

**21-CUP-0063, 21-WAIVER-0069,
21-VARIANCE-0072
8209 Preston Highway**



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Jon E. Crumbie, Planning & Design Coordinator
July 12, 2021**

Request(s)

- Conditional Use Permit to allow a blood plasma center
- Waiver from Land Development Code (LDC) Section 10.2.4.B.1 to allow vehicle parking and maneuvering to encroach into the required 25-foot landscape buffer area.

Location	Requirement	Request	Waiver
Rear of Property	25 ft.	0	25 ft.

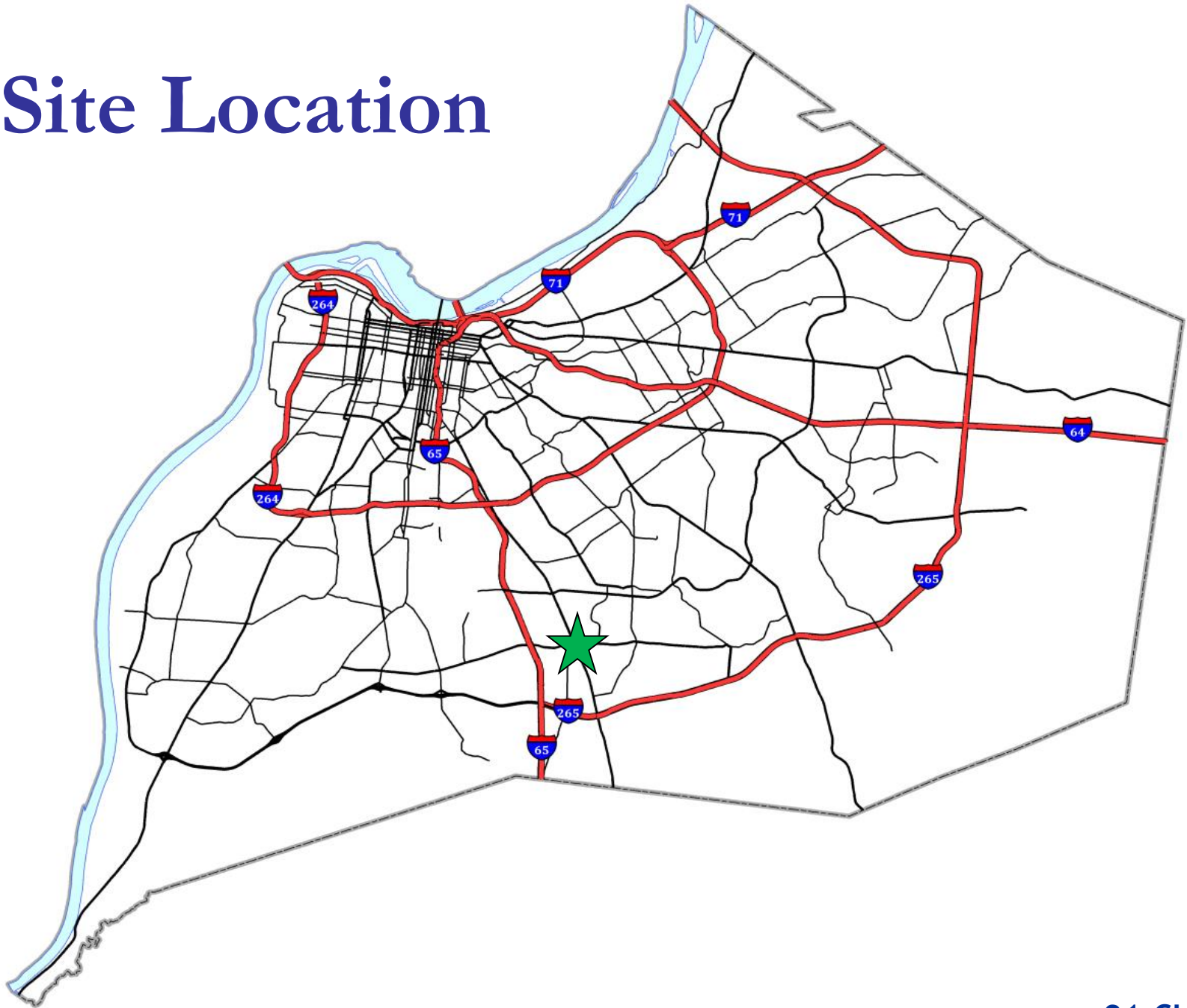
- Variances from Land Development Code (LDC) Section 4.8.3.A.1 to allow encroachment of parking area into the 100 foot stream buffer and 5.3.2.b to allow vehicle parking and maneuvering to encroach into the required rear yard

Location	Requirement	Request	Variance
100-foot stream buffer	100 ft.	65 ft.	35 ft.
Vehicle parking & maneuvering	25 ft.	0	25 ft.

