



Application for SPECIAL USE PERMIT

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

RECEIVED

JUN 17 2015

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

LAND USE ADMINISTRATION

Project Name/Location

Project Name: ACCA Shrine Temple

Date: 6/5/15

Property Address: 1712 Bellevue Avenue, Richmond, VA 23227

GPIN #

Tax Map #: N017-0228/018

Fee: \$2846.40

Total area of affected site in acres: 10.464 +- Acres

(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-53

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Existing Use: Community Center Building

Is this property subject to any previous land use cases?

Yes No

Special events venue for non-Shrine use

If Yes, please list the Ordinance Number:

Applicant/Contact Person: Gloria L. Freye

Company: McGuireWoods LLP

Mailing Address: 901 East Cary Street

City: Richmond

State: VA

Zip Code: 23219

Telephone: (804) 775-1152

Fax: (804) 698-2055

Email: gfreyemcguirewoods.com

Property Owner: ACCA Shrine Temple

If Business Entity, name and title of authorized signer: Benjamin D. Holder, Recorder

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 1712 Bellevue Avenue

City: Richmond

State: VA

Zip Code: 23227

Telephone: (804) 264-0509

Fax: ()

Email: recorder@accashriners.com

Property Owner Signature: *Benjamin D. Holder*

Benjamin D. Holder, Recorder

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

Special Use Permit
Applicant Report
1712 Bellevue Avenue, Richmond, VA 23227
GPIN # N017-0228/018

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INTRODUCTION

The applicant, the ACCA Shrine Temple ("Shriners") own the 10.464 acres of land at 1712 Bellevue Avenue, referred to as GPIN #N017-0228/018 on the City of Richmond's tax map (the "Property"). The Property is zoned R-53 Multi-Family. Since 1959, the Property has been used as a fraternal lodge/community center operated by the Shriners, a not for profit fraternal organization, for its members and charitable fundraising events sponsored by its members.

The Property is bordered by Interstate 95 on the west, by the Scottish Rite Temple on the north (R-53), single family homes on the east (R-1) and a retirement facility (R-73) on the south. The Property is located outside but adjacent to the Hermitage Road Historic District. The Land Use Plan recommends Institutional development.

REQUEST

The Shriners are requesting a Special Use Permit ("SUP") to allow the Property to be rented as a special events venue to non-Shrine members. The R-53 Multi-Family zoning restricts non-Shrine events to four (4) events within 12 months. The Shriners want to establish a reliable source of revenue to fund its charitable and fraternal mission and to maintain the 56 year old Property by renting the facilities for community and private events throughout the year.

BACKGROUND

The Shriners is a fraternity of men dedicated to supporting 22 Shriners Hospitals for Children (the "Hospitals"). The Hospitals provide medical care to children under the age of 18 without regard to their ability to pay. The Hospitals specialize in treating children with spinal cord injuries, cleft lip and palette, birth defects, orthopedic injuries and defects, and life threatening burns. Currently, ACCA Shriners support approximately 400 children from the Richmond Metropolitan Area, traditionally donate between \$150,000 - \$200,000 annually to the Hospitals and spend between \$45,000 - \$70,000 annually transporting children and their families to the Hospitals.

As a 501(c)3 non-profit corporation, the Shriners rely heavily on fundraising events conducted by its members and on generous contributions from corporations and the general public. Funds are used to support the Hospitals, the fraternal activities, and to maintain the facilities. Over the years, the number of ACCA Shriners continues to decline which has severely reduced income from membership dues and the number of people needed to conduct fundraising events. Additionally, the average age of members is in the high sixties and their fixed incomes have also reduced fundraising abilities. The facilities are generally in good condition, but like its members, are aging and maintenance costs continue to increase.

To offset increasing facility costs, the decline in memberships and reduced fundraising activities, the Shriners wish to expand the use of the Property to a special events venue available for non-Shrine member events. Obtaining approval of a special events venue will provide a reliable source of revenue that could forestall the sale of the Property and the potential development of apartments under the current zoning or the development of an institutional use as recommended in the Land Use plan.

EXISTING CONDITIONS

The Property is improved with a 34,023 square foot 2-story brick Temple Building, a 6,223 square foot 1-story brick Activity Building and a paved parking lot containing a total of 376 spaces (364 + 12 HC). The Temple Building contains a ballroom with stage, an assembly room, offices, kitchen and meeting rooms. The Activity Building is finished space with a kitchen, assembly area and bathrooms.

PROPOSED USE

The Property is well suited and equipped to host a variety of events and activities. The Property serves as a transitional use and a good buffer between Interstate 95 and the residences located on Hermitage Road. The Property is easily accessible from Interstate 95 via the Hermitage Road exit. The size of the facilities and the amenities provided along with ample on-site parking offer ideal space for corporate meetings and training sessions, wedding receptions, and large group meetings, for example, the Quality Deer Management Group and special events such as Ducks Unlimited, Maggie Walker School Fundraiser, and the Rotary Club Casino Night.

