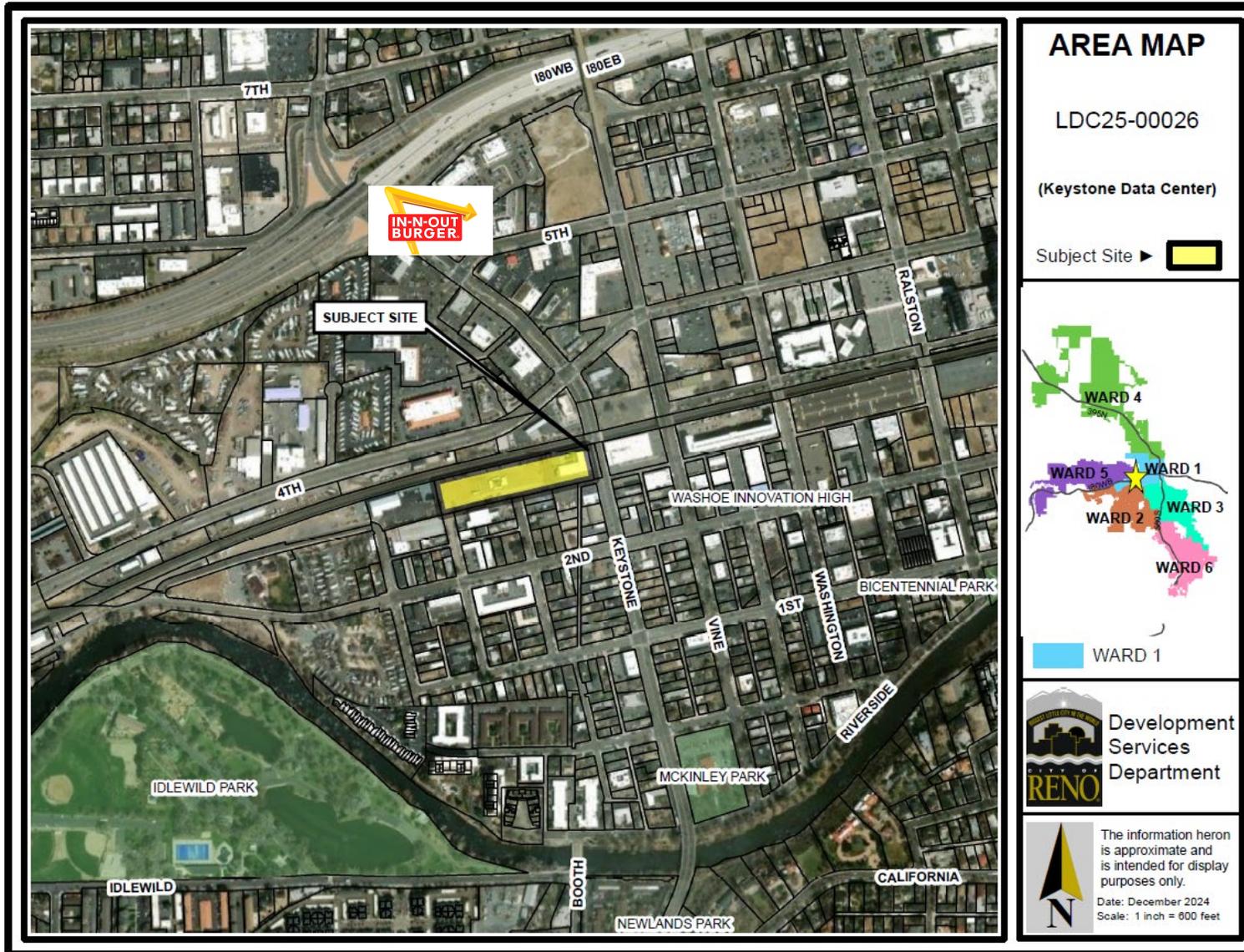


LDC25-00026
(Keystone Data Center)
Reno Planning Commission
January 15, 2025

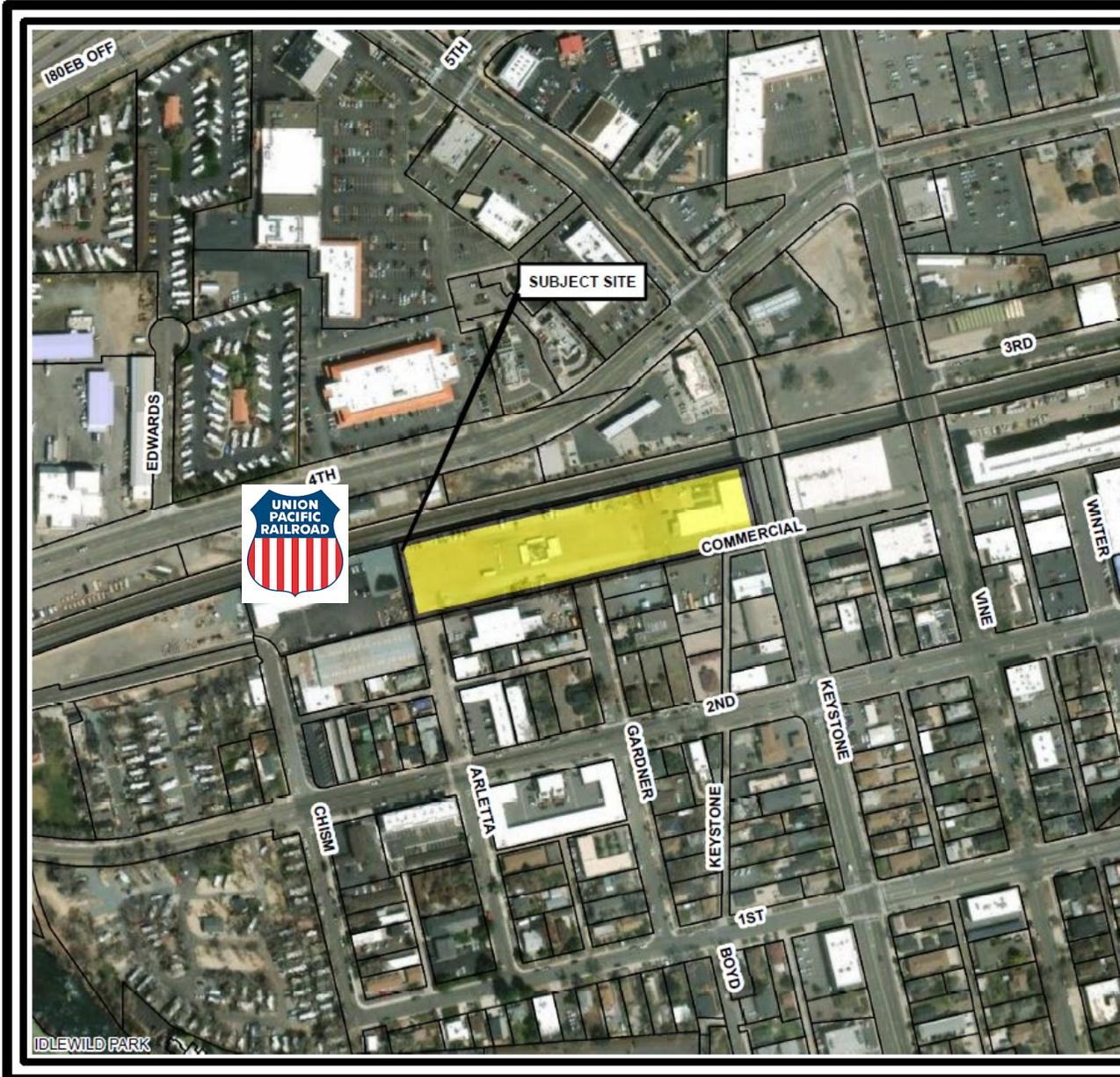


C I T Y O F
RENO

Project Information



- **Site size:** ±3.26 acres
- Underutilized, mostly 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.
- PC approved LDC22-00051 in April 2022



VICINITY MAP

LDC25-00026

(Keystone Data Center)