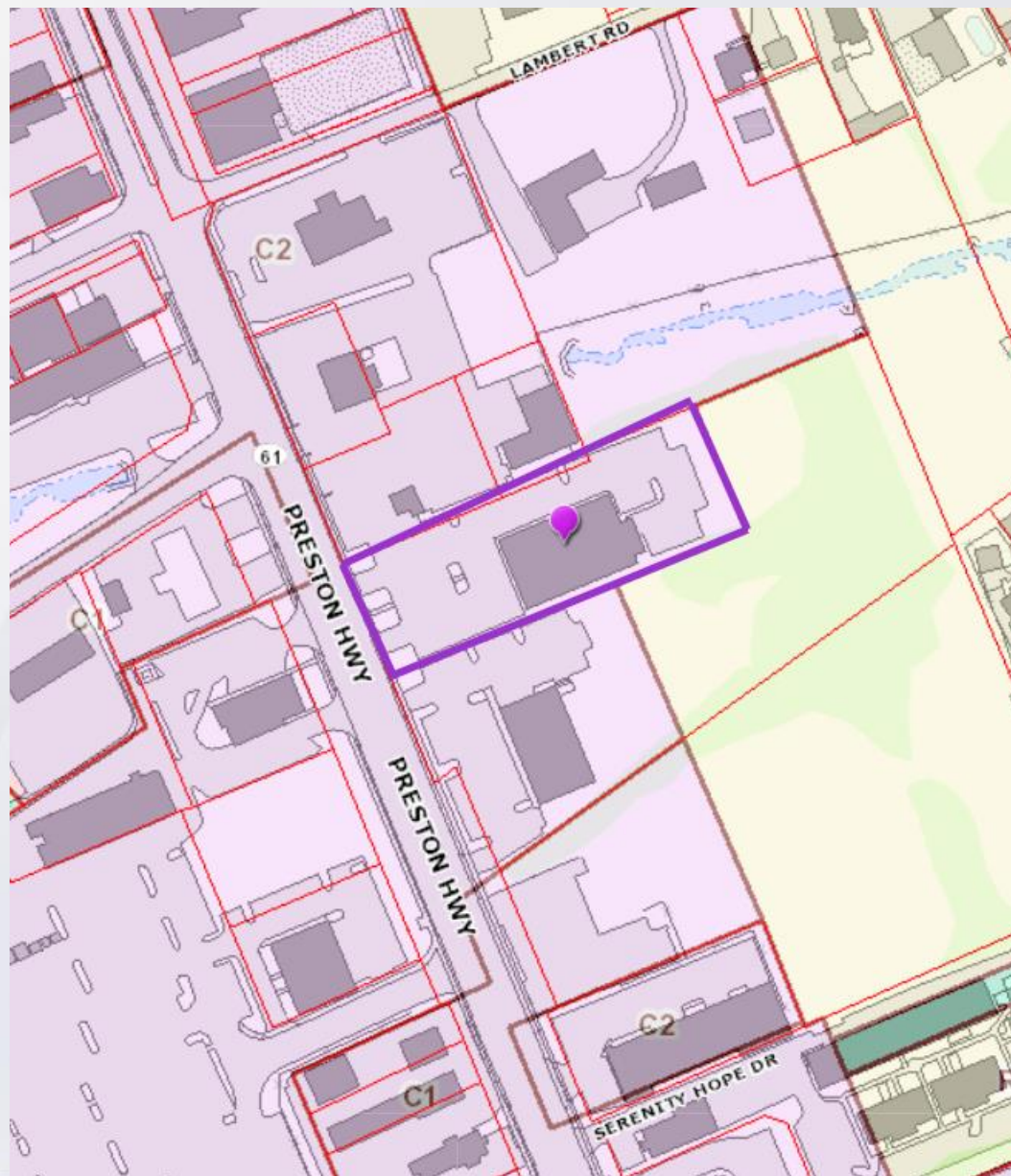
Case Summary/Background

- The applicant is proposing to use the repurpose the existing structure to allow for the collection of plasma from donors to use in the treatment of COVID-19 patients, burn victims, hemophiliacs, biologic products, albumin and specialty drugs.

