

PURPOSE OF REQUEST

The purpose of this application is to request a special use permit allowing a “blood plasma collection facility” use on the property located at the southeast corner of Mid Cities Boulevard and Rufe Snow Drive. In accordance with the City of North Richland Hills requirements for this use, the property would be subject to the following conditions under the special use permit:

- A blood plasma collection facility must not be located within one-half mile radius of another facility.
- A blood plasma collection facility must not be located within 500 feet of a residence, religious assembly, public or private school, public park, or day care center. The distance is measured along the property lines of the street fronts and from front door to front door, and in direct line across intersections.
- The minimum number of off-street parking spaces is one space per bed plus one space per 200 square feet of administrative and office space.
- The facility must have its primary driveway access on an arterial roadway, as identified on the Thoroughfare Plan.
- Facilities must be located in a building or space that contains an automatic sprinkler system for fire protection purposes.
- The minimum floor area for the facility is ten thousand (10,000) square feet.
- Facilities must include a waiting and departure area of at least five hundred (500) square feet in area to accommodate all customers. Customers are not permitted to queue outside of the facility.
- Separate restroom facilities for customers and staff must be provided.
- Hours of operation are limited to 6 AM to 8 PM Monday through Saturday and 8 AM to 5 PM Sunday.
- Facilities must develop and follow a management plan for handling litter, security, and loitering. A copy of the plan must be provided to the City.
- Cash transactions between the facility and customers are prohibited.

This business would be a positive addition to the community. The proposed business operator, BioLife Plasma Services, is licensed by the FDA and 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 in compliance with the hours listed above, 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. We think that this use would be compatible with the surrounding area, as it is located at a busy intersection on two principal arterial roadways, and is within a larger commercial development.

BioLife – North Richland Hills
Litter, Security, and Loitering Management Plan

Security:

- BioLife facilities include full security camera coverage.

Litter:

- BioLife facilities have regularly scheduled custodial service, cleaning, and trash removal contracts.

Loitering:

- The proposed BioLife facility provides the required 500 square feet of interior waiting space.