

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

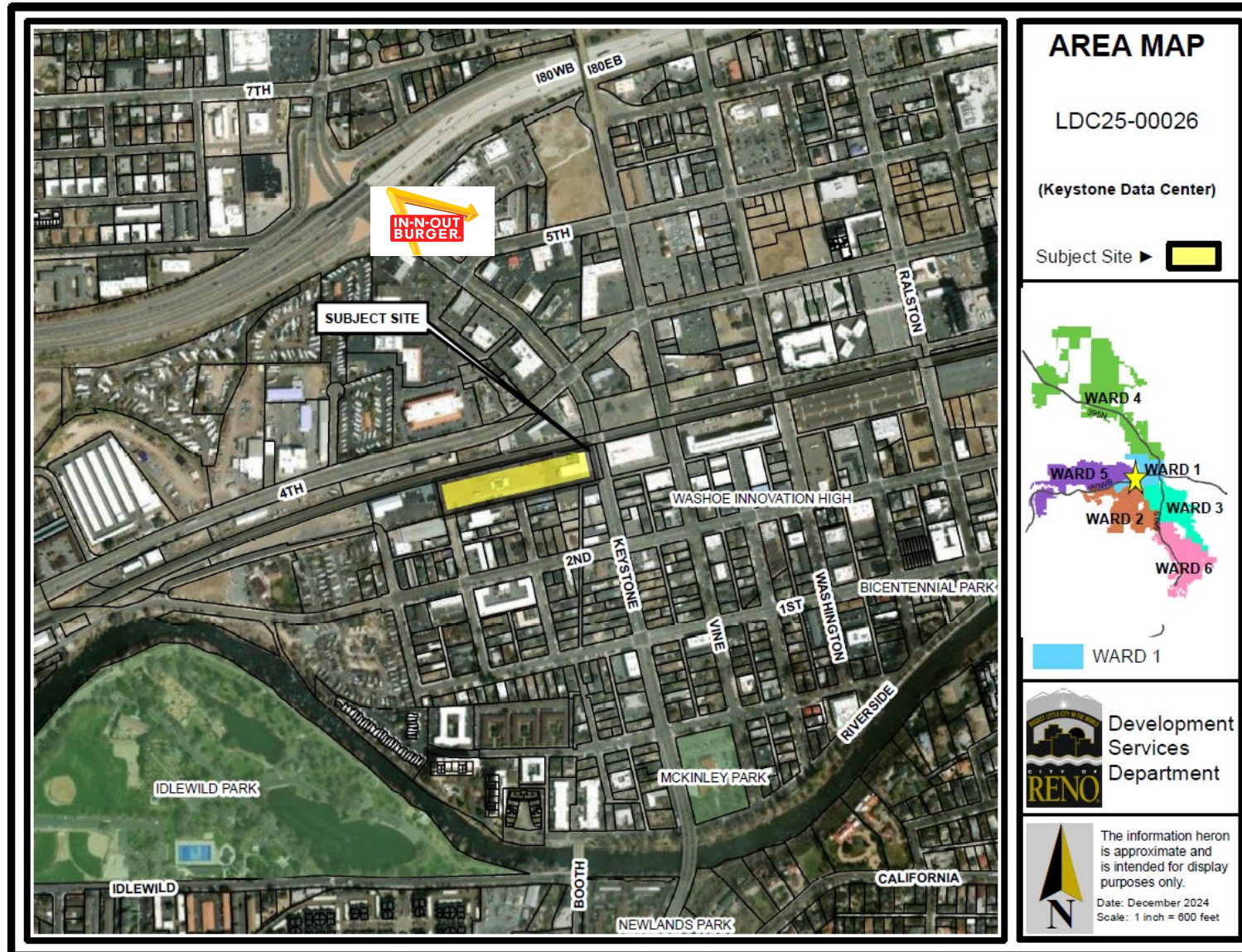


C I T Y O F  
