



IMMUNOTEK™
BIO CENTERS

Louisville Metro Planning & Design Services
City of Louisville, KY

RE: Conditional Use Permit for property located at 8209 Preston Hwy, Louisville

We are interested in purchasing property within city of Louisville, KY. We are asking the city to consider rewarding ImmunoTek a conditional use permit to operate a plasma center. Pursuant to Land Development Code, Conditional Uses, 4.2.10 - A Blood/Plasma Collection Center may be allowed within the C-2, C-3, C-M upon the granting of a conditional use permit.

Considering that plasma collection centers have even been deemed critical during these uncertain times of COVID-19, based on their ability to provide life-saving therapies to those patients currently fighting the infection by donating your plasma, we are requesting a special use permit.

Patients that have fully recovered from COVID-19 contains COVID-19 antibodies. These antibodies provided one way for your immune system to fight the virus when you were sick, so your plasma may be able to be used to help others fight off the disease; the more plasma that can be collected, the more therapies we can potentially provide.

Plasma Centers can also assist with medical applications for plasma drug therapies include: burn victims, hemophiliacs, biologic products, albumin and specialty drugs. The facilities are state of the art medical facilities, approved and monitored by the FDA, EU and other regulatory authorities. Rigorous screening and testing protocols are required and strictly enforced.

Below are some of the positive impacts a plasma collection center can have on a community.

- A typical center will employ 40-45 people, many of whom are skilled technicians.

2 Physicians	1 Center Director	2 Assistant Managers
2 Quality Assistance	5 Nurses	10 Phlebotomists
9 Medical Screeners	3 Plasma Processors	6 General Technicians
- Salaries ranges are competitive in the local market based on license level.
- The Center Director and Quality Assistant starting salaries range from \$65K-\$75K.
- The starting hourly wage for non-licensed personnel ranges between \$12.50-\$13.50/hr.
- One center can have an annual economic impact of approximately \$2,500,000 annually from salaries and donor compensation.

Thank you and please feel free to contact me with any questions.

Sincerely,

Mel LeMaire

Melanie LeMaire
NCD Project Administrator
mlemaire@immunotek.com
office - 337.500.1170

RECEIVED
MAY 03 2021
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DESIGN SERVICES

5750 Johnston Street, Suite 302, Lafayette, LA 70503
O: 337.500.1251 F: 855.631.0734
www.immunotek.com

21-CUP-0063



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RE: Conditional Use for property located at 8209 Preston Hwy, Louisville, KY

Dear Neighbor:

We are writing to notify you about an upcoming "neighborhood meeting" regarding Conditional Use zoning permit (CUP). Because of the COVID-19 emergency orders requiring and/or recommending social distancing, the neighborhood meeting will be held virtually on **Monday, April 26 @ 6:00pm (EST)**. A Conditional Use Permit to operate a Plasma Collection Center was filed with the Board of Zoning Appeals with city of Louisville, KY on April 5, 2021. A hearing will be scheduled at a later date. Zoom virtual call details are as follows:

<https://us02web.zoom.us/j/89988997800?pwd=VmRHS2dGOWkyd1FGdXY4d1Y3K2VuUT09>

Meeting ID: 899 8899 7800 Passcode: 211809

One tap mobile

+13462487799,,89988997800#,,, *211809# US (Houston)

ImmunoTek is seeking a CUP to allow operation of a plasma collection center in the former Preston Event Center location. ImmunoTek Bio Centers enhance the lives of our employees, donors, and patients through the expert collection of life-saving plasma. Please visit our website <https://www.immunotek.com/about-us/> for more information on our company, goals, and mission.

Plasma collection centers have even been classified as "essential business" and our plasma donors and staff are classified as essential workers during these uncertain times of COVID-19, based on their ability to provide life-saving therapies to those patients currently fighting the infection by donating your plasma, we are requesting a special use permit.

Plasma Centers provide the source for multiple life savings drug therapies that include: burn victims, hemophiliacs, albumin and specialty drugs. The facilities are state of the art medical facilities, approved and monitored by the FDA, EU and other regulatory authorities. Rigorous screening and testing protocols are required and strictly enforced.

