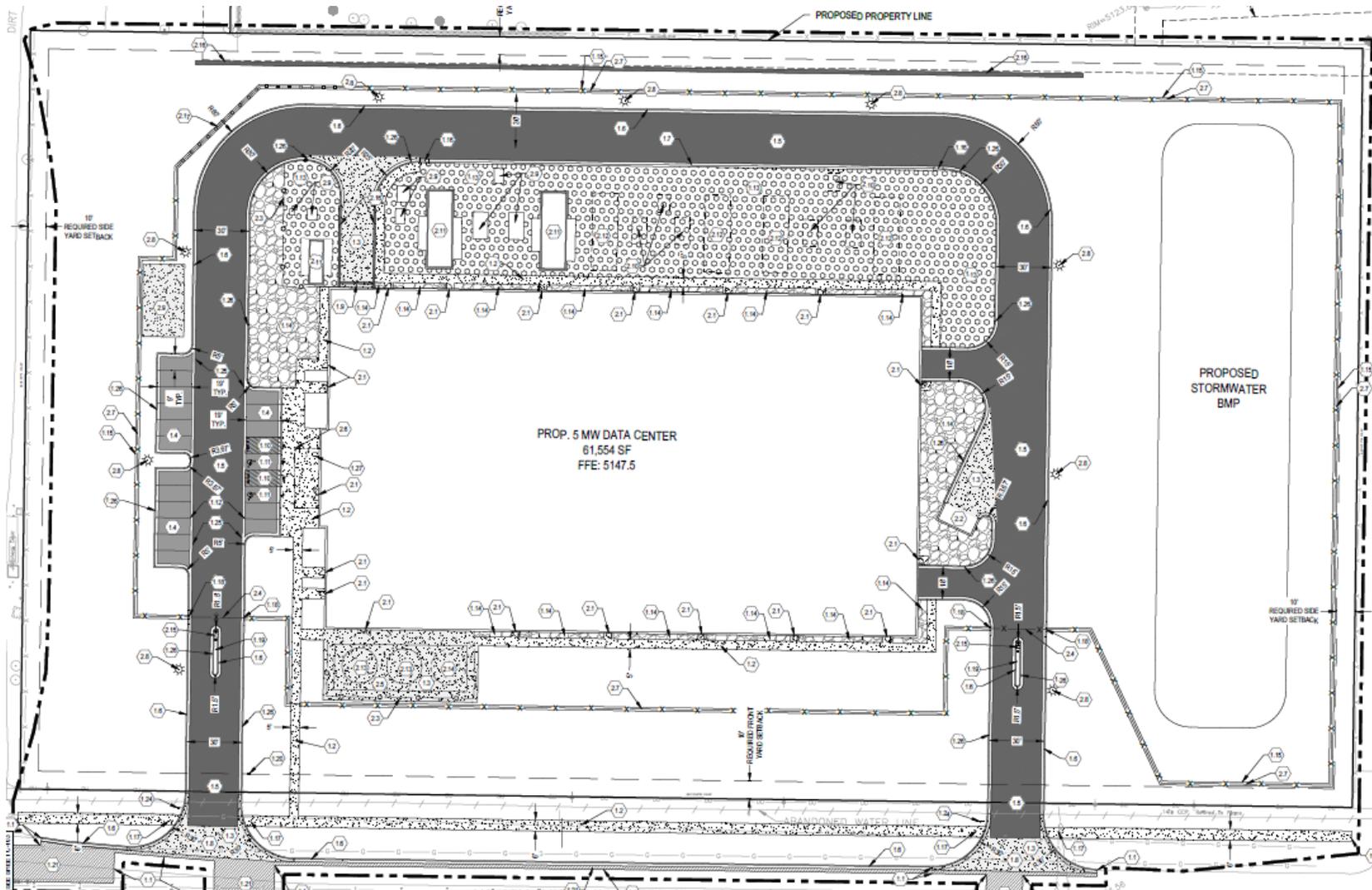
CHAPTER 18.01 GENERAL PROVISIONS
CHAPTER 18.02 ZONING DISTRICTS
CHAPTER 18.03 USE REGULATIONS
CHAPTER 18.04 DEVELOPMENT STANDARDS
CHAPTER 18.05 SIGNS
CHAPTER 18.06 LAND DIVISION
CHAPTER 18.07 HISTORIC PRESERVATION
CHAPTER 18.08 ADMINISTRATION AND PROCEDURES
CHAPTER 18.09 RULES OF CONSTRUCTION AND DEFINITIONS