**RENO**

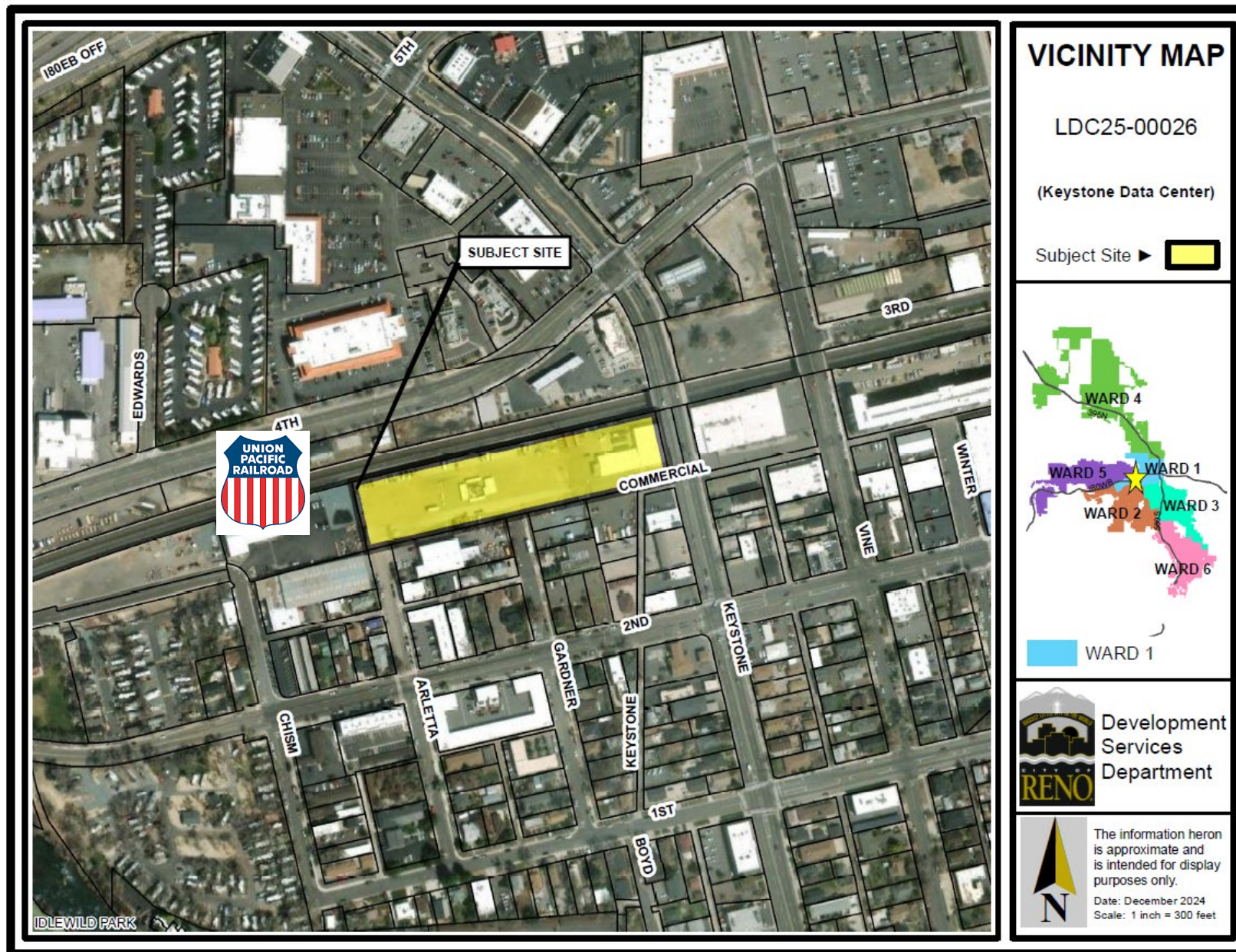


# Project Information

- **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







