

Stafford County
Board of Supervisors & Planning
Commission Joint Public Hearing

July 10, 2018

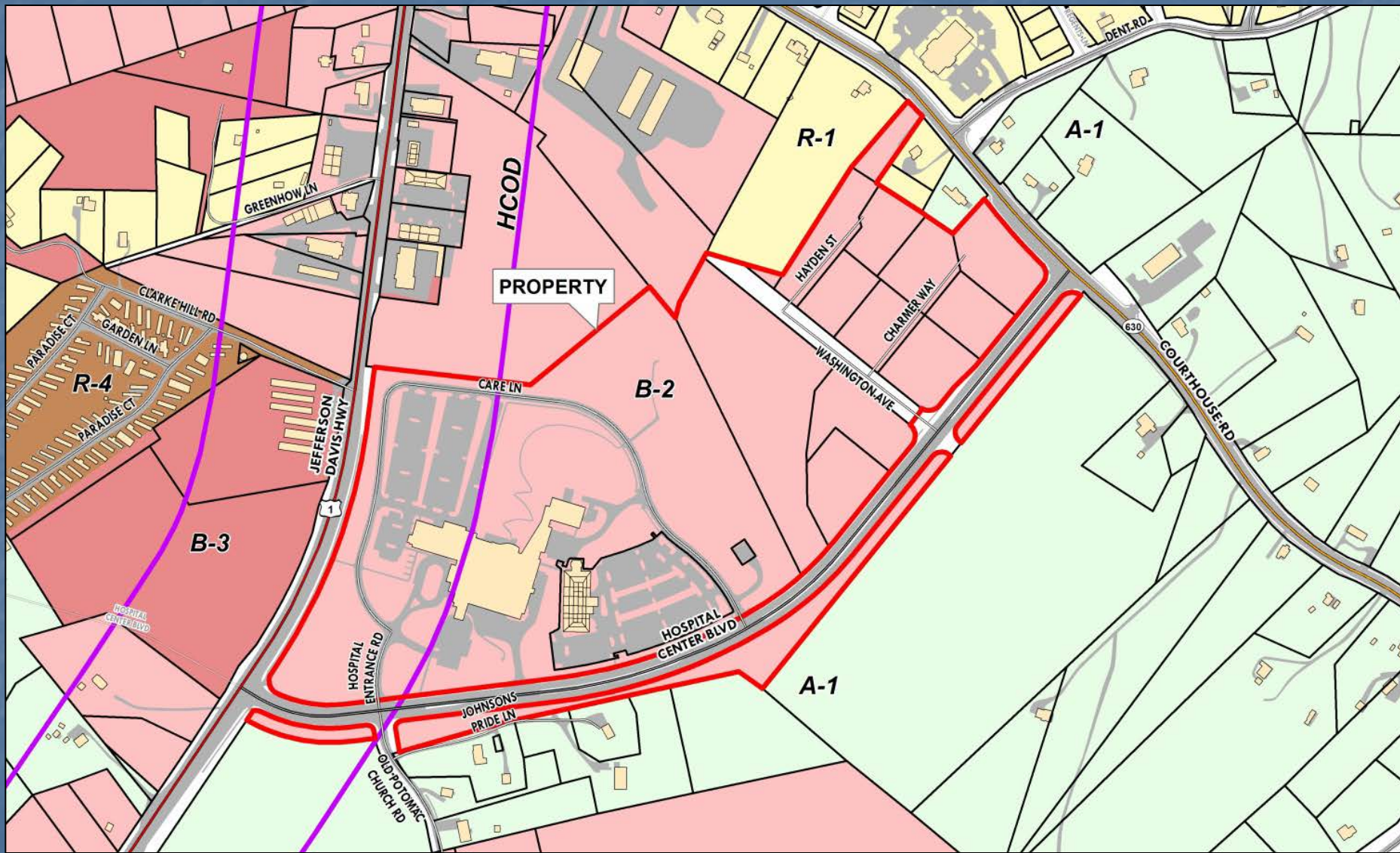
Stafford Hospital
Family Health Center

Conditional Use Permit (CUP18152371)

Background

- Request:
 - Amend a Conditional Use Permit (CUP) to allow a drive through in the B-2, Urban Commercial zoning district.
 - The drive through is to support a pharmacy that is part of a proposed outpatient family healthcare center for military personnel and families.
- Zoning District: B-2, Urban Commercial
- Property: Stafford Hospital Center, 64.95 acres
- Applicant: Stafford County Board of Supervisors
- Property Owner: Medicorp Properties, Inc.
- Election District: Aquia