Subject Site ► 



 WARD 1



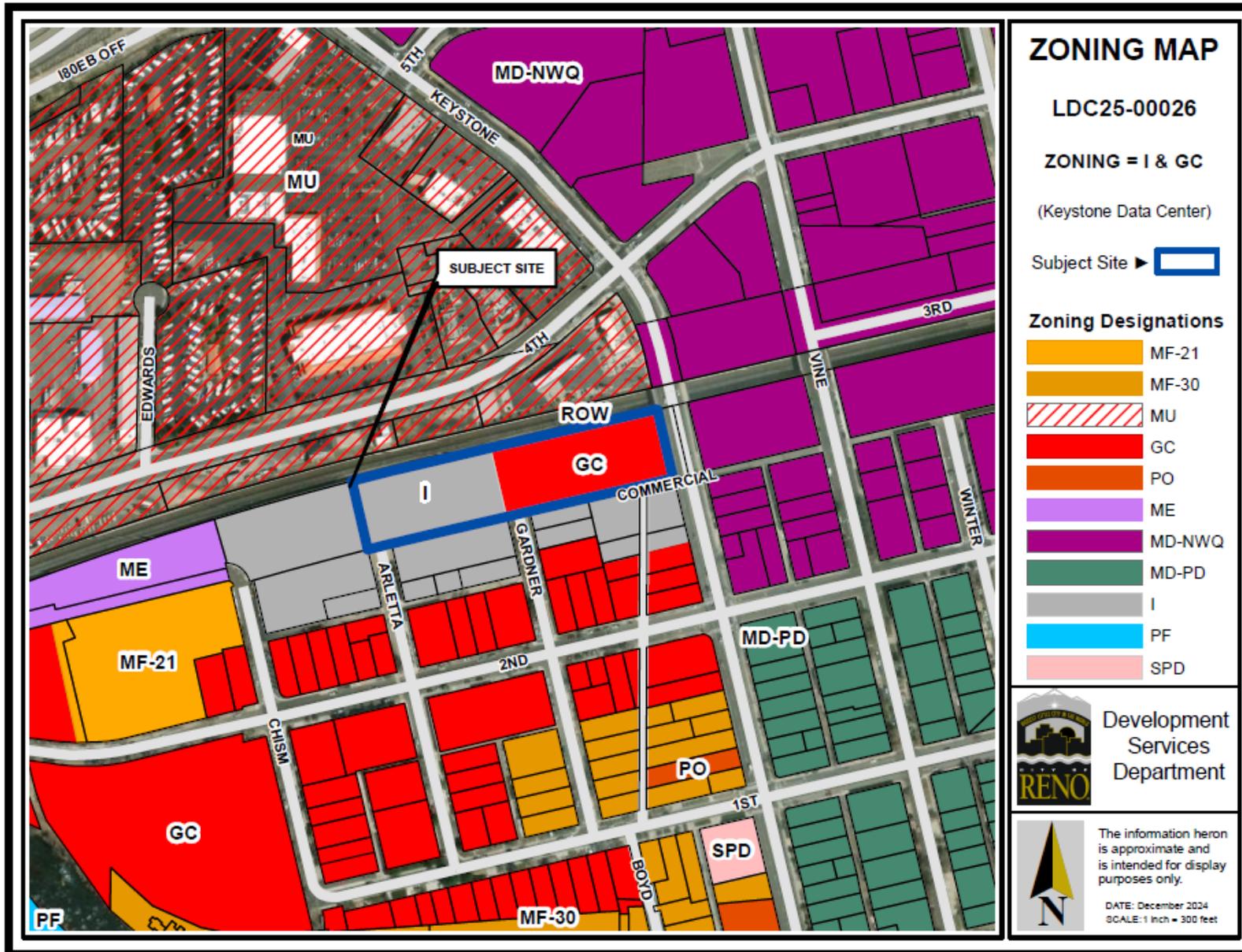
 The information heron is approximate and is intended for display purposes only.
Date: December 2024
Scale: 1 inch = 300 feet