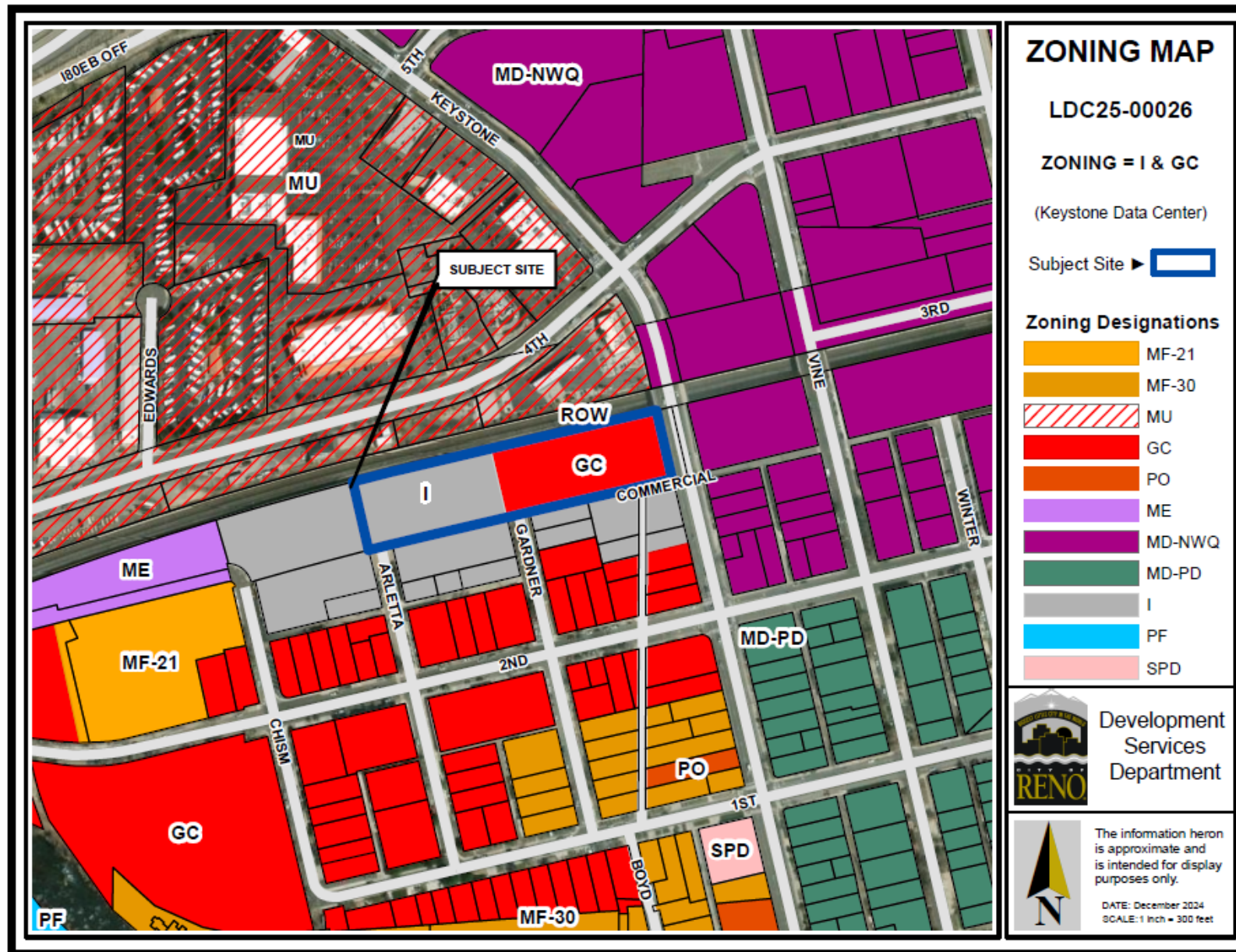
# Key Issues

- Compatibility with surrounding uses