Below are some of the positive impacts a plasma collection center will have on a community.

- A typical center will employ 25-30 people, many of whom are skilled technicians that are hired from right here in the community. Positions include a Center Director, Assistant Managers, Physicians, Quality Assurance, Phlebotomists, Medical Screeners, Plasma Processors, and General Technicians.
- Salaries ranges are competitive in the local market
- One center can have an annual economic impact of approximately \$2,500,000 annually from salaries and donor compensation.

ImmunoTek's operating hours will fluctuate over time and are subject to change depending on location. Initially, operating hours will be Tuesday – Saturday, 10 am – 4pm. Once we are established in the community, our hours of operation will change to meet the needs of our donors.

If you have any questions or comments, please feel free to contact Aaron Renshaw at ARenshaw@immunotek.com We look forward to our opportunity to visit virtually or by phone.

Sincerely,

Mel LeMaire

Melanie LeMaire

mlemaire@immunotek.com

office - 337.500.1170

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21- CUP- 0063

LOUISVILLE, KY NEIGHBORHOOD MEETING
Zoning Application for Plasma Center
8209 Preston Hwy, Louisville

Zoom Call Monday April 26, 2021 @ 6:00 pm

No attendees dialed in for call.

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21-CUP-0003

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21-CUP.0003



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EXTERIOR APPEARANCE



21-CU4-00603



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ImmunoTek – What We Do

ImmunoTek Bio Centers is a bio-tech company committed to the safe collection of human blood plasma. ImmunoTek operates plasma collection centers also known as plasmapheresis centers.

- The raw material (source plasma) is collected and shipped to a fractionation facility owned by a pharmaceutical company to produce plasma protein therapies and vaccines.
- Medical applications for plasma drug therapies include: burn victims, hemophiliacs, biologic products, albumin and specialty drugs.
- The facilities are state of the art medical facilities, approved and licensed by the FDA, EU and other regulatory authorities.
- The automated plasmapheresis process takes whole blood from donors, separates the plasma from the red cells in a centrifuge and returns the red cells to the donor.
- Rigorous screening and testing protocols are required and strictly enforced.

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21-CMF-00103



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Community Impact

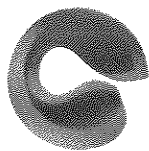
A typical center will employ 25-30 people, many of whom are skilled technicians, that are hired from the community.

Positions include a Center Director, Assistant Managers, Physicians, Quality Assurance, Phlebotomists, Medical Screeners, Plasma Processors, and General Technicians.

- Salary ranges are competitive in the local market.
- The Director and QA \$65K to \$75K
- Our average hourly wage for non-licensed personnel \$12.50 to \$13.00 per hour. We provide on the job training and certification. Most of the positions are full time.

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The economic impact of a typical center on the community is estimated at approximately \$2,500,000 per year.



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Hours of Operation

ImmunoTek operating hours will fluctuate over time and are subject to change depending on location:

- Initially:
 - Tuesday – Saturday
 - 10 am – 4pm
- Approximately 6 Months
 - Monday – Saturday
 - 8am -6pm
- As the centers mature, hours are adjusted to meet the donor needs after work and on weekends.
 - 7 days a week
 - 7am -7pm