Key Issues

- Compatibility with surrounding uses
- Site design

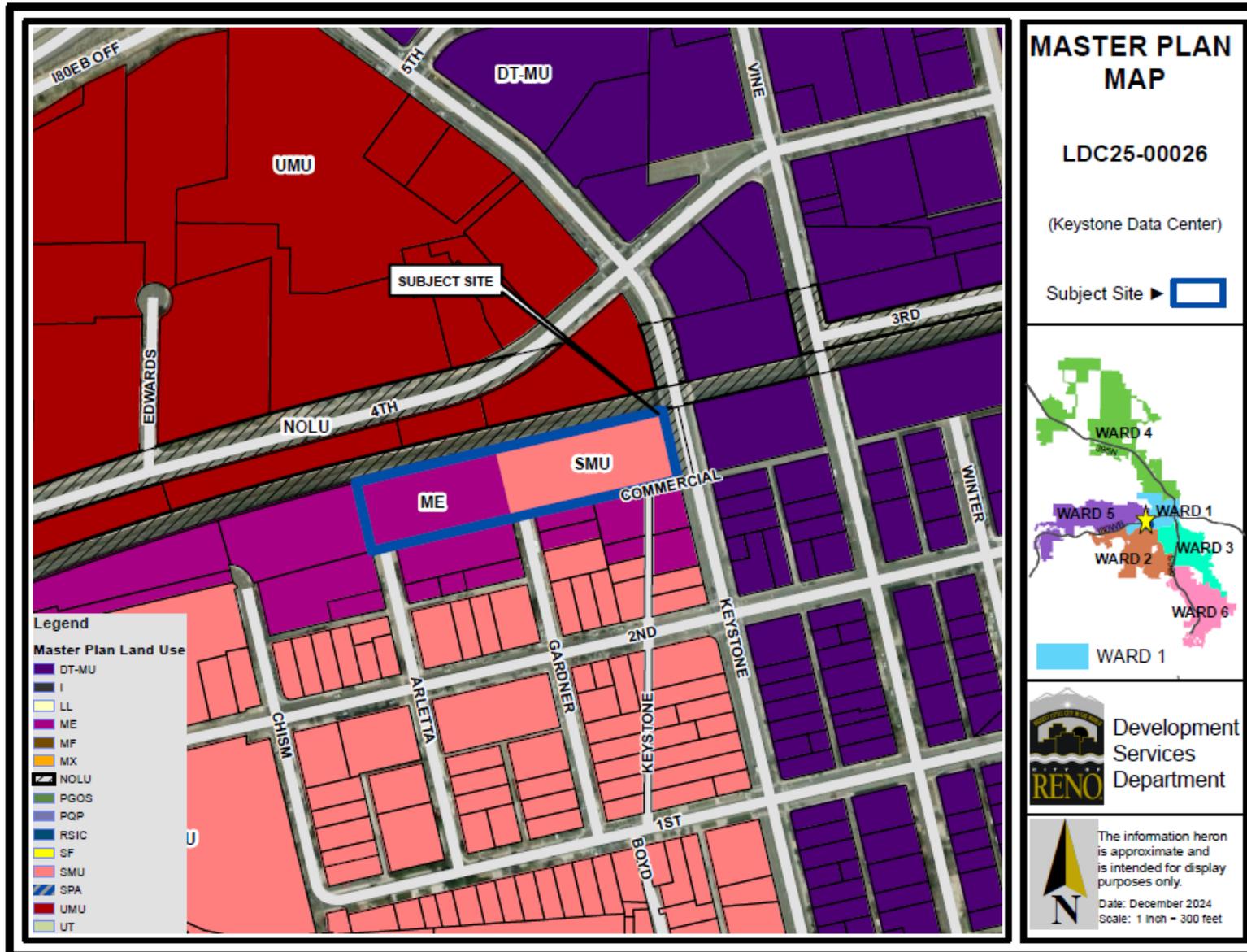
Zoning District

- General Commercial (GC) and Industrial (I)



Master Plan Land Use

- Suburban Mixed-Use (SMU) and Mixed-Employment (ME)



- GP 1.1A: City-Focused Economic Development Strategy
- GP 1.3E: Advanced Telecommunications Technologies
- GP 1.4B: Culture of Innovation
- GP 2.2B: Underutilized Properties
- SD.22: Indoor Water Use
- SD.25: Recycle Building Materials
- SD.28: Electric Vehicle Charging Stations

