



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

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21-VARIANCE-0072

District Development Plan Justification:

In order to justify approval of any district development plan, the Planning Commission considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

- 1. Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?**

Yes - The natural resources of the majority of the existing Type B stream buffer are being preserved with minimal encroachments being offset by buffering areas along the northern property perimeter.

- 2. Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?**

Yes - Vehicle and pedestrian connectivity to the major arterial corridor along Preston Highway will be maintained, as well as, additional space for safe truck maneuvering on site to allow safe transportation.

- 3. Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?**

Yes - Sufficient open space will be provided on the site with interior and perimeter landscape buffering.

- 4. Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?**

Yes - The site will meet MSD requirements and provide adequate drainage facilities.

- 5. Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?**

Yes - The natural resources of the majority of the existing Type B stream buffer are being preserved with minimal encroachments being offset by buffering areas along the northern property perimeter.

- 6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?**

Yes - The proposal conforms to the policies for the Suburban Marketplace Corridor under Plan 2040 Comprehensive Plan.

Crumbie, Jon

From: Karen Potts <kmmpotts@gmail.com>
Sent: Tuesday, June 22, 2021 11:21 AM
To: Crumbie, Jon
Subject: Case 21-DDP-0053

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I am opposed to the plasma center as we are already over run with the homeless and serenity hope residents hanging out all around the area

Karen Potts
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