

**Lincoln Medical Plaza
Comparison Existing & Proposed
June 14, 2018 Council Work Session**

No.	Topic	Existing	Proposed
1	Setbacks	<p>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).</p> <p>80' front yard (closest point), 94' (other portions) based on 40' wide existing right-of-way</p> <p>55' front yard (closest point), 69' (other portions) with full 65' half right-of-way</p> <p>49' side yards</p> <p>130' rear yard (45' to covered parking)</p>	<p>60' front yard (closest point -posts overhang), 65.5' (other portions) based on 40' wide existing right-of-way</p> <p>35' front yard (closest point -posts overhang), 40.5' (other portions) with full 65' half right-of-way</p> <p>56' side yards</p> <p>185' rear yard (+/- 60' to covered parking)</p>
2	Lot Coverage/ FAR/ Footprint	<p>The 2.1-acre site is smaller than the recommended SUP Guideline of 5.0 acres.</p> <p>25% lot coverage (SUP Guideline). No guideline on floor area ratio</p> <p>Existing lot coverage at 13.5%</p> <p>Existing at 27.8%</p> <p>Footprint 12,325 sf (excluding overhangs)</p>	<p>Proposed lot coverage at 18.7%</p> <p>Existing at 37%</p> <p>Footprint 17,065 sf (excluding overhangs)</p>
3	Landscape/ Buffering	<p>50' buffer along major roads (SUP Guideline)</p> <p>27' - 34' back of curb on Lincoln Dr (~10' in existing 40' wide right-of-way)</p> <p>Entire existing buffer within the full 65' half right-of-way</p> <p>3'6" sides and rear yard</p>	<p>20' - 36' Lincoln Dr (~10' in existing 40' wide right-of-way)</p> <p>Entire existing buffer within the full 65' half right-of-way</p> <p>4' sides yards, 7' rear yard</p>

4	Parking	<p>SUP Guideline 1 space/200 sf interior area</p> <p>Existing interior area at 25,444 sf SUP Guideline suggest 127 parking spaces 153 existing parking spaces</p>	<p>Proposed interior area at 31,000 sf SUP Guideline suggest 155 parking spaces 147 proposed parking spaces</p>
5	Urgent Care & Pharmacy	<p>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.</p> <p>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</p> <p>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.</p>	<p>The applicant wants to retain the urgent care and pharmacy use. The SOD is discouraging quick turn-around uses including urgent care</p>