



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2019-017:** To authorize the Chief Administrative Officer to accept funds in the amount of \$860,451.00 from Central Virginia Investments/Rocketts Landing, LLC; to amend the Fiscal Year 2018-2019 Capital Budget by establishing a new project in the City Facility Maintenance & Improvements category called the "Hopkins Road Transfer Station Repairs" project; and to appropriate the funds received to the Fiscal Year 2018-2019 Capital Budget by increasing revenues and the amount appropriated to the new Department of Public Works' Hopkins Road Transfer Station Repairs project by \$860,451.00 for the purpose of making structural and architectural repairs to the Hopkins Road Transfer Station.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** February 4, 2019

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#### **PETITIONER**

Jay A. Brown, Director of Budget & Strategic Planning

#### **LOCATION**

Hopkins Road Transfer Station - 3502 North Hopkins Road

#### **PURPOSE**

To authorize the Chief Administrative Officer to accept funds in the amount of \$860,451 from Central Virginia Investments/Rocketts Landing, LLC and to appropriate the increase to the Fiscal Year 2019 Capital Improvement Program by increasing estimated revenues and the amount appropriated to the Department of Public Works for construction enhancements at the Hopkins Road Transfer Station.

#### **SUMMARY & RECOMMENDATION**

The City of Richmond currently contracts with Waste Management for removal of solid waste from its Hopkins Road Transfer Station. Solids are collected from this location and taken to a landfill. The entire Transfer Station facility is in need of repair as major structural components have been damaged and have surpassed their useful life. In FY17 the Department of Public Works contracted with Whitman Requardt and Associates (WRA) to conduct an assessment of the facility. Assessment plans are complete and the city would like to move forward with the necessary repairs.

City Administration recommends adoption of this ordinance.

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#### **FINDINGS OF FACT**

##### **Site Description**

The Hopkins Road Transfer Station is a pre-engineered metal building on a reinforced concrete foundation. The garage was constructed in 1999 and is currently 18 years old. The facility

consists of a tipping floor that was originally made of 12” pre-cast concrete. The floor has deteriorated to the point where reinforcing steel is exposed and causing safety issues. This is one of the primary causes of concern as the floor in its current condition damages the equipment that is used to remove the solids from the transfer station.

### **Master Plan & Zoning**

The City of Richmond’s current Master Plan recommends future land uses for the Transfer Station to be Industrial (IND). Primary uses include a wide variety of manufacturing, processing, research and development, warehousing, distribution, office, warehouse and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses. The mix of industrial uses and character of such areas may vary depending on the location and available highway access. Typical zoning classifications that may accommodate this land use category: OS, M-1, and M-2.

The property is located within the M-2 Heavy Industrial district.

### **Surrounding Area**

The surrounding area is comprised of light and heavy industrial uses within the same M-2 Heavy Industrial district as the subject property.

**Staff Contact:** Bobby Vincent, Jr., – Director of DPW 804-646-7000