

PURPOSE OF REQUEST

The purpose of this request is a zoning ordinance text amendment to add a “plasma center” use as a new use to the City of North Richland Hills Zoning Ordinance. This change is necessary to the City Zoning Ordinance because, per Planning Staff, “plasma center” does not qualify as an office or medical office use.

We offer the following standards for a “plasma center” to be permitted by right:

- Definition: “a facility used in the collection of blood plasma;”
- No processing, testing or fractionation of human plasma is be permitted on site;
- Minimum floor area for a “plasma center”: 10,000 square feet;
- Cannot be within one-half mile of another plasma center;
- All equipment, samples and products must be stored inside the building;
- Facilities must provide and follow a management plan for handling litter, outdoor queuing, security and loitering.
- Facilities shall include a waiting and departure lounge sufficient in size, but a minimum of five hundred (500) square feet, to accommodate all scheduled donors, as well as any anticipated drop-in customers. Such waiting areas shall include restroom facilities.
- No cash transactions are allowed, but “debit card” transactions are permitted;
- Off-street parking is required at a rate of one parking space per bed;
- All loading and unloading shall be performed at the rear of the building. At least one designated location for loading and unloading shall be provided.
- Hours of operation: Monday-Saturday: 9:00 am-7:00 pm; Sunday: 12:00 pm-7:00 pm.
- All plasma center uses require fully sprinklered buildings.



December 21, 2018

Via Electronic Mail
chusband@nrhtx.com

Clayton Husband
Principal Planner
Planning and Zoning Department
City of North Richland Hills
4301 City Point Drive
First Floor
North Richland Hills, Texas 76180

RE: Text Revision Case TR 2018-02: Blood Plasma Collection Facilities.

Dear Clayton:

Thank you and the rest of the Development Review Committee for your comments on the application to add a plasma center use to the table of permitted uses in the City of North Richland Hills (the "City"). We found the comments very helpful, and are forwarding this letter in response to a few of the topics brought up by these comments.

To begin, we thought it may be helpful to provide you with a little more information regarding BioLife Plasma Services. BioLife is part of Shire PLC, a Fortune 500 company and the leading global biotechnology company focused on serving people affected by rare diseases and highly specialized conditions. This company is licensed by the FDA and currently operates approximately 100 plasma centers across the country. BioLife makes a strong commitment to the communities where it operates. The majority of its locations have been in the same city for at least 10 years. Approximately \$3 million worth of cashless payments are made per year to donors at each facility. Over 80% (or around \$2.4 million) of all donor compensation is spent in the community at places like local grocery stores, gas stations, and retailers. Each location typically has 50-70 employees, with excellent benefits such as paid vacation, health, and tuition reimbursement. Typically, half of its employees are full-time and half are part-time. A Georgia Life Science Report concluded that for every direct job in the plasma center, an additional 2.2 jobs will be created locally because of spending related to that job. BioLife facilities are typically open from 8:00 a.m. or 9:00 a.m. to 6:00 p.m. or 7:00 p.m., offer ample parking, are safe, well-lit, and attractive, do not carry cash on-site, and utilize online appointment scheduling to avoid any long lines.

Regarding the discussion on page 2 about the characterization of this use, we would disagree with a few of these statements. First, we disagree that the use would potentially create adverse effects on adjacent properties and land uses. Similarly, we would disagree that this use could increase the service call levels for police and neighborhood services more than any other business would. A majority of donors come from within a 7-mile radius of the center and typically mirror the demographics of the surrounding community. Approximately 86% of donors are either employed, students, retired, or homemakers. Donors must provide proof of residency, ID, and be in good health. Additionally, BioLife donation centers are well-lit and secure. As mentioned above, cash is not held on-site, and payments are made to donors with debit cards. As a whole, BioLife employees volunteer over 10,000 hours per year in their communities. BioLife is a contributing member to the communities where their centers are located, and we believe this business would have a positive impact on neighboring businesses.

In reviewing the proposed development standards for this use, we agree with the majority of the standards and think they are very appropriate for a plasma collection center use. We would only request that a change be made to the first standard listed, so that the regulations permit screening as an alternative to distance for purposes of creating separation from a residence, religious assembly, public or private school, public park, or day care center. We think that a 500-foot distance requirement may not be as meaningful as providing a six-foot screening wall or fence between the plasma center use and the uses mentioned above. This screening wall or fence would not be permitted to include any connection or opening to the uses mentioned above. Therefore, we ask that this proposed regulation be amended to allow *either* a 500-foot separation *or* a six-foot screening wall or fence.

Thank you again for your assistance with this matter, and for your time in considering this exciting new use. Please feel free to reach out to me with any questions.

Regards,



William S. Dahlstrom

CC: Jeff Tarris (*via electronic mail*)
Shannon Quine (*via electronic mail*)