- Site design



# Zoning District

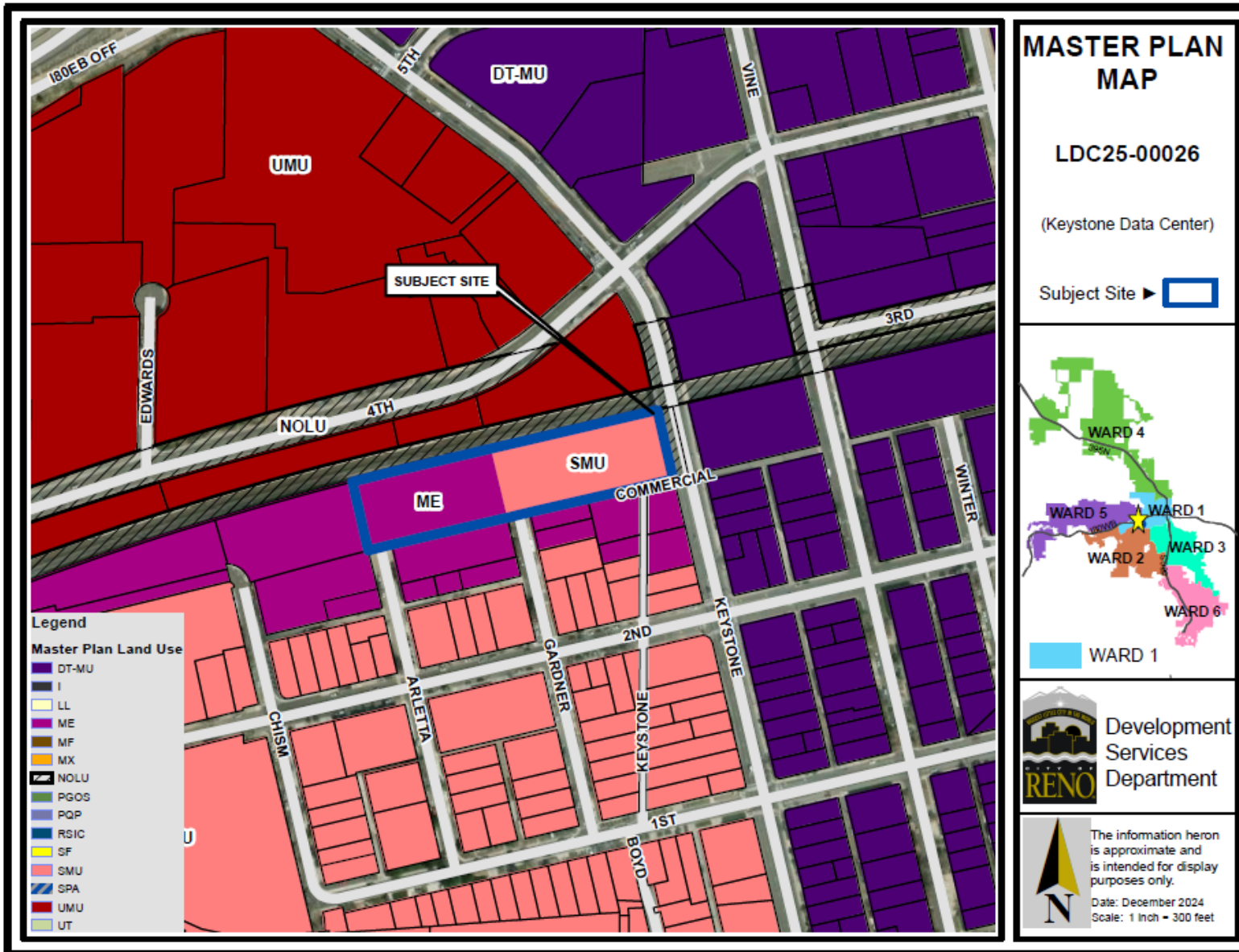
- General Commercial (GC) and Industrial (I)