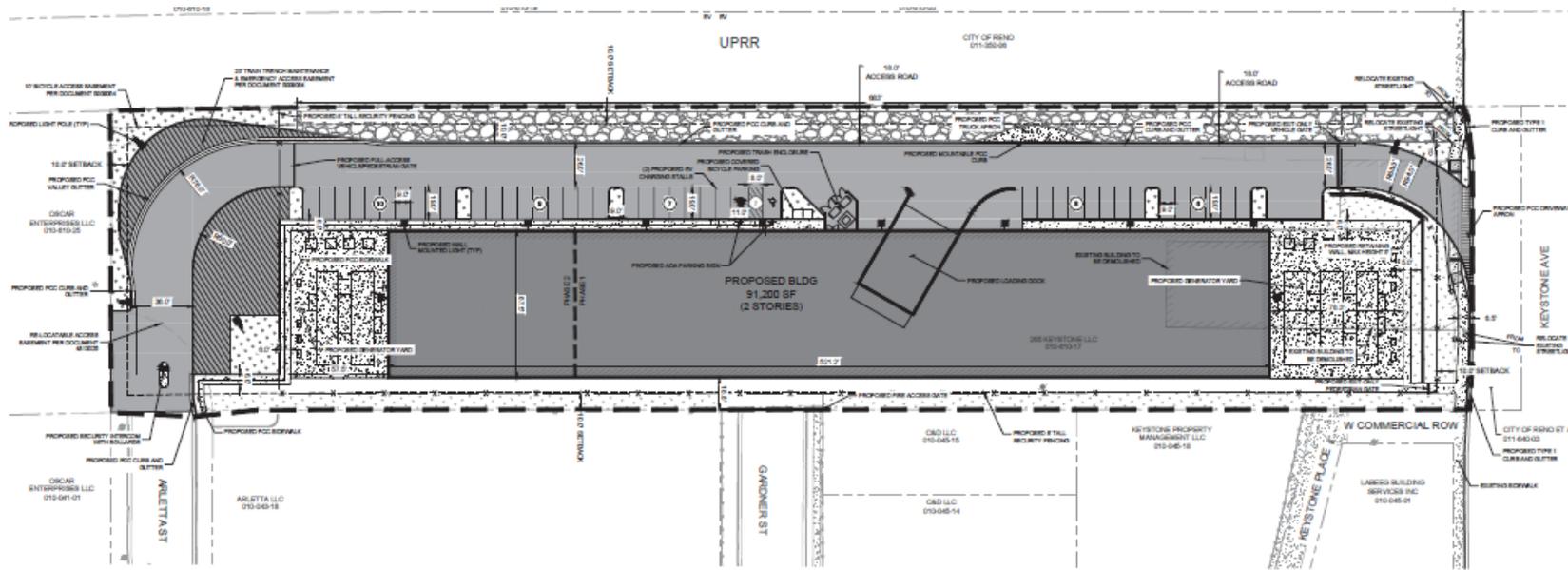
Data Centers

- 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 GC and I zones 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 page of the City of Reno's Annexation and Land Development Code. The title "ANNEXATION AND LAND DEVELOPMENT CODE" is written in large, blue, sans-serif capital letters at the top. Below it, "OF THE CITY OF RENO" is written in a smaller, blue, sans-serif font. A large, red, distressed-style stamp with the word "UPDATED" in white, bold, sans-serif capital letters is centered on the page. Below the stamp, the text "EFFECTIVE July 24, 2024" is written in white, sans-serif font. At the bottom, a list of chapters is provided in white, sans-serif font: 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, and CHAPTER 18.09 RULES OF CONSTRUCTION AND DEFINITIONS. The background of the cover page is a scenic view of Reno, Nevada, with mountains and a cityscape.