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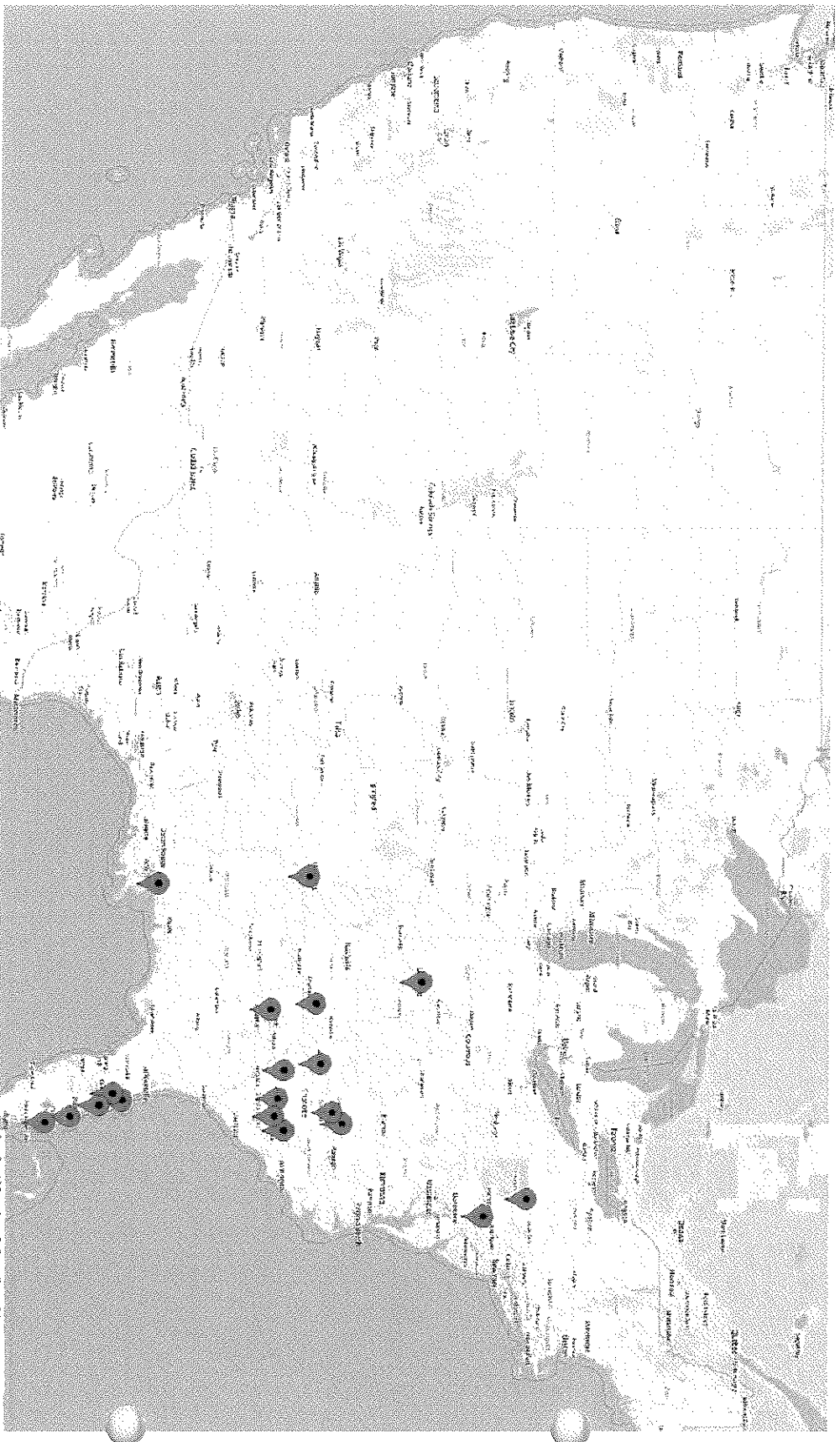
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21-CUP-00103

Existing ImmunoTek Plasma Centers

Existing Centers:

1. Cocoa, FL
2. Cleveland, TN
3. Columbia, SC
4. Florence, SC
5. Pierce, FL
6. Cecilwood, SC
7. Gretna, FL
8. Hendersonville, NC
9. High Point, NC
10. Hom Lake, MS
11. Jeffersonville, IN
12. Lancaster, PA
13. Lithia Springs, GA
14. Port Orange, FL
15. Salisbury, NC
16. Sanford, FL
17. Slidell, LA
18. Sumter, SC
19. Williamsport, PA