Compatibility with Surrounding Uses

- Proposed 24-hour indoor operations
- Nearest residentially zoned property is ±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
- Restricted construction hours (**Condition 8**)



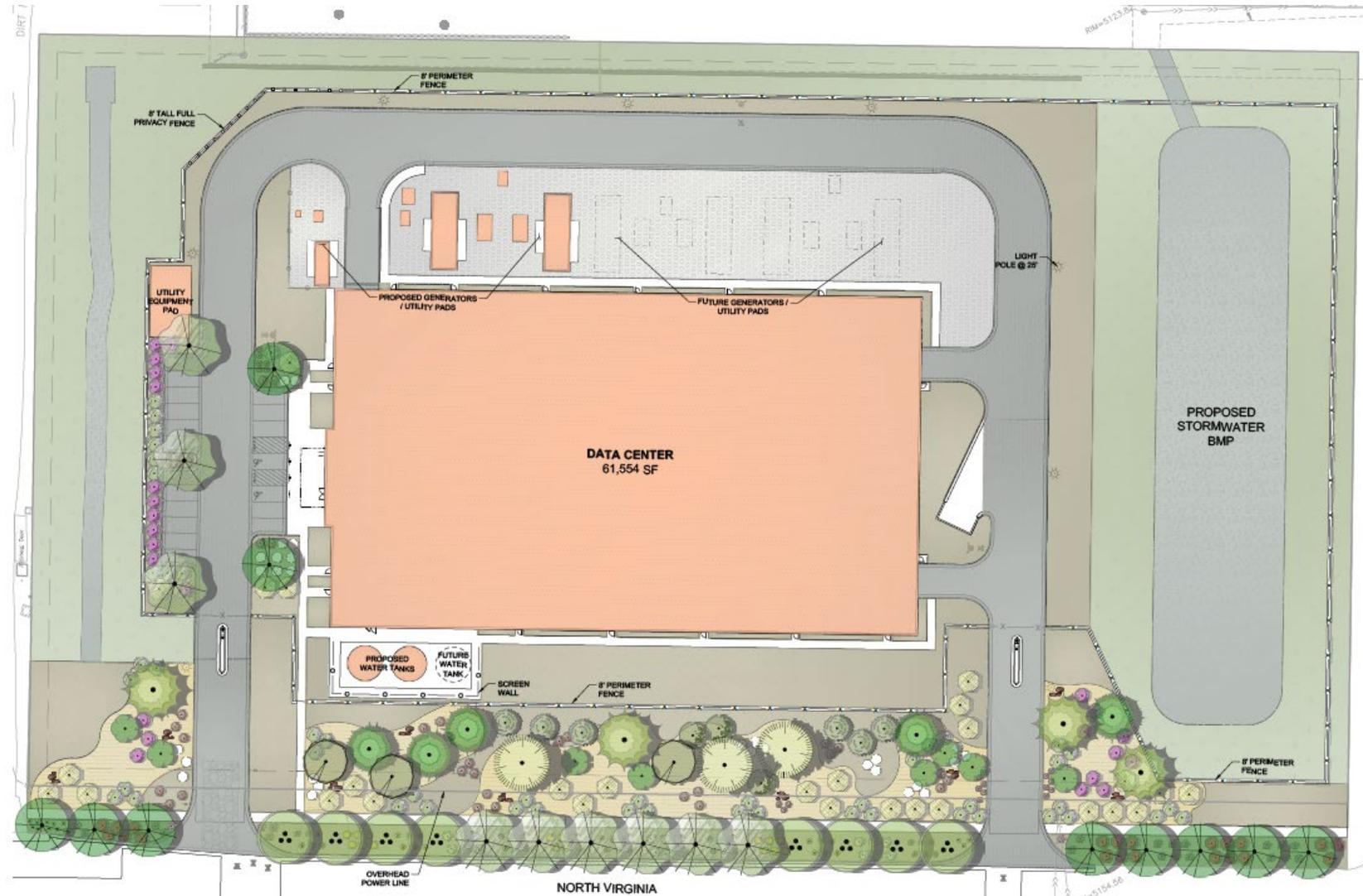
Site Design



- Site plan includes backup generator yard 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

