

DESIGN NARRATIVE & QUESTIONS

Project Name: Costco South Reno – Warehouse, Fuel Station and Car Wash

Date: September 19th, 2025

PROJECT OVERVIEW

Project Information / Site Location

The subject site is located east and west of Steamboat Creek and at the northeast corner of South Virginia Street and Veterans Parkways intersection, in the City of Reno (“City”). The subject site is a portion of a parcel conglomerate (Accessors Parcel Number [APN] 016-41129, 016-411-02,016-411-01,016-411-20,143-040-02) owned by Lewis Holdings LLC. The project is proposed to comprise three parcels: 15.90 acres for the wholesale warehouse, 2.61 acres for the fuel facility and 1.69 acres for a car wash. The proposed parcels are to be divided as part of a final map prepared by Pioneer Parkway Holdings Company LLC, the current property owner.

In December 2008, the Reno City Council approved the Pioneer Parkway Holding Company LLC Planned Unit Development (PUD) and Southeast Neighborhood Plan Handbook. The project is subject to approval by the Pioneer Parkway Design Review Committee (DRC).

The project is part of the Pioneer Parkway Holdings Company LLC Planned Unit Development (PUD) and is part of a larger development by Lewis Holdings LLC. The master project proposes the construction of Damonte Ranch Road to connect Veterans Parkway and Old Virginia Road including utility extensions. It is anticipated that this will be completed concurrently with the proposed project.

The project will construct and operate approximately 161,553 square feet (SF) of commercial retail use (Large Retail Establishment), Service Station (Gas Station), and Car Wash are all land uses which are permitted by right under the current PUD Design Handbook.

Development Description

Pioneer Parkway Holdings Company LLC proposes constructing a new roadway extension of Damonte Ranch Road. The proposed roadway will connect Veterans Parkway to existing Damonte Ranch Road. The land needed to make the connection to the existing Damonte Ranch Road is not fully under the Lewis Holding LLC ownership group and cannot be made at this time, and a temporary connection to Old Virginia Road is proposed. The Damonte Ranch Road extension will also include associated utility main extensions to the project site. This work is proposed as part of the Master Development for the Pioneer Parkway PUD and will be completed by others concurrently with the proposed project. A traffic study was previous completed and approved for the overall development.

The project includes a 161,553 SF Costco Wholesale Building with associated landscape and parking, an approximately 4,100 SF car wash, and a 20-dispenser fuel facility. On-site circulation improvements include an internal north-south drive through the middle of the project to connect Old Virginia Road to the proposed Damonte Ranch Road. Utility improvements include a new fire loop, three domestic water meters, three sanitary sewer man connections and three underground detention systems that will outfalls to the south east corner fo the overall development.



Costco Operations

Warehouse

The members-only Costco warehouse will include approximately 1161,533 square-feet of retail . Costco would offer its standard products and services for its members, such as the following:

- warehouse retail center
- tire sales and installation
- optical exams and optical sales
- hearing aid testing and sales
- food service preparation and sales
- meat preparation and sales
- alcohol sales
- propane refueling and sales

Temporary outdoor sales may occur within the parking field adjacent to the warehouse for seasonal sales, such as Christmas trees during the winter. Lastly, a promotional vehicle may be on display near the entry to the building. This vehicle will be used to promote online or offsite vehicle sales; no vehicles are proposed to be sold on site.

A maximum of 250 employees may work at any given time. Warehouse hours are expected to be Monday through Friday from 9:00 am to 8:30 pm and Saturday and Sunday from 9:00 am to 7:00 pm.

Fuel Station

The member-only Costco fuel facility proposed will include an approximately 16,194 square-foot canopy and an approximately 132 square-foot controller enclosure that will be located on the northern portion of the planting island of the fuel station to house the control equipment. One onsite ingress drive access would be provided off of the proposed Damonte Ranch Road, and one onsite egress drive access would be provided along the north-south circulation drive. There would be four covered fueling bays, each with two-sided fuel dispensers, providing a total of 40 fuel positions. The fuel facility is an unattended, self-service facility; however, a roaming Costco attendant will be present at all times of operation to oversee operations, manage any queues to the fuel facility, maintain the facility maintenance, and assist members. The facility includes three gasoline underground storage tanks (UST), and one additive UST. Lights would be recessed into the canopy to provide both lighting during operating hours and a lower level of security lighting after hours. Hours of operation for member fueling are expected to be daily from 5:30 am to 10:00 pm.

