



CITY OF RICHMOND

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

Ord. No. 2025-162 To grant a conservation and open-space easement on the property known as 501 South 14th Street, 501 1R South 14th Street, 505 South 14th Street, 508 South 14th Street, and a portion of 503 South 14th Street, each a portion of the property known as Mayo's Island, to the Capital Region Land Conservancy, Inc. and the Virginia Department of Conservation and Recreation.

To: City Planning Commission
From: Land Use Administration
Date: July 15, 2025

PETITIONER

William Gillette – Baker Development Resources

LOCATION

3103 2nd Avenue

PURPOSE

To grant a conservation and open-space easement on the property known as 501 South 14th Street, 501 1R South 14th Street, 503 South 14th Street, 505 South 14th Street and 508 South 14th Street, each a portion of the property generally known as Mayo's Island, to the Capital Region Land Conservancy, Inc. and the Virginia Department of Conservation and Recreation.

BACKGROUND & RECOMMENDATION

The subject property is the City-owned parcels of Mayo's Island. Mayo's Island sits within the James River at the bottom of the river's fall line and is bounded on the left and right banks by the Northside and Southside levees systems, respectively. The City's intention is to convert Mayo's Island from private use to public parkland as part of the James River Park System. Adding the parcels into a conservation easement is one of the requirements for the City of Richmond to recoup \$7.5 million in grant funding from the Virginia Department of Conservation and Recreation's Community Flood Preparedness Fund (CFPF) and \$1.5 million through the Virginia Community Land Fund.

PRCF is prepared for the ongoing maintenance after the acquisition of this property.

Therefore, staff recommends approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description

501 South 14th Street, 501 1R South 14th Street, 505 South 14th Street, 508 South 14th Street, and a portion of 503 South 14th Street

Proposed Use of the Property

Conservation and Open-Space Easement

Master Plan

The City's Richmond 300 Master Plan designates the subject area as Public Open Space, which is defined as Public and quasi-public parks, recreation areas, open spaces, and cemeteries

Development Style: Includes passive and active recreation, natural habitats, cemeteries, and large plazas.

Ground Floor: Not applicable.

Access: Designed in a manner to allow access by all modes of transportation, while emphasizing connections to bicycle and pedestrian amenities, such as sidewalks, bike lanes, and shared-use paths. Bike parking and other such amenities are provided as well.

Density/Height: Not applicable.

Primary Uses: Open space.

Staff Contact:

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