# 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



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

**UPDATED**

EFFECTIVE July 24, 2024

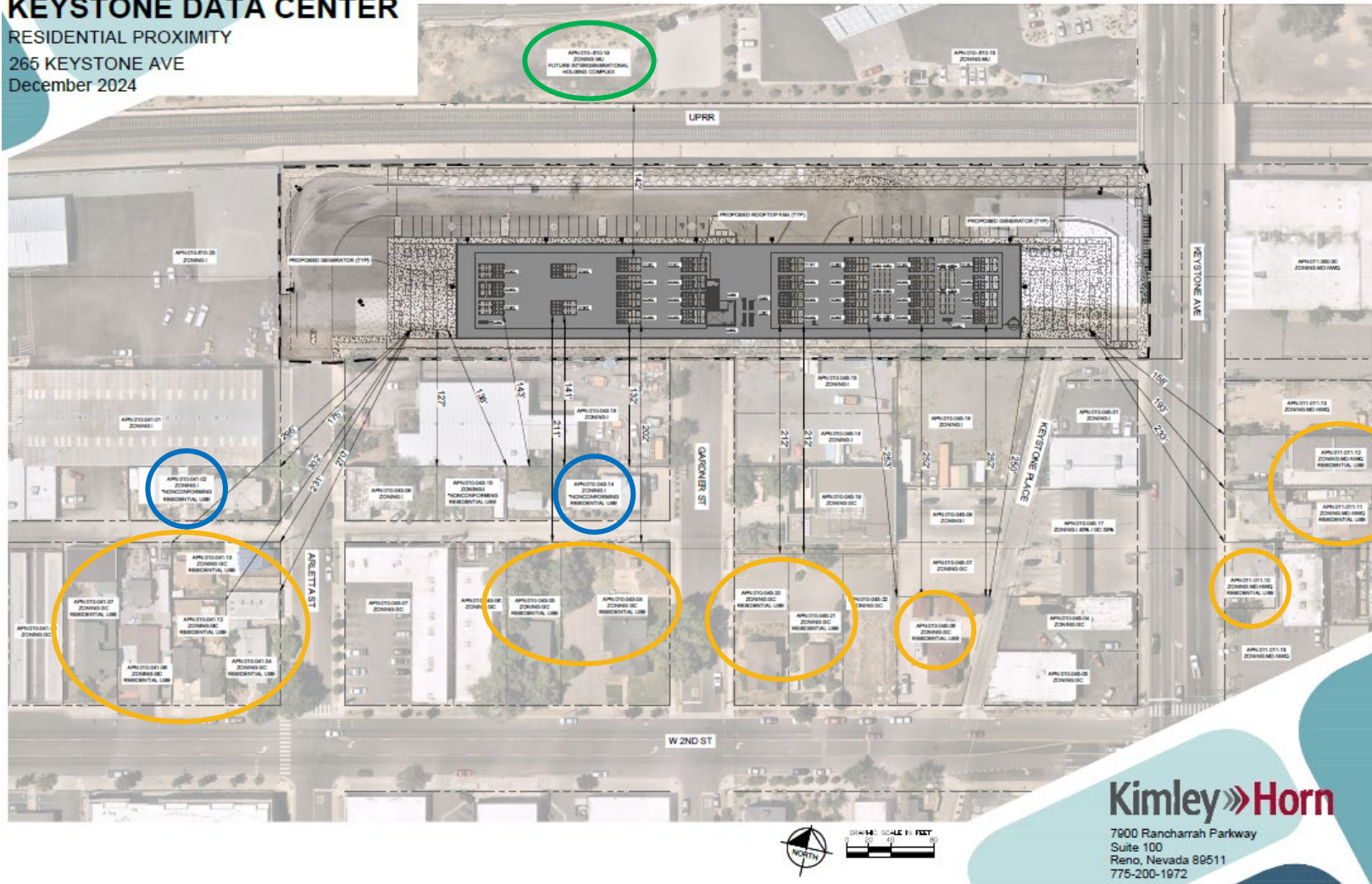
- CHAPTER 18.01 GENERAL PROVISIONS
- CHAPTER 18.02 ZONING DISTRICTS
- CHAPTER 18.03 USE REGULATIONS
- CHAPTER 18.04 DEVELOPMENT STANDARDS
- CHAPTER 18.05 SIGNS
- CHAPTER 18.06 LAND DIVISION
- CHAPTER 18.07 HISTORIC PRESERVATION
- CHAPTER 18.08 ADMINISTRATION AND PROCEDURES
- CHAPTER 18.09 RULES OF CONSTRUCTION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