Car Wash

The project will also include a Costco member-only automated car wash. The car wash structure includes a 140-foot tunnel with an attached mechanical room (+/- 4,100 square feet), a separate payment kiosk, and associated queuing area. One onsite drive access would be provided for ingress/egress located at the northeast corner of the parcel. The car wash facility will include only the automated car wash within the structure. No self-service car vacuum stations will be provided. Facility hours daily are expected to be from 5:30 am to 10:00 pm.



Building Design and Architecture

In order to meet the intent of the Pioneer Parkway Holding Company LLC Design Standards Handbook for building design, The proposed Costco Warehouse provides a design with varying metal panel colors at regular intervals to break up the long facades of the building. Along with the material changes, there is variation in the height of the roof line and different coping / cornice designs are used. Masonry elements are included to help anchor the corners of the building design and provide durability around the tire center.

Costco has also included an open canopy with signage above at the entrance of the building. This canopy also connects to pedestrian pathways through the site and beyond and clearly signifies to members where the entrance of the building is. Rooftop equipment will be screened with parapets and equipment at ground level on the North side of the building is going to be screened from public view through the incorporation of landscape materials between the parcel and the Right of Way.

Site Circulation and Parking Improvements

The project includes three primary site access points along the proposed Damonte Ranch Road, including two roundabout intersections, one at the center access point and the other at the southern access, there is an additional right in, right out access along the mid-block of Damonte Ranch Road. There is an additional access point to the north to Old Virginia Road. The project will show two of the access points to Damonte Ranch Road with future commercial development. The total number of parking stalls proposed for the three Costco parcels is 903 stalls, including 20 accessible stalls, for a ratio of 4.99 stalls per 1,000 SF of buildable area.

Design Variance

The project seeks to obtain a design variance for building signage and site lighting as outlined below.

Building Signage

Per section 6.6 of the Pioneer Parkway PUD guidelines the maximum area for a single sign is 100 SF and the maximum quantity of signs per building is two. The project proposed more comprehensive building signage in lieu of monument or free-standing signs including three 840 SF signs along the east, south and west elevation and one 175 SF sign at the front entrance.

Per section 4.1.4 of the Pioneer Parkway PUD 'Wall-Pack' Type fixtures should be limited to service area use. Costco would like to use wall-packs around the warehouse for site security. Additionally, section 4.2.1 outlines a maximum light pole height of 15-20 feet in height with an exception to reduce the quantity of necessary fixtures and maintain public safety, poles may be 20 to 32 feet in height, subject to DRC approval. The project would like to use 36 foot high poles for all of their lighting on site to limit the number of poles/lights required while providing safe and consistent lighting levels throughout the parking lot. Glare Shields or some similar light cut-offs can be utilized as required by the DRC.



QUESTIONS

Land Use & Zoning

1. Please confirm that the project is zoned PUD and the land use approval will be through the Pioneer Parkway Holdings Company LLC.
2. Are there any zoning code amendments or moratoria under consideration that may affect this project?
3. Are there any landscape setback requirements from S Virginia Street?
4. What is the process of seeking a variance for signage and lighting?
5. Is the City open to signage and lighting variances?

Fees / Permitting

1. What development fees (impact, school, traffic, utility connection) will apply?
 - a. What will that anticipated RRIF fees be?
2. Are there any impact fees not determined by the City that this project will be required to pay?
3. What is the typical review time for an engineering permit?
4. What is the typical review time for a building permit?
5. Are there opportunities for expedited permitting or fee waivers for certain types of development?
6. Can a mapping process be completed concurrently with engineering permits?