

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 20, 2019

SUBJECT: SUP 2019-03, Ordinance No. 3584, Public hearing and consideration of a request from JCW Development, LLC, for a special use permit for a blood plasma collection facility at 6246 Rufe Snow Drive, being 3.93 acres described as Lot 4R, Block 1, Northland Shopping Center Addition.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of WC South Properties Limited Partnership, Jeff Tarris with JCW Development LLC is requesting a special use permit for a blood plasma collection facility on 3.93 acres located at 6246 Rufe Snow Drive.

GENERAL DESCRIPTION:

The property is located on the east of Rufe Snow Drive just south of the intersection with Mid-Cities Boulevard. The building on the site is part of the Rufe Snow Village shopping center, and the 17,155-square-foot lease area is in the same building with a clothing and home goods discount store. The applicant proposes to renovate and remodel the lease area for a blood plasma collection facility use called [BioLife Plasma Services](#).

Exhibits for the proposed special use permit are attached. Planned improvements to the lease space include the remodel and finish out of the interior space and renovations to the exterior building facade. The facility would include 60 beds, rooms for customer screening and examination, plasma processing areas, shipping and receiving areas, and administrative offices.



FRONT ELEVATION FACING RUFÉ SNOW DRIVE

Land use

On January 28, 2019, City Council approved Ordinance 3563, which amended the zoning ordinance to add the “blood plasma collection facility” land use to the table of permitted uses. The amendment also added a definition and development standards for the use. A blood plasma collection facility requires approval of a special use permit in the C-1, C-2, I-2, and I-2 zoning districts. The property under consideration is zoned C-1 Commercial.

Land use standards

In conjunction with the zoning amendment described above, new land use standards were adopted for blood plasma collection facilities. These standards include location requirements, operational standards, building standards, and parking and access requirements. All land use standards have been satisfied with this application except the parking standards.

The lot under consideration includes the proposed use and an existing retail store. Based on the table below, 185 parking spaces are required on the lot to accommodate both uses. There are 151 parking spaces in the interior of the parking lot. The parking spaces adjacent to Rufe Snow Drive do not meet the minimum depth standards for parking spaces and cannot count towards the required number of spaces. However, if the spaces were converted to 15 parallel parking spaces, there would be 166 parking spaces available on the lot. There is a reciprocal parking provision that covers the lots in the shopping center.

BUSINESS	PARKING STANDARD	SIZE	SPACES REQUIRED
Dirt Cheap	1 space per 250 SF	28,488 SF	114 spaces
BioLife Plasma Services	1 space per bed + 1 space per 200 SF of administrative and office space	60 beds 2,190 SF other space	71 spaces

DRC RECOMMENDATION. The current development policy in North Richland Hills is to monitor closely land uses in the city in order to establish an optimal mix of residential, commercial, restaurant, retail, and office establishments that best serve the varied needs of residents and consumers. To implement this policy, all blood plasma collection facility uses are subject to approval of a special use permit or other zoning action.

The Development Review Committee’s (DRC) recommendation for denial of the special use permit application is based on the following.

1. The use is not appropriate for this neighborhood or area of the city.
2. The use does not fill a service gap or demand in the community.
3. The use may result in a perceived negative impact to the community.
4. The use may not achieve City goals to improve and upgrade commercial centers.



Special Use Permit

The zoning ordinance provides that special use permits may establish reasonable conditions of approval on the operation and location of the use to reduce its effect on adjacent or surrounding properties.

The proposed conditions of approval for this SUP application are attached. These conditions are based on the applicant's proposed construction, and they include various site improvements recommended by the Development Review Committee. These improvements include landscaping, lighting, and parking lot improvements. The applicant has not agreed to these conditions and seeks approval of the special use permit without improvements to the property.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Retail." This designation is intended to permit a variety of retail trade, personal and business service establishments, and offices.

CURRENT ZONING: The property is currently zoned C-1 Commercial. The C-1 district is intended to provide for development of retail service, and office uses principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and be confined to intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial	Retail	Shopping center
WEST	City of Watauga	Regional Retail/Commercial (per Watauga land use map)	Shopping center
SOUTH	C-1 Commercial	Retail	Shopping center
EAST	PD Planned Development	High Density Residential	Apartment complex

PLAT STATUS: The property is currently platted as Lot 4R, Block 1, Northland Shopping Center Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission opened the public hearing for this item at the May 2, 2019, and continued the hearing to the May 13, 2019, meeting at the request of the applicant. If the commission issues a recommendation to City Council, staff will brief City Council of their recommendation at the May 20, 2019, meeting.

RECOMMENDATION:

Deny Ordinance No. 3584.