Site Design



LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- - - BUILDING SETBACK
- ▨ PROPOSED CONCRETE SIDEWALK
- ▨ PROPOSED ASPHALT
- ▨ PROPOSED BUILDING
- ▨ PROPOSED LANDSCAPE
- ▨ PROPOSED STRIPED TRUCK TURN AREA
- ▨ PROPOSED PCC DRIVEWAY APRON
- ▨ PROPOSED ACCESS ROAD
- ▨ PROPOSED CURB
- ▨ PROPOSED LIMITS OF DISTURBANCE
- Ⓟ PARKING STALL COUNT
- Ⓧ PROPOSED 8' TALL SECURITY FENCING
- ⊙ EXISTING LIGHT POLES
- Ⓜ ACCESSIBLE ROUTE
- Ⓜ PROPOSED LIGHT FIXTURES

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THIS PLAN.
3. ALL EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
4. CONTRACTOR TO PROTECT IN PLACE DURING DEMOLITION AND CONSTRUCTION ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THIS PLAN.
5. ANY EXISTING STRUCTURES, IMPROVEMENT, OR APURTANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS OTHERWISE NOTED ON PLANS.
7. EXISTING SITE INFORMATION SHOWN HAS SURVEY PERFORMED BY FS & ASSOCIATES IN SEPTEMBER 2024.
8. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
9. SITE CONSTRUCTION SHALL CONFORM TO THE MINIMUM CONSTRUCTION RECOMMENDATIONS RECOMMENDED IN THE GEOTECHNICAL REPORT BY URS DATED SEPTEMBER 8, 2024.

BASIS OF BEARINGS AND BENCHMARK

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD 83/84. ALL COORDINATES AND DISTANCES ARE GROUND VALUES. TO OBTAIN GRID COORDINATES, UNDER THE GROUND COORDINATES SHOWN HEREON BY THE WASHINGTON COUNTRY ESTABLISHED COMBINED FACTOR OF 1.00091768.

THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83), GRID 18, AS TAKEN FROM THE CITY OF RENO BENCHMARK 2754, WITH A PUBLISHED ELEVATION OF 4525.17 FEET, IS DESCRIBED AS BEING A 1.10' CORNER STAIN. CAP. TO: NW CORNER - KEYSTONE AVE AND W 2ND ST - 7' WLY OF RENO CURVE ON 2ND ST, 987 JUNE 25, 1988.

SITE DATA	
PARCEL NUMBER	070-010-17
PARCEL AREA	140,389 SQ. FT. (3.28 ACRES)
BUILDING AREA	91,200 SQ. FT.
BUILDING HEIGHT	40'
ZONING	SSN (C) 47N-1
PARKING REQUIRED	28 (1 PER 3,300 SQ. FT. BUILDING)
PARKING PROVIDED	42
ADA PARKING REQUIRED	2
ADA PARKING PROVIDED	2
BICYCLE PARKING REQUIRED	5 COVERED SPACES
BICYCLE PARKING PROVIDED	5 COVERED SPACES
BUILDING SETBACKS	12' (FRONT, REAR, REAR)
LANDSCAPE REQUIREMENTS	11,768 SF
LANDSCAPE PROVIDED	11,804 SF

- Site plan includes backup generator yards on west and east sides with ±5 emergency generators (only used during a power failure and during necessary periodic testing or maintenance per **Condition 9**)
- Generators on west side screened from view from adjacent properties by ±15-foot equipment screening wall
- Generators on east side screened from Keystone Avenue by ±8.5-foot equipment screening wall on top of ±5-foot retaining wall



Site Design

- GC requires minimum 15% landscaping, I requires 100% of front yard to be landscaped
- Project includes ±11,804 SF of formal landscaping
- To further sustainability initiatives, applicant has proposed **Conditions 10-14**:
 - Roof design ready to support PV arrays
 - Installation of two onsite Level 2 electric vehicle (EV) chargers
 - Installation of low flow domestic water fixtures
 - Utilization of low volatile organic compound (VOC) materials
 - Best practices in source separation and diversion of construction debris from landfill during construction