Site Location

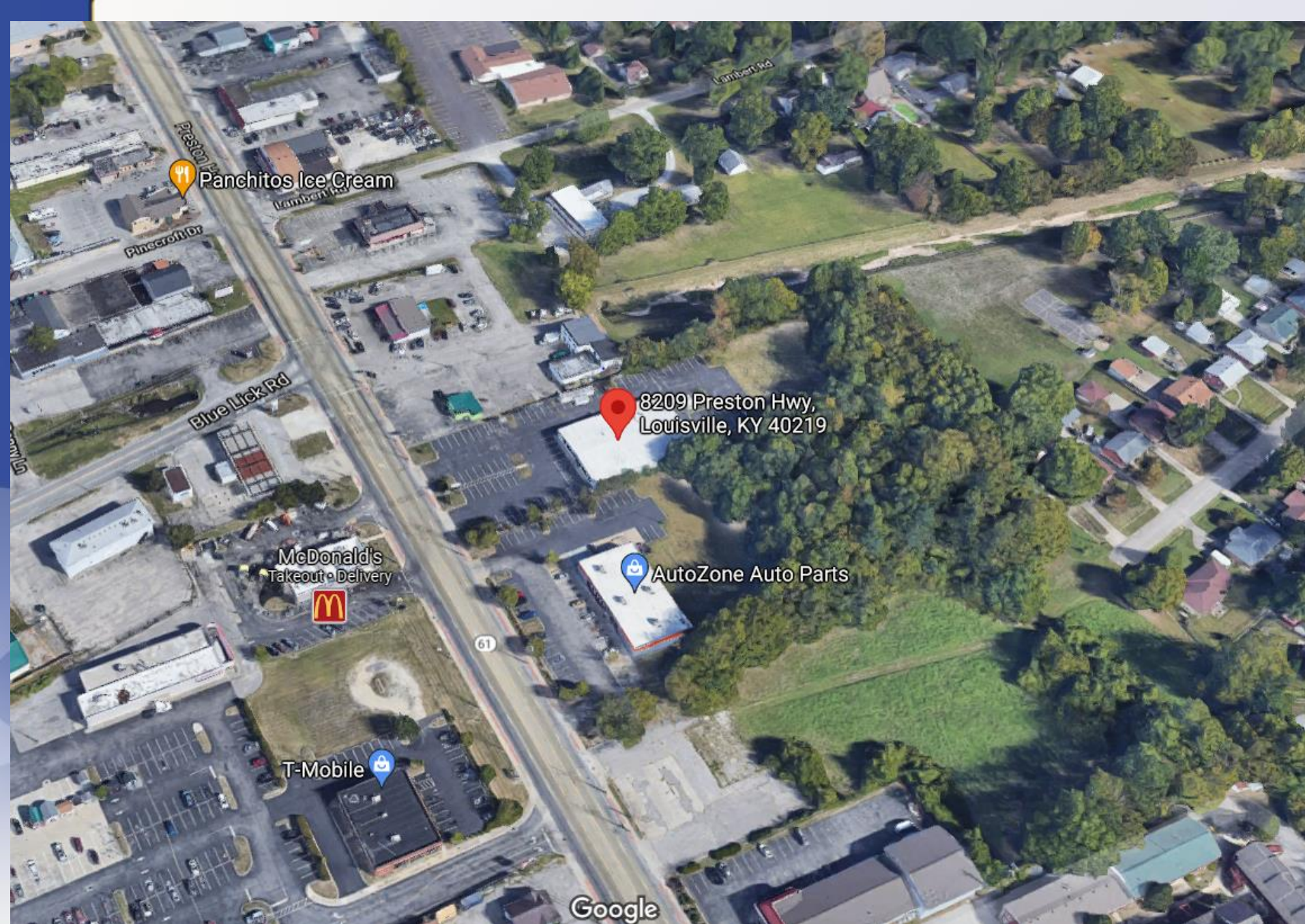


Zoning/Form Districts

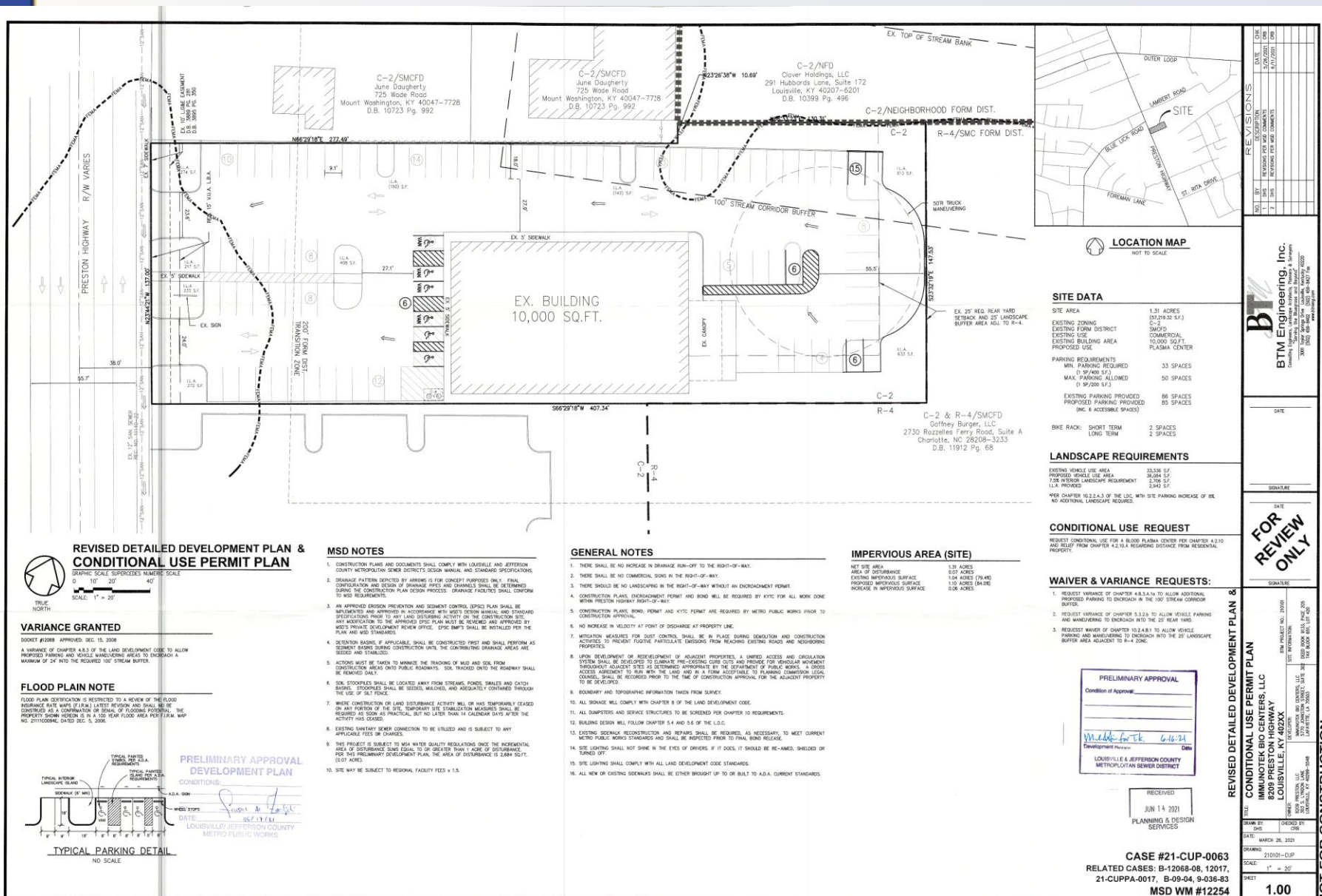


Aerial Photo





Site Plan



Ex. Structure on Site



Looking Toward Rear



Parking Space Addition/Rear Area



Maneuvering Area at Rear



Parking Space Addition/Rear Area



Rear of Existing Structure



Front/Adjacent Property



Across Preston Highway



Staff Finding

- There are two listed standards, and the applicant will need relief from item A. Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

Required Actions

APPROVE or DENY

Conditional Use Permit to a blood plasma center, waiver, and variances

Conditions of Approval

- 1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
- 2. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for a blood plasma center until further review and approval by the Board.

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