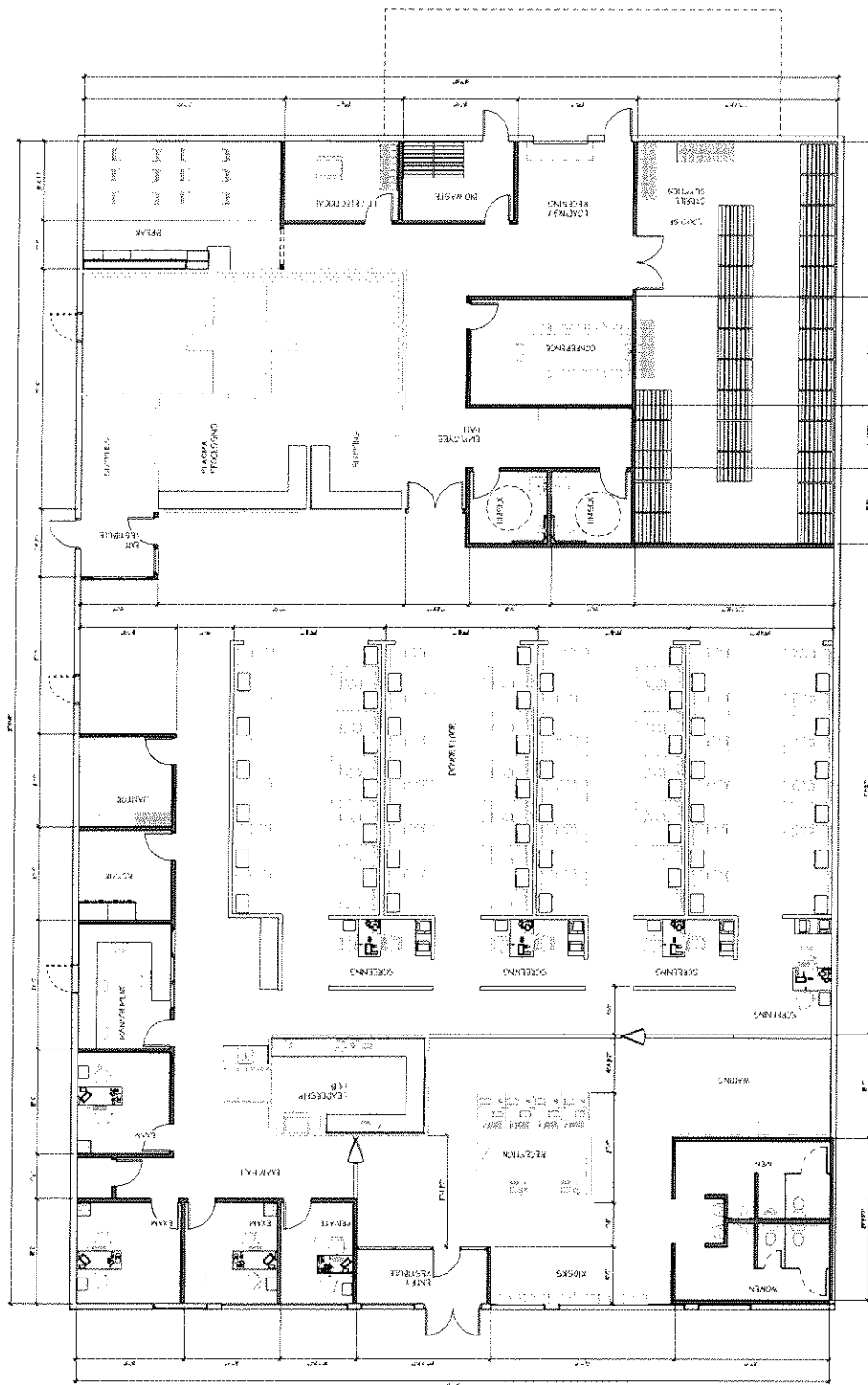
Existing Centers (19)

