

Lincoln Medical Plaza
Comparison Existing & Proposed
August 7, 2018 Planning Commission Work Session

No.	Topic	Existing	Proposed
1	Height	The Special Use Permit Guidelines for medical office suggest a maximum height of 30 for principal structures, with possible consideration for higher height to accommodate architectural features 27' to the top of the mechanical roof screening – screening varies in height, 24' to the top of the roof deck, and height measured from finished floor	32' and 36' to the top of the mechanical roof equipment screening and entry feature, 30' to the top of the roof deck, and height measured from the finished floor elevation
2	Building Setbacks	Site adjoins are all non-residential. As such, the only SUP Guideline that applies on setback is the suggested 40' setback from a public street (Lincoln Dr). 80' front yard (closest point), 94' (other portions) based on 40' wide existing right-of-way 55' front yard (closest point), 69' (other portions) with full 65' half right-of-way 49' side yards 130' rear yard (45' to covered parking)	60' front yard (closest point -posts overhang), 65.5' (other portions) based on 40' wide existing right-of-way 35' front yard (closest point -posts overhang), 40.5' (other portions) with full 65' half right-of-way 56' side yards 185' rear yard (+/- 60' to covered parking)
3	Lot Coverage/ FAR/ Footprint	The 2.1-acre site is smaller than the recommended SUP Guideline of 5.0 acres. 25% lot coverage (SUP Guideline). No guideline on floor area ratio Existing lot coverage at 13.5% Existing at 27.8% Existing Footprint 12,325 sf (excluding overhangs) Existing Total Square Footage at 25,444 sf	Proposed lot coverage at 18.3% Proposed at 33% Footprint 17,065 sf (excluding overhangs) Total Square Footage at 31,000 sf
4	Landscape/ Buffering	50' buffer along major roads (SUP Guideline) Resort Living Character Area draft VSC Plan 27' - 34' back of curb on Lincoln Dr (~10' in existing 40' wide right-of-way) Entire existing buffer within the full 65' half right-of-way 3'6" sides and rear yard	20' - 36' Lincoln Dr (~10' in existing 40' wide right-of-way) Entire existing buffer within the full 65' half right-of-way 4' sides yards, 7' rear yard

5	Open Space Criteria	Existing structures do not fully comply. A setback of 60' is required to have a 24' height and 75' for a 27' height. If the full 65' half width right-of-way dedication is provided, this further makes the existing structures out of compliance with the open space criteria.	Applicant did not provide any Open Space Diagram Site Sections. However, based on the proposed setback, height, and right-of-way dedication matter; the proposed structure will be more out of compliance with the open space criteria. A setback of 120' is required for a 36' height.
6	Parking	SUP Guideline 1 space/200 sf interior area Existing interior area at 25,444 sf SUP Guideline suggest 127 parking spaces 153 existing parking spaces	Proposed interior area at 31,000 sf SUP Guideline suggest 155 parking spaces 144 proposed parking spaces Parking spaces are undersized at 9' x 16'. Town Code requires 180 square feet.
7	Urgent Care & Pharmacy	Section 1102.2 of the Zoning Ordinance for SUP-Medical may allow offices for medical practitioners and veterinarians, kennel uses, outpatient surgical facilities where patient stays do not exceed 48 hours, medical laboratories, physical therapy facilities, pharmacies with conditions, and medical marijuana dispensaries with conditions. 2011 Council approval allowed one pharmacy, 2,079 sf in size, not sell non-medical items, Mon – Sat, 8:00 a.m. – 6:00 p.m., Apothecary allowed 2011 Council approval allowed one urgent care center, 2,170 sf in size, specific to Suite A-103, no out-patient surgical facilities, ambulatory facilities or sell prescription drugs, Mon -Fri, 8:00 a.m. – 5:00 p.m.	The applicant wants to retain the urgent care and pharmacy use. The SOD discourages quick turn-around uses including urgent care