PLANTING LEGEND

TREES*			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Acer saccharum 'Barret Cole' PP Apopka Maple	2 - 3" Cal., 32 - 35' HL	9	
Picea glauca var densata Black Hills Spruce	6' HL	13	
Juniperus chinensis 'Spartan' Spartan Juniper	6' HL	43	
Quercus palustris Pin Oak	2 - 3" Cal., 32 - 35' HL	7	
Ulmus parviflora Lacebark Elm	2 - 3" Cal., 32 - 35' HL	17	
SHRUBS & ACCENTS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Barberry thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	5 Gal.	171	
Cornus sericea 'Bailey' Red Twig Dogwood	5 Gal.	98	
Juniperus horizontalis Creeping Juniper	5 Gal.	37	
GROUNDCOVERS / GRASSES			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Calamagrostis x acutiflora Earl Founster	5 Gal.	79	
Sarcocolla chrysocarpissus Lewisia Cotton	5 Gal.	108	
INERT MATERIALS			
DESCRIPTION	QTY		
Decomposed Granite on 100% of Landscape Area	28,250 SF		
3/4" Screened, Color and Grade to Match Adjacent Development			



LANDSCAPE REQUIREMENTS

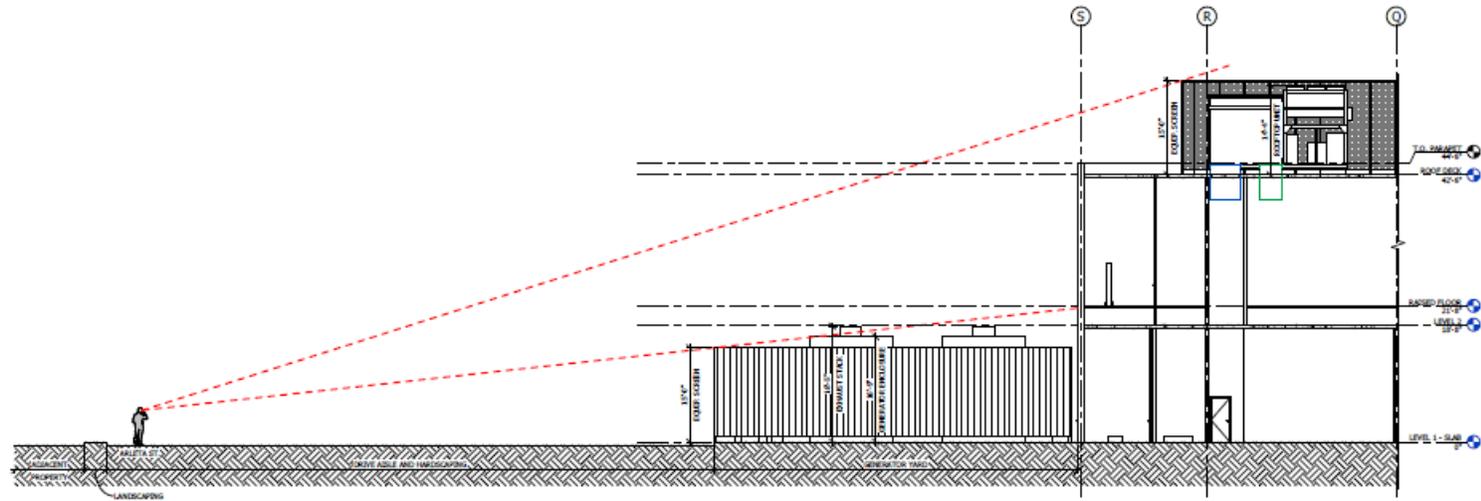
DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE AREA MINIMUMS		
MINIMUM LANDSCAPE AREA Industrial 10' Setback from Back of Curb For Front Yard = 0 SF	Industrial Site Area 0 SF of Front Yard = 100% coverage	50 Trees / 215 Shrubs Provided
MINIMUM LANDSCAPE AREA General Commercial 15% of Total Site Zoned as General Commercial, Total Site Area 3.26 AC (142,000 SF) / 55% GC Zoning = 78,102 SF	General Commercial 78,102 SF / 15% = 11,715 SF / 200 = 30 Trees / 234 Shrubs	83 Trees / 282 Shrubs Provided
1 Tree / 30 LF of Steel Frontage	170 LF / 30 = 6 Trees Required	8 Trees Provided
LANDSCAPE COVERAGE		
REQUIRED COVERAGE = 11,715 SF (100% coverage of required minimum landscape area)		
PLANT COVERAGE (75%): 11,715 SF x 75% = 8,786 SF Required Minimum Landscape 8,825 SF of Proposed Trees / Shrubs: 78 plants with 70 SF area (5,163 SF), 253 plants with 7 SF area (1,768 SF), 24 Evergreen Trees with 19.6 SF Area (471 SF), 6 Evergreen Trees with a 79 SF Area (474 SF)		
ROCK COVERAGE (25%): 11,715 SF x 25% = 2,929 SF Minimum Required DG Coverage 19,578 SF of Proposed Decomposed Granite		
TOTAL: 8,875 SF Plant Coverage Proposed & 2,629 SF Rock Coverage = 11,504 SF Proposed, Exceeds 100% of Required Coverage of Landscape Area		
PARKING AREA	REQUIRED	PROVIDED
PARKING LOT LANDSCAPE 1 Tree / 10 Parking Spaces	6 Provided Planting Islands 6 Trees Required	8 Trees Provided 8 Trees Proposed