Location and Zoning



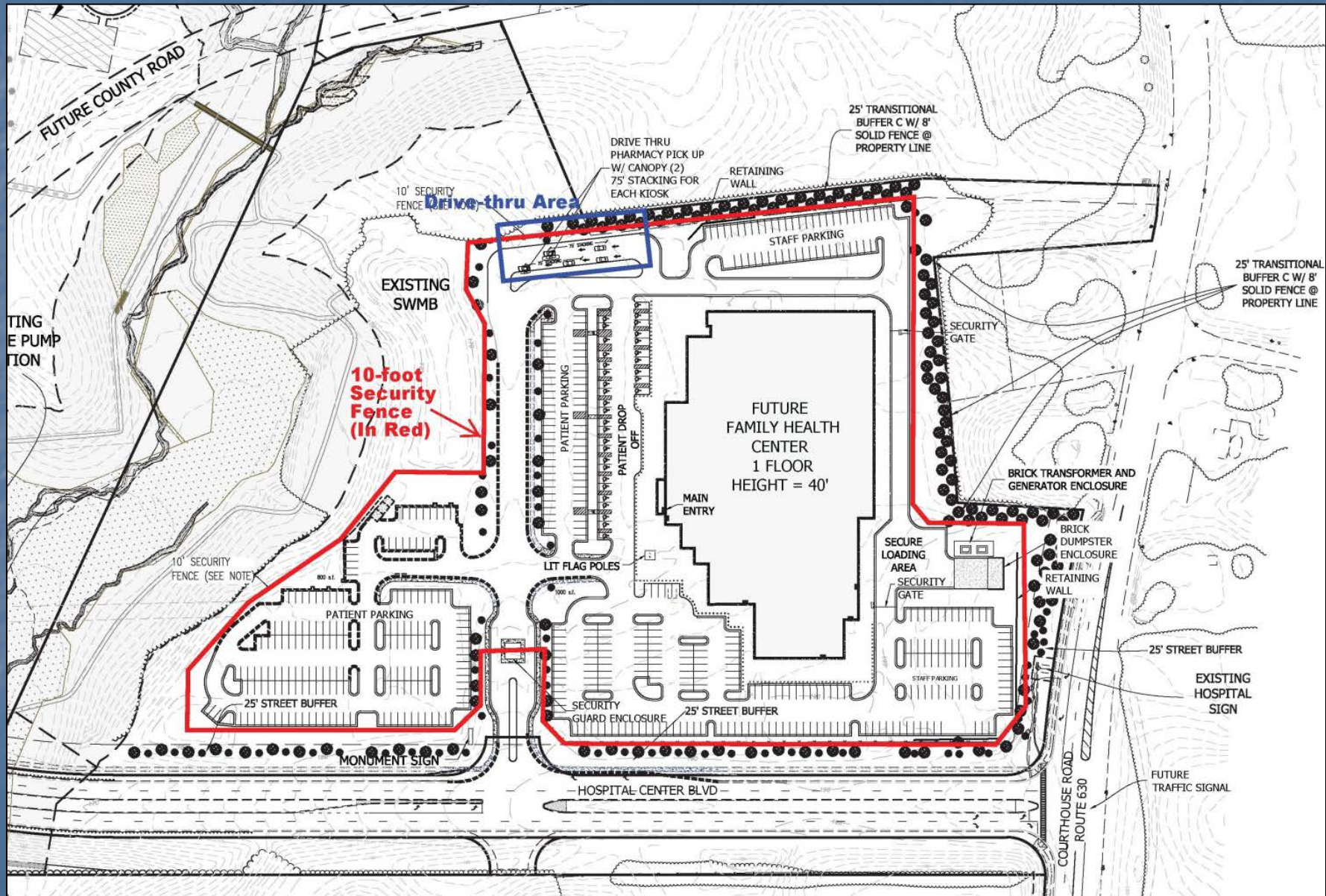
Existing Conditions



Existing Conditions



Generalized Development Plan



[illegible]

Drive Through Area Illustration



Proposed Conditions

- Permit one drive through for a pharmacy
- Require the location of the drive through to be consistent with the GDP
- Specifying the facility may include up to two free-standing kiosks, not attached to the primary building

Evaluation – Staff Findings

■ Positives

- The proposed use is consistent with the facility.
- The proposed use is sited in a manner to minimize impacts to the transportation network and adjacent properties.
- Conditions would limit any increase in trip generation and corresponding transportation impacts.
- The Economic Development Strategic Action Plan supports the expansion of medical uses around the hospital.

■ Negatives

- No apparent negative aspects.

Recommendation

- Staff recommends approval of the conditional use permit application CUP18152371 with proposed conditions pursuant to Resolution R18-175.
- Questions?