## KEYSTONE DATA CENTER

RESIDENTIAL PROXIMITY

265 KEYSTONE AVE

December 2024

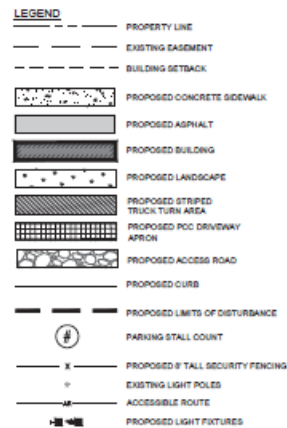
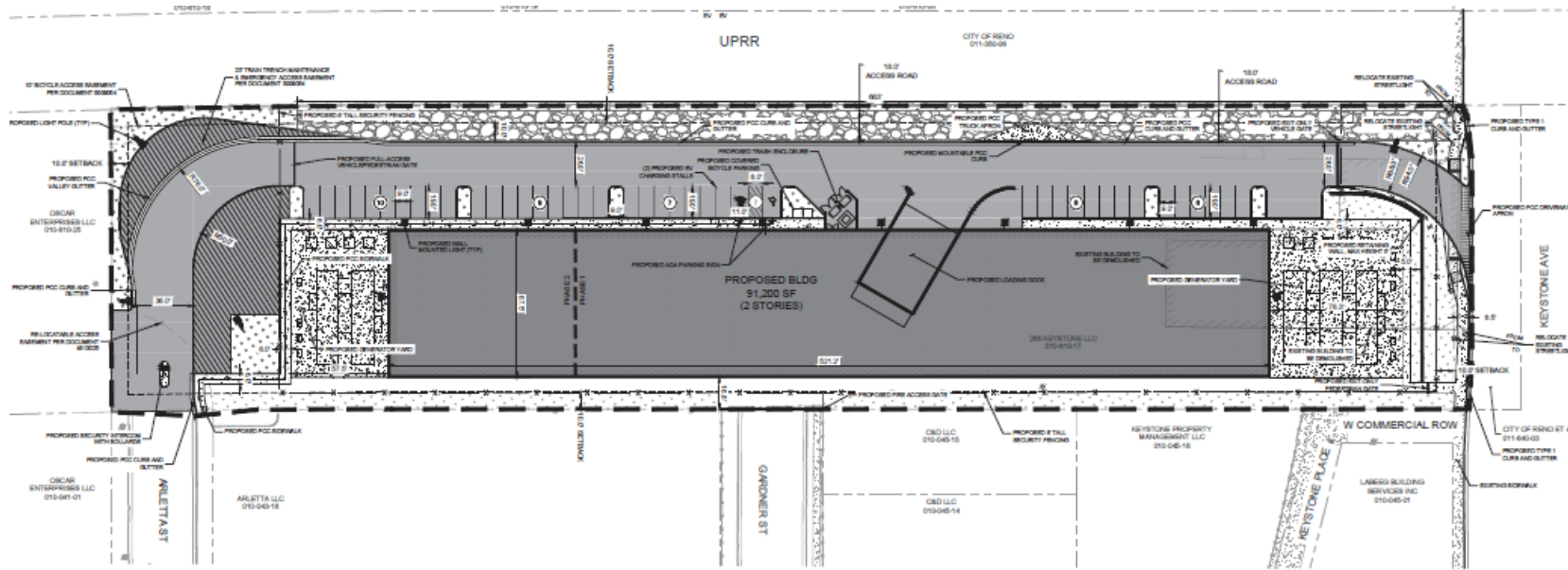


# Compatibility with Surrounding Uses

- Proposed 24-hour indoor operations
- Nearest residentially zoned property is  $\pm 350$  feet away and separated from site by industrial uses
- Several closer residential and nonconforming residential uses to south/southeast/southwest
- **Condition 5** limits hours of truck arrivals/departures, idling, and on-site movement
- 15 foot tall acoustically absorptive barrier on all sides around rooftop chillers (**Condition 6**) and additional attenuation (**Condition 7**)
- Restricted construction hours (**Condition 8**)



# Site Design



**GENERAL NOTES**

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THIS PLAN.
- 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.
- CONTRACTOR TO PROTECT IN PLACE DURING DEMOLITION AND CONSTRUCTION ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THIS PLAN.
- ANY EXISTING STRUCTURE, IMPROVEMENT, OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS OTHERWISE NOTED ON PLANS.
- EXISTING SITE INFORMATION SHOWN HAS SURVEY PERFORMED BY FS & ASSOCIATES IN SEPTEMBER 2024.
- ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 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/NA. ALL COORDINATES AND DISTANCES ARE GROUND VALUES. TO OBTAIN GRID COORDINATES, APPLY THE GROUND COORDINATE SHOWN HEREON BY THE WASHINGTON COUNTRY ESTABLISHED CONVERSION FACTOR OF 1.00019768.

THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83), GRID 18, AS TAKEN FROM THE CITY OF RENO BENCHMARK 275A WITH A PUBLISHED ELEVATION OF 4525.17 FEET, IS DESCRIBED AS BEING A 1-1/2" CONCRETE STEEL CAP - TIC - NW CORNER - KEYSTONE AVE AND W 2ND ST - 7' WLY OF RND CURVE ON 2ND ST, SET JUNE 25, 1986.

SITE DATA	
PARCEL NUMBER	070-010-17
PARCEL AREA	140,889 SQ. FT. (3.26 ACRES)
BUILDING AREA	91,200 SQ. FT.
BUILDING HEIGHT	40'
ZONING	SSN(S), 40%1
PARKING REQUIRED	28 (1 PER 1,000 SQ. FT. BUILDING)
PARKING PROVIDED	40
ADA PARKING REQUIRED	0
ADA PARKING PROVIDED	0
BICYCLE PARKING REQUIRED	5 COVERED SPACES
BICYCLE PARKING PROVIDED	5 COVERED SPACES
BUILDING SETBACKS	10' (FRONT, SIDE, REAR)
LANDSCAPE REQUIREMENTS	11,775 SF
LANDSCAPE PROVIDED	11,804 SF

- Site plan includes backup generator yards on west and east sides with  $\pm 5$  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  $\pm 15$ -foot equipment screening wall
- Generators on east side screened from Keystone Avenue by  $\pm 8.5$ -foot equipment screening wall on top of  $\pm 5$ -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 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



## PLANTING LEGEND

TREES*			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Acer saccharum 'Barret Cole' PP Apostle Maple	2 - 3" Cal., 12 - 15' 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., 12 - 15' HL	7	
Ulmus parviflorus Lanceleaf Elm	2 - 3" Cal., 12 - 15' HL	17	
SHRUBS & ACCENTS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Berberis 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 Fensler	5 Gal.	79	
Santolina chamaecyparissus Lavender Cotton	5 Gal.	108	
INERT MATERIALS			
DESCRIPTION		QTY	
Decomposed Granite on 100% of Landscape Area		28,250 SF	
* Trees shall be less than 4" caliper and planted to 1/3 clear canopy			
* Screened, Color and Grade to Match Adjacent Development			

## LANDSCAPE REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
<b>LANDSCAPE AREA MINIMUMS</b>		
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	30 Trees / 215 Shrubs Provided
MINIMUM LANDSCAPE AREA General Commercial 15% of Total Site Area as General Commercial, Total Site Area 3.26 AC (142,000 SF) / 15% GC Zoning = 78,100 SF	General Commercial 78,100 SF / 15% = 11,715 SF 30 Trees / 234 Shrubs	43 Trees / 282 Shrubs Provided
1 Tree / 30 LF of Street Frontage	170 LF / 30 = 6 Trees Required	5 Trees Provided
<b>LANDSCAPE COVERAGE</b>		
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 79 SF area (5,162 SF), 253 plants with 7 SF area (1,785 SF), 24 Evergreen Trees with 19.6 SF area (471 SF), 6 Evergreen Trees with a 79 SF area (404 SF)		
ROCK COVERAGE (25%): 11,715 SF x 25% = 2,929 SF Minimum Required DG Coverage 19,576 SF of Proposed Decomposed Granite		
TOTAL: 8,875 SF Plant Coverage Proposed & 2,929 SF Rock Coverage = 11,804 SF Proposed: Exceeds 100% of Required Coverage of Landscape Area		
<b>PARKING AREA</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
PARKING LOT LANDSCAPE	6 Provided Parking Islands 1 Tree / 10 Parking Spaces	8 Trees Provided 6 Trees Required



# 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.