The Shriners already have policies in place that regulate member functions, which would also apply to any non-Shrine functions. In addition, the Shriners propose the following terms and conditions to govern rentals for non-Shrine functions:

1. Attendance. The number of attendees shall be limited as follows:
 - 480 persons in Ballroom
 - 300 persons in Assembly Room
 - 375 persons in Activity Center

The maximum number of attendees on the Property at one time shall be 500.

2. Music and Entertainment. Music and entertainment must cease at 12:00 midnight and the premises vacated by 1:00 a.m. for the Ballroom and Assembly Room. Outside doors and windows from the Ballroom shall remain closed during events. Music and entertainment in the Activity Center must cease at 10:30 p.m. and the building vacated by 11:00 p.m. Music and entertainment at outdoor events shall not be permitted before 10:00 a.m. nor past 30 minutes past Sundown.
3. Security. Security officers are required to attend any event serving alcoholic beverages. Security officers shall be on duty one-half hour before the scheduled event and one half hour following the end of the event. A Shrine member shall be present at every event to monitor the enforcement of the rules and regulations, and to assist guests and the security officers.

4. Number of Events. The number of rentals for non-Shriner events shall be limited to 52 in a calendar year. The number of events that may be conducted outdoors whether Shriner or non-Shriner sponsored shall be limited to 24.
5. Hours. The hours of rentals for non-Shriner events shall be from:
9:00 a.m. to 10:00 p.m. Monday – Thursday
9:00 a.m. to 12:00 midnight Friday and Saturday
10:00 a.m. to 7:00 p.m. Sundays
The exception is New Year's Eve events which may end at 2:00 a.m.
6. Tents. Tents shall be removed within 24 hours of the event.
7. Lighting. Light at the property line shall not exceed 0.5 footcandle.

Extending the use of the Property as a limited and restricted special events venue for non-Shriner events is appropriate as the character of the use is consistent with its current use for events by the Shriners. Subject to the proposed conditions, the use would remain compatible and would not have a negative impact on the surrounding area.

FINDINGS OF FACT

The following are factors listed in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance to be considered with the review of special use permit applications. The proposed SUP will

- NOT be detrimental to the safety, health, morals and general welfare of the Community.

The proposed special events venue would allow the Property to continue to be used for events and activities similar to those already conducted for Shriner related functions. The extension of these activities to non-Shriner functions will be governed by the same policies as currently applied to Shriner functions. The conduct of those attending non-Shriner events will be held to the same standards as those attending Shriner events.

- NOT tend to create congestion in streets, roads, alleys and other public ways and places in the area.

The Property has ample parking for the number of proposed attendees. There will be no change in access to the Property. The use of the alley will remain unchanged.

- NOT create hazards from fire, panic or other dangers.

The buildings are well equipped and designed for large groups with appropriate emergency exits.

- NOT tend to overcrowding of land and cause an undue concentration of population.

The buildings and adequate parking already exist. No new construction is proposed.

- NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.

The above referenced City services will not be adversely affected. The special events venue will not generate any school age children. The utilities and infrastructure are in place and adequate for the proposed use.

- NOT interfere with adequate light and air.

The light and air available to the Property and adjacent properties will not change. No expansion or construction of buildings is proposed.

Sincerely,



Gloria L. Freye

GLF/rcm

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BEGINNING AT A POINT ON THE NORTH LINE OF BELLEVUE AVENUE; SAID POINT HAVING A N.A.D. 83 SOUTH ZONE COORDINATE VALUE OF N:3740222.69 E:11782673.66; SAID POINT BEING 340.25' WEST OF THE WEST LINE OF HERMITAGE ROAD EXTENDED, THENCE CONTINUING ALONG THE NORTH LINE OF BELLEVUE AVENUE S86°17'08"W, A DISTANCE OF 747.16' TO A POINT; THENCE LEAVING THE NORTH LINE OF BELLEVUE AVENUE AND CONTINUING ALONG THE EAST LINE OF INTERSTATE ROUTE NO. 95 N18°42'19"E, A DISTANCE OF 241.74' TO A POINT; THENCE N06°36'32"E, A DISTANCE OF 286.38' TO A POINT; THENCE N14°14'27"E, A DISTANCE OF 365.17' TO A POINT; THENCE N01°10'43"E, A DISTANCE OF 104.26' TO A POINT; THENCE N20°19'38"E, A DISTANCE OF 269.25' TO A POINT; THENCE LEAVING THE EAST LINE OF INTERSTATE ROUTE NO 95 S20°55'37"E, A DISTANCE OF 1258.75' TO THE POINT AND PLACE OF BEGINNING CONTAINING 10.464 ACRES OF LAND.