



REPORT TO CITY COUNCIL

NO TAXES ARE DUE

TO: The Honorable Mayor and Members of the City Council

FROM: Debra Irvin, City Manager

DATE: November 9, 2020

SUBJECT: **Case # 20-26:** A referral to the Plan Commission for a Special Use Permit to Immuno Tek Bio Centers for the operation of a Blood Plasma Collection Center at the location of 9400 Natural Bridge Road, in the City of Berkeley, St. Louis County, Missouri.

We have investigated the Subject item, above, and present the following as our findings:

BACKGROUND

The property was previously used as Crescent Parts & Equipment Store, a one-story, brick on concrete retail building. The property is zoned "C-2" General Commercial. The code is silent on this use; however, the city planning can opt to use the Special Use Process.

ZONING CODE

This location is zoned C-2 General Commercial District and in accordance with Special Use provisions through 400.530 D.

SUPPORTING DOCUMENTS

- Staff Report
- SUP Application
- Petitioner Narrative
- Aerial & Site photos (Exhibit A & B)

RECOMMENDATION

Staff recommends referral to the Plan Commission for review.

Respectfully submitted,



Cc 11/16/2020

TYPE OF APPLICATION

(Please check all that apply)

INITIAL FEE \$350

<input type="checkbox"/> Preliminary (Plats)	<input checked="" type="checkbox"/> Special Use Permit
<input type="checkbox"/> Re-approval (Plats)	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Amending (Plats)	<input type="checkbox"/> Resubdivision/Reconsolidation
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Business Name/Ownership Change
<input type="checkbox"/> Lot Consolidation	<input type="checkbox"/> Variance (Land Use)
<input type="checkbox"/> Street Name (New, Change)	<input type="checkbox"/> Variance (Building Code)
<input type="checkbox"/> Street Vacation	<input type="checkbox"/> Liquor/Lottery/Financials (Money Grams/Order)
<input type="checkbox"/> Medical Marijuana (Dispensary)	<input type="checkbox"/> Medical Marijuana (Grow Facility)
<input type="checkbox"/> Medical Marijuana (Researching/Testing)	<input type="checkbox"/> Building Code Appeal
<input type="checkbox"/> Food Truck – SUP \$100.00	<input type="checkbox"/> Food Truck – Fire Inspection \$75.00
<input type="checkbox"/> Food Truck Business License \$75.00	<input type="checkbox"/> Other

REQUIREMENTS:

1. Prepare twenty (20) legible sets of drawings detailing interior & exterior of property.
2. Submit a completed application three (3) weeks prior to Planning meeting.
3. **DO NOT** destroy, tear down or remodel proposed business structure until 'FINAL' approval by City Council.
4. If you do not submit your application in a timely manner your request will be considered on the next meeting date.

APPLICANT(S) LEGAL NAME(S) ImmunoTek Bio Centers

APPLICANT IS (CHECK ONE): OWNER _____ AGENT _____ PURCHASER OF CONTRACT TENANT _____

APPLICANT(S) ADDRESS: STREET 5750 Johnston Street, Suite 302,
CITY Lafayette STATE LA ZIP 70503 PHONE 337-500-1170 E-MAIL mlemaire@immunotek.com

LOCATION OF PROPOSED USE

STREET ADDRESS: 9400 Natural Bridge Rd St Louis, MO

PROPERTY DESCRIPTION: Parcel # 13K610214

PRESENT ZONING DISTRICT: _____ PROPOSED ZONING DISTRICT (If applicable) _____

THE PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: former Crescent Parts & Equipment Store

THE PROPERTY IS TO USE IT FOR: (Type of Business) Plasma Collection Center

DAYS & HOURS OF OPERATION ETC. _____

PROPOSED NAME OF BUSINESS: ImmunoTek Bio Centers

APPROXIMATE SIZE OF TRACT: ACRES 1.46 acres SQ FT OF SPACE (Under roof) 19,300 sf

IF APPLICANT IS NOT OWNER: OWNER(S) NAME: Crescent Parts & Equipment

ADDRESS: STREET: 5121 Manchester Rd CITY St. Louis

STATE: MO ZIP: 63110 PHONE:() E-MAIL _____

I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER: _____ SIGNATURE

By signing this application the owner(s) and applicant(s) attest that all information and facts provided on this form and attachments are complete and accurate and that any omission or incorrect fact or information may invalidate any notice or subsequent action taken by the City of Berkeley Board of Adjustments, City of Berkeley Planning & Zoning Commission. (All applicants and owners shall sign the application. Attach additional name/address/signature/date pages as needed.)

APPLICANT(S) SIGNATURE Melanie LeMaire OWNER(S) SIGNATURE _____

DATE _____ DATE _____

On this date _____, all items necessary for a technical review of the proposed special use permit plan have been submitted and

Constitute a COMPLETE APPLICATION. STAFF SIGNATURE: Debra M. Jim

DATE PAID 11/4/2020 Cash Check Money Order Debit/Credit RECEIPT NO: 48173 CASE NO: 20-26

Debra M. Irvin

From: Notification <noreply@forte.net>
Sent: Wednesday, November 4, 2020 4:54 PM
To: Debra M. Irvin
Subject: City of Berkeley Payment Confirmation

Dear Kathryn Rost

Thank you for making your payment to the City of Berkeley on 11/4/2020 2:53:53 PM in the amount of 358.75.

PLEASE NOTE:

If you paid by electronic check, please check your bank statement to confirm that your payment was deducted within 48 hours of the date that you made the payment. If the payment was not deducted, please call our office immediately.

If you have any questions in regards to the payment process or the service fee please contact our office at (314) 524-3313

Please note; do not reply to this email. This is an unattended mailbox.

Thank you



IMMUNOTEK

BIO CENTERS





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 plasma collection facility does not perform any on site laboratory functions.
- The facilities are state of the art medical facilities, approved and monitored 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 gives back the red cells to the donor.
- Rigorous screening and testing protocols are required and strictly enforced.



IMMUNOTEK
BIG CENTERS

Community Impact

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

- 2 Physicians
 - 1 Director
 - 2 Assistant Managers
 - 2 Quality Assistance
 - 5 Nurses
 - 10 Phlebotomist
 - 9 Donor Screeners
 - 3 Processors
 - 6 General Technicians
- Salary ranges are competitive in the local market based on license level.
 - 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. All positions are full time.

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



Hours of Operation

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

- Initially:
 - Tuesday – Saturday
 - 10 am – 4pm

- 2-5 Months
 - Monday – Saturday
 - 8am -6pm

- After Licensure:
 - 7 days/week
 - 7am – 7pm



RITE-AID RENOVATION





TYPICAL EXTERIOR SIGNAGE





Ground-Up Build





City Council
City of Berkely, MO

RE: Special Use Permit for property located at 9400 Natural Bridge Rd

We are interested in leasing a portion of space within the Jetway Plaza shopping center located at 9400 Natural Bridge Rd. We are asking the city to consider rewarding Immunotek a special use permit to operate a plasma center.

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.

Please advise how we should proceed to make this text amendment within the city ordinances for shopping center permitted uses. 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

9400 Natural Bridge Road, Berkeley MO 63134

