

CITY OF MUSCATINE, IOWA

CONDITIONAL USE

Zoning Board of Adjustment  
Conditional Use Case No.: 259

Filed: April 16, 2012

Board of Adjustment  
City of Muscatine, Iowa

Ladies and Gentlemen,

On April 13, 2012, the undersigned applied for a Conditional Use Permit to construct an addition on to the existing hospital.

Located on lot: EXS 134.2 Lot 1, 2, 3, & 44; EXS 11.9 Lot 43 Address: 1518 Mulberry Avenue in the R-3 Zoning District.

This constitutes a Conditional Use as a hospital expansion in a residential zone.

Very truly yours,

Linda Pace  
1518 Mulberry Avenue  
Muscatine, IA 52761  
563-264-9292

Fee Paid: \$200.00  
Receipt No.: 80055  
Date of Hearing: 05/01/12  
Notice Sent: 04/24/12  
Approved by Steve Boka: Yes



April 16, 2012

Friends and Neighbors of Trinity Hospital, Muscatine, Iowa:

Heery International is currently designing an addition to Trinity Hospital at 1518 Mulberry Avenue. Heery also designed the new Surgery Center and main entrance that was completed in 2007.

This project is being developed to provide quality care to the residents of this area. Currently Trinity is limited in the type of procedures it is able to offer due to limited space. By creating larger operating rooms, larger exam rooms in the emergency department and radiology spaces with newer technology, Trinity will now be able to improve the quality of care, provide patient privacy and comply with current rules and regulations.

This proposed new addition will be located on the north side of existing building. This project will not add any additional services, departments or lead to increased traffic. Currently both the MRI and Bone DEXA services are mobile, being provided by large trucks or semis. As part of this project those services will be rendered in house and eliminate the need for the mobile radiology equipment traffic.

There has been some discussion of a new medical office building on Cedar Street, but this is in no way affiliated with Heery, and is being led by a group of physicians and not Trinity Hospital.

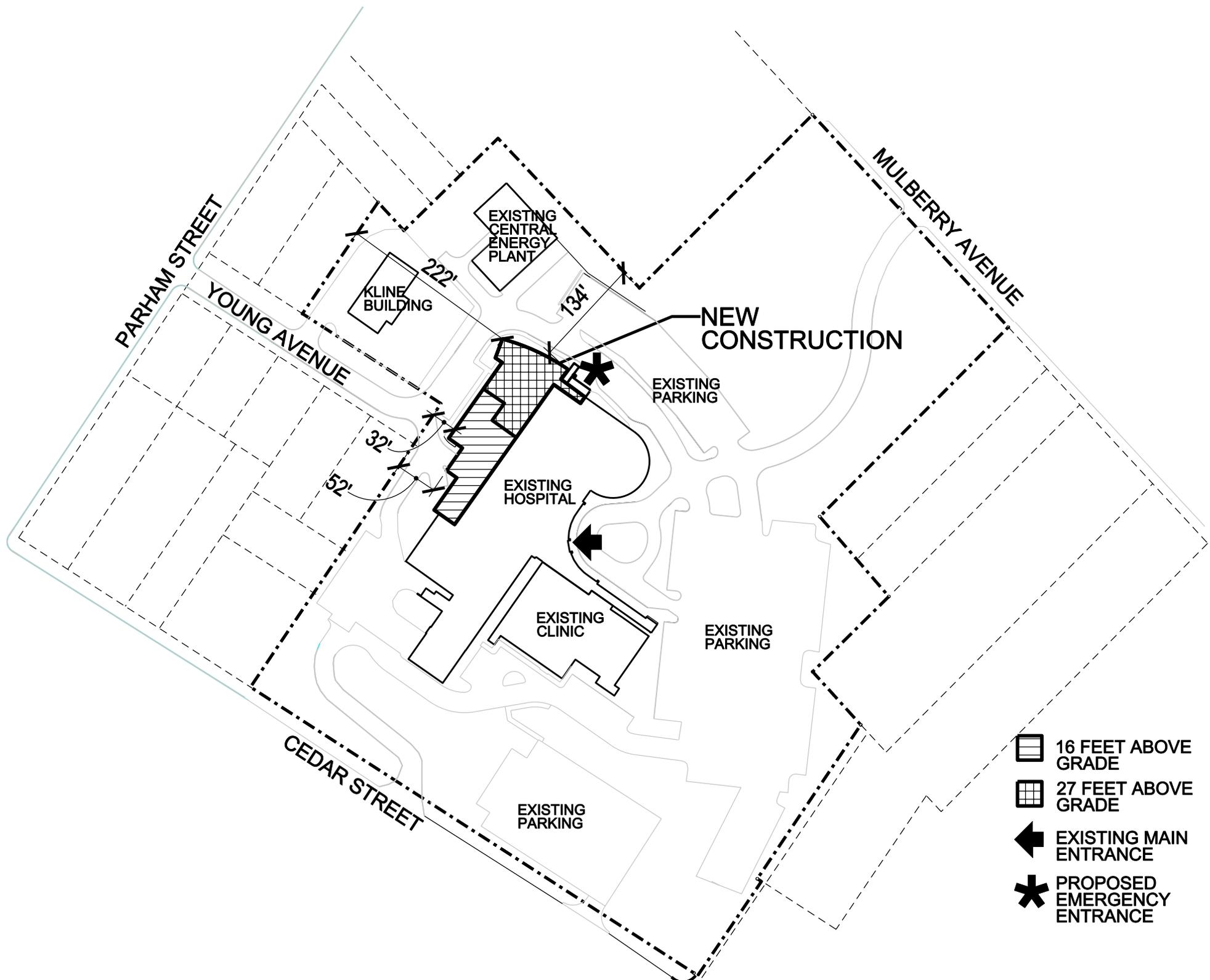
We truly feel this project will be an asset to the community, and would like your support.

Sincerely,

Heery International, Inc.

A handwritten signature in cursive script that reads "Luke Leyden".

Luke Leyden, AIA, LEED AP  
Project Manager



-  16 FEET ABOVE GRADE
-  27 FEET ABOVE GRADE
-  EXISTING MAIN ENTRANCE
-  PROPOSED EMERGENCY ENTRANCE