



## Legislation Text

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**File #:** 17-1224, **Version:** 1

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### **ITEM: AMENDMENTS TO LAND DEVELOPMENT REGULATIONS (LDR) - PHARMACIES**

**REQUEST:** Workshop to review proposed amendments to the LDR to add provisions to the Supplemental Development Regulations for retail developments with respect to pharmacy facilities. Changes will limit commercial developments to no more than 1 pharmacy in any project and require that pharmacy facilities be a minimum of 10,000 square feet. These 2 limitations will not apply to properties located along State Road 7. Compounding pharmacies and pharmacy product distributors not open to the public will be exempt from the limitations.

**EXPLANATION:** Pharmacy stores have generally evolved to become neighborhood convenience centers offering not only prescription drug services but also non-prescription medications, grocery products, personal grooming and comfort products, school supplies, limited hardware items and other products. These stores have significant impact on the developments in which they are located and surrounding areas with respect to traffic patterns and generation, parking and site circulation. Regulating their size and frequency of occurrence will protect the neighborhoods that they serve from both traffic and land use impact considerations. It is also recognized that there are specialty pharmacy businesses that do not provide a wide array of non-pharmaceutical products. These types of pharmacies are typically much smaller but do not serve a neighborhood market, but rather serve a more regional client base. Therefore, these facilities should be located along primary arterial highways for ease of access and to avoid creating undue impacts on residential neighborhoods.

**BUDGET AMENDMENT REQUIRED:** NO

**PUBLIC HEARING:** NO

**QUASI-JUDICIAL:**

**FIRST READING:**

**SECOND READING:**

**LEGAL SUFFICIENCY:** N/A

**FISCAL IMPACT:** N/A

**WELLINGTON FUNDAMENTAL:** Responsive Government

**RECOMMENDATION:** Authorize Staff to advertise for public hearing.