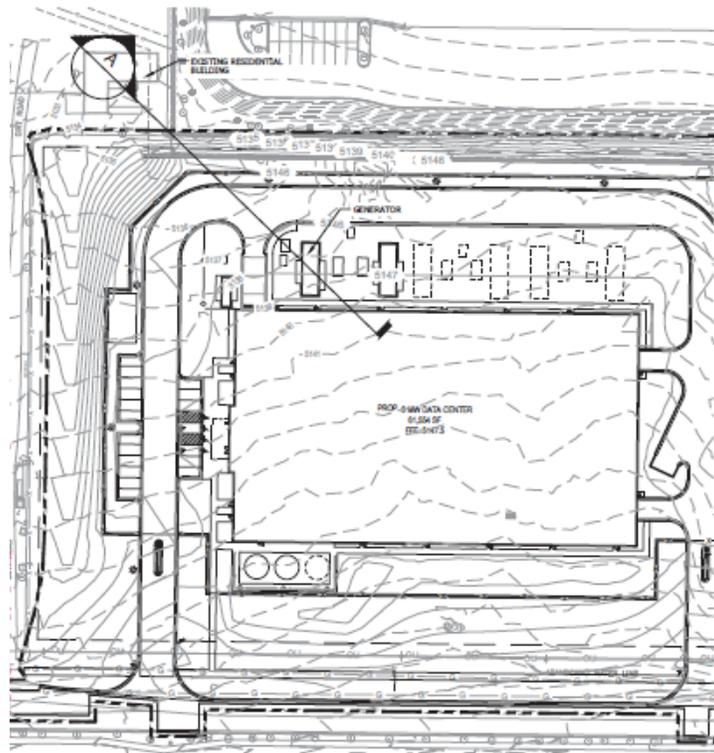


Conditional Use Permit Recommended Findings

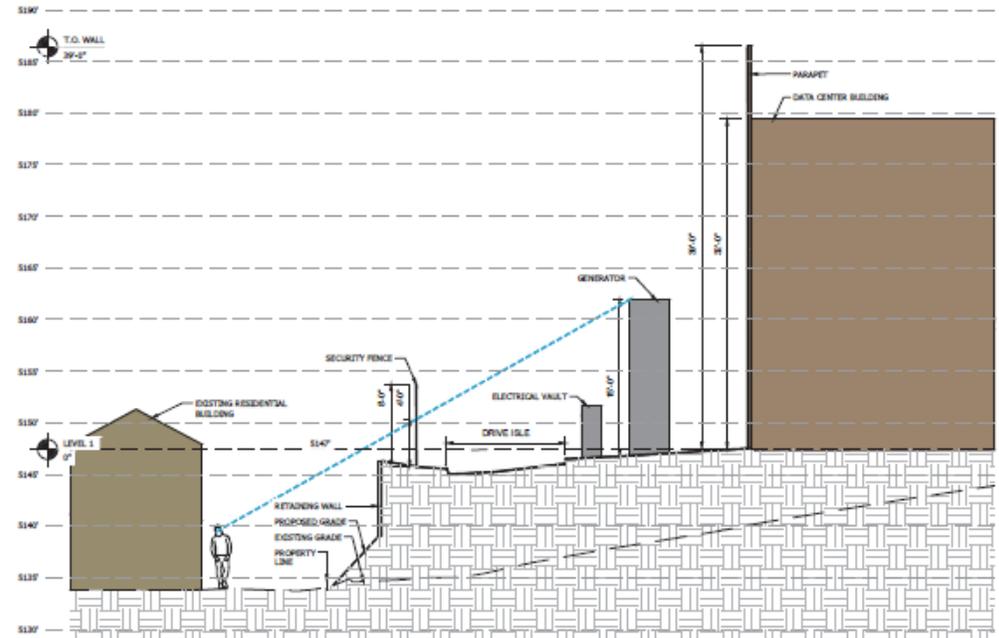
CUP Findings	Analysis	Staff Review
Consistent with RMC	Allowed with CUP	✓ Yes
Land use and project design are compatible with surrounding development	Generally surrounded by other industrial uses; Conditions 5-8 mitigate potential noise impacts	✓ Yes
Consistent with development standards	Meets data center 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

Recommended Motion

In the matter of case LDC25-00022, based upon compliance with the applicable findings, I move to approve the conditional use permit, subject to the conditions listed in the staff report.



LINE OF SIGHT LOCATOR MAP
SCALE: 1"=20'



2 LINE OF SIGHT DIAGRAM: A
SCALE: 1"=30'