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MAY 03 2021

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21-CUP-00103



1 Dimension Plan
1/8" = 1'-0"

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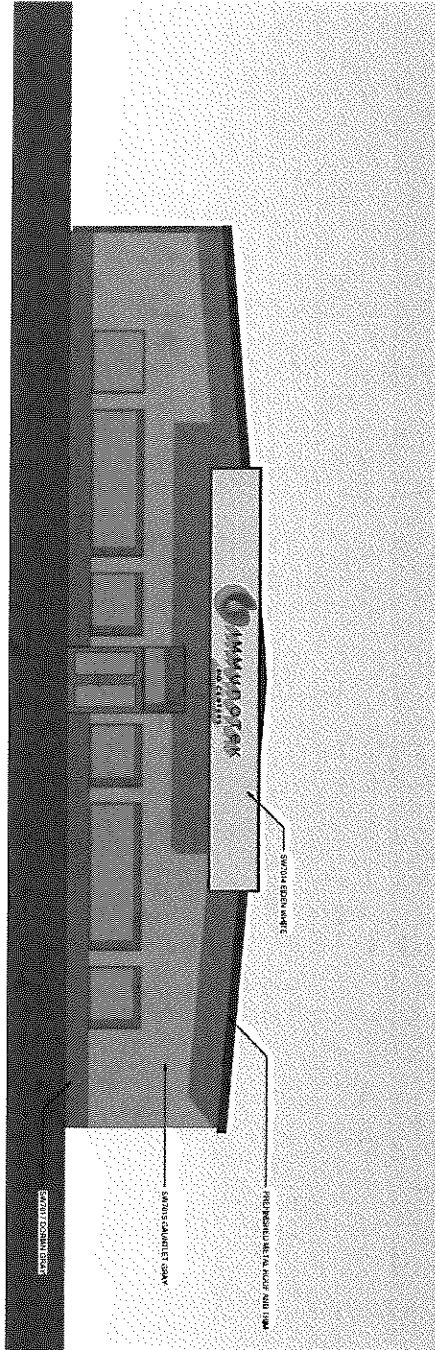
FEB 08 2021

PLANNING & DESIGN
SERVICES

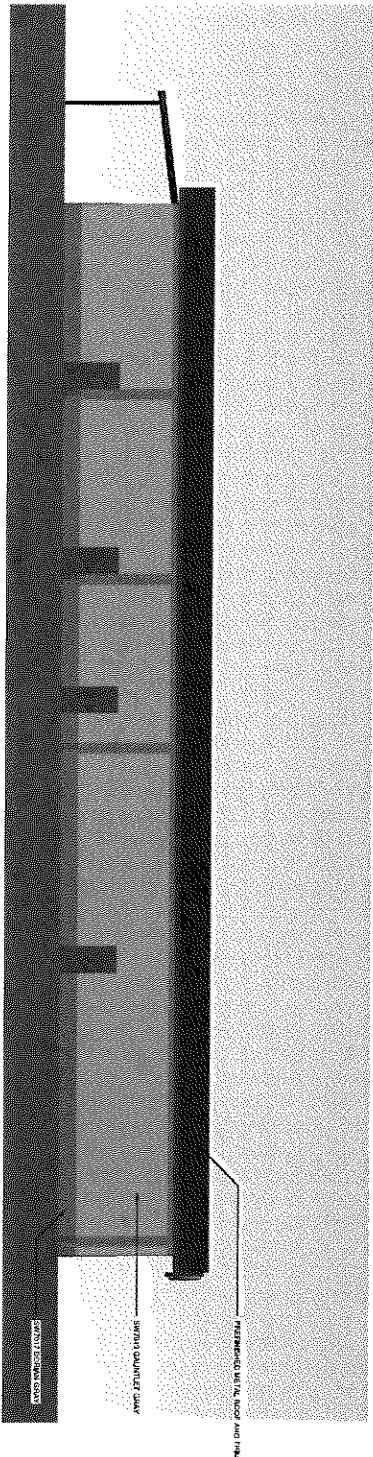
21-CUPPA.0017

FEB 08 2021

FRONT ELEVATION



SIDE ELEVATION



INTERIOR TENANT IMPROVEMENT FOR:
IMMUNOTEK BIO CENTERS, LLC
LOUISVILLE, KY
8209 PRESTON HWY

IMMUNOTEK
BIO CENTERS
5750 American St., Suite 200, Louisville, KY 40258
857.000.1234 | www.immunotek.com

Revisions		
Description	Date	By

A3.1
Sheet
F. J. JOHNS, ARCHITECT
FJJOHNS@FJJOHNS.COM
Project Number: 170708
Date: 02/02/2021
Project Name: 8209 P

Waiver Justification Statement

1) Waiver from Chapter 10.2.4.B.1 to allow vehicle parking and maneuvering to encroach into the required 25' landscape buffer area adjacent to the R-4 zone

(1) Will the waiver adversely affect adjacent property owners?

