

# APPLICATION FOR DEVELOPMENT REVIEW

## ATTACHMENT

### 301 Fox Run Drive Proposed Use

On August 17, 2009 the Rapid City Council passed Ordinance 5530 amending the Rapid City Municipal Code to allow sales of medical supplies and medical equipment rental as a conditional use in the Office Commercial Zoning District. Currently, Rapid City Regional Hospital owns a vacated building at 301 Fox Run Drive which is located in an Office Commercial Zoning District. It is the Hospital's intent to utilize this building for a retail outlet for the sales and rental of durable medical equipment. This business is not a typical commercial business where a customer procures goods or services and then departs. Most durable medical equipment is obtained by a patient being referred to and assessed by a physician. The physician writes a written order which is given to the home medical equipment supplier and it is delivered to the patient at their residence, hospital, or nursing facility. The unique cliental or patients generated business will have very limited onsite retail sales.

The west side of the fifth street corridor is almost all commercial businesses consisting of mostly medical facilities and a bank. The Office Commercial District allows "medical facilities" with pharmacies allowed as an accessory use. Patients obtain durable medical equipment by physician written orders similar to pharmaceuticals but durable medical equipment business delivers the supplies and equipment which would have considerably less on site traffic compared to a medical facility with a pharmacy.

The truck traffic for this business will be limited to delivery vans and an 18 foot paneled truck. These are the same vehicles used to deliver supplies and equipment when the property was used as an assisted living facility.

We propose a screen fence be constructed on the west property line starting at Fox Run Drive and continue south for approximately 150 feet. The balance of the west and south property lines are well below the elevation of the adjoining properties and the 6 foot fence would be "lost in the valley" and would not be needed.

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