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 and commercial uses; Conditions 5-8 mitigate potential noise impacts	✓ Yes
Consistent with development standards	Meets data center use standards and GC/I 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

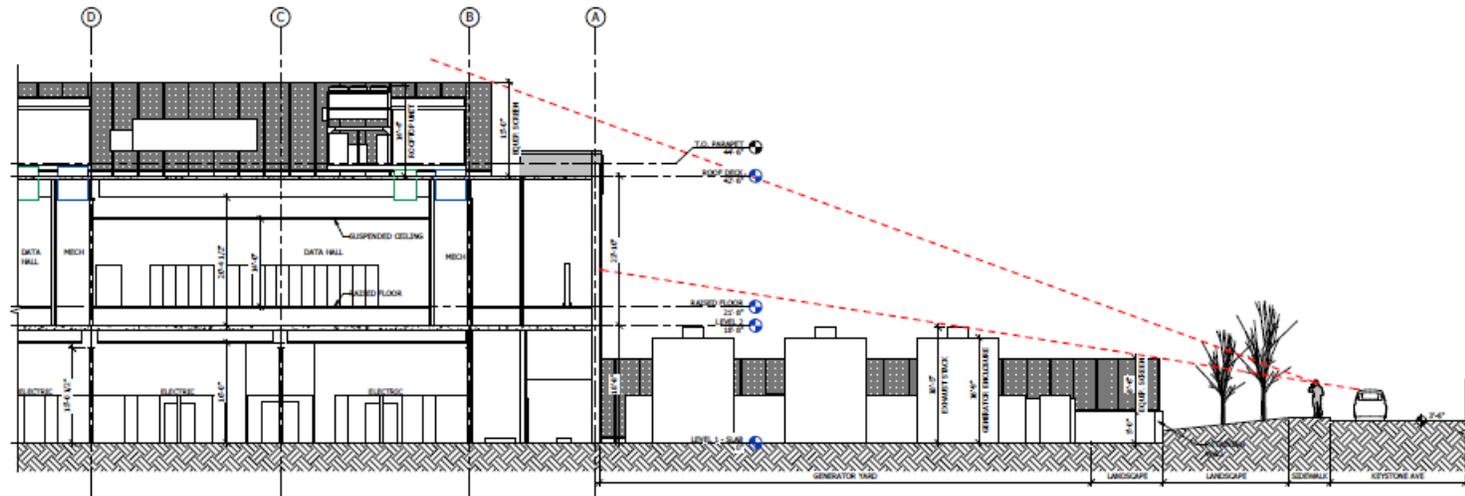
Recommended Motion

In the matter of case LDC25-00026, based upon compliance with the applicable findings, I move to approve the conditional use permit, subject to the conditions listed in the staff report.



H1 BUILDING SECTION / SIGHTLINE STUDY @ WEST SIDE

1/8" = 1'-0"



A1 BUILDING SECTION / SIGHTLINE STUDY @ KEYSTONE

1/8" = 1'-0"