The waiver being requested along the existing R-4 boundaries (east and south) will not adversely affect adjacent property owners. Appropriate screening in compliance with the Land Development Code will be provided and the existing canopy along the southern boundary of the parking area will be preserved. These landscape elements will provide the appropriate buffering from the R-4 zoned portions of the adjacent parcel.

(2) Will the waiver violate the Comprehensive Plan?

The intent of landscape buffer areas is to create suitable transitions where varying forms of development adjoin, to minimize the negative impacts resulting from adjoining incompatible land uses. The proposed buffer reduction will allow for code compliant screening to be provided in conjunction with plantings in open areas along the eastern property perimeter as well as preservation of tree canopy to the south. All of these elements will combine to provide the suitable transition from the subject to the adjacent R-4 zoned portions of the parcel that has commercial use located along Preston Highway. The waiver will not violate the Comprehensive Plan.

(3) Is the extent of the waiver of the regulation the minimum necessary to afford relief to the applicant?

The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant to allow for the appropriate turn radius and maneuvering for truck delivery to the rear of the existing building. The encroachment has been minimized to the area needed to achieve this requirement for the use of the existing building as it is intended to function with rear delivery locations. It allows for preservation of tree canopy to the south while maintaining the existing parking and maneuvering areas.

(4) Has either:

(a) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(b) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant by requiring removal of the existing rear loading area, existing parking and maneuvering areas that allow needed function of the existing structure along a property perimeter associated with a commercial front facing parcel to the south at 8215 Preston Highway.

Variance Justification Statement

- 1) Variance from Chapter 4.8.3.A.1.a to allow encroachment of parking area into the 100' stream corridor buffer**
- 2) Variance from Chapter 5.3.2.b to allow vehicle parking and maneuvering to encroach into the 25' rear yard**

1. Explain how the variance will not adversely affect the public health, safety or welfare.

The requested variances will not affect the public health, safety or welfare. The encroachment into the outer zones of the 100' stream corridor buffer result from existing conditions on the site with slight increases that will be mitigated by preservation of the tree canopy along the northern property perimeter and landscape/screening to the east. The surrounding tree canopy on the site to the north and south as well as on the adjacent property to the east will be maintained and unaffected. The rear yard encroachment will have Land Development Code compliant screening provided and landscaping where able along the perimeter that will create separation and not affect the vacant portions of the parcel to the east.

2. Explain how the variance will not alter the essential character of the general vicinity.

The variances will not alter the essential character of the general vicinity since they follow a pattern of existing encroachments on both the subject site and sites to the north along the ditch/blueline waterway. Both areas of encroachment for the variances are along vacant portions of the adjacent parcels and will not affect screening or the existing tree canopy. The character of the general vicinity will be maintained in this manner.

3. Explain how the variance will not cause a hazard or nuisance to the public.

The variances will not cause a hazard or nuisance to the public due to the location of the encroachments being at the rear of the property adjacent to commercially used properties with similar patterns of encroachments. Screening and tree preservation will be utilized for appropriate transitioning between sites.

4. Explain how the variance will not allow an unreasonable circumvention of the zoning regulations.

The variances will not allow an unreasonable circumvention of the zoning regulations since the requests allow for proper functioning and maneuvering on the existing site. It follows an established pattern on the property and those within the area. Tree canopy will be kept along the property perimeters in tandem with screening that is code compliant.

ADDITIONAL CONSIDERATIONS:

1. Explain how the variance arises from special circumstances which do not generally apply to land in the general vicinity.

The variances arise from the existing pattern of development on the site and the existing structure being utilized with rear loading and delivery. The existing pattern of development occurs on properties within the general vicinity and lead to special circumstances in regards to the ditch identified as a blueline stream.

2. Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant by requiring removal of the existing rear loading area, existing parking and maneuvering areas that allow needed function of the existing structure along a property perimeter associated with a commercial front facing parcel to the south at 8215 Preston Highway and to the north at 4202 Lambert Road.

3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought?

The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought due to the existing conditions of the site pertaining to plan certain docket number from 1983. They were in place prior to the current development and intended ownership.