

**CITY OF BALTIMORE  
COUNCIL BILL 08-0206  
(First Reader)**

---

Introduced by: Councilmember Middleton

At the request of: LifeBridge Health, Inc.

Address: c/o Robert W. Cannon, Esquire, 500 East Pratt Street, Baltimore, Maryland 21202-3133

Telephone: 410-332-8600

Introduced and read first time: September 15, 2008

Assigned to: Land Use and Transportation Committee

---

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Department of Public Works, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Designation – Sinai Hospital-Levindale**

3 FOR the purpose of repealing the existing Development Plan for the Sinai Hospital Planned Unit  
4 Development and approving a new Development Plan for the Sinai Hospital-Levindale  
5 Planned Unit Development.

6 BY authority of

7 Article - Zoning

8 Title 9, Subtitles 1 and 2

9 Baltimore City Revised Code

10 (Edition 2000)

11 **Recitals**

12 By Ordinance 90-433, as amended by Ordinances 90-625, 94-352, and 03-604, the Mayor  
13 and City Council of Baltimore approved the application of Sinai Hospital of Baltimore, Inc., to  
14 have certain property located generally south of Belvedere Avenue and West Northern Parkway,  
15 east of Lanier Avenue, north and west of Cylburn Avenue, and east and west of Greenspring  
16 Avenue, consisting of 61.995 acres, more or less, designated as a Residential Planned Unit  
17 Development and approved the Development Plan submitted by the applicant.

18 LifeBridge Health, Inc., parent of Sinai Hospital of Baltimore, Inc., and parent of Levindale  
19 Hebrew Geriatric Center & Hospital, Inc., wishes to rescind Ordinances 90-433, 90-625, 94-352,  
20 and 03-604 and to replace the existing Development Plan with a new one that will expand the  
21 existing boundaries of the Planned Unit Development to include an approximately 20.29 acre  
22 parcel of land lying generally north of Belvedere Avenue and south of West Northern Parkway  
23 and west of Preakness Way.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

**Council Bill 08-0206**

1 On July 2, 2008, representatives of Lifebridge Health, Inc., met with the Department of  
2 Planning for a preliminary conference, to explain the scope and nature of existing and proposed  
3 development on the Property, and to institute proceedings to have the Property designated a  
4 Residential Planned Unit Development.

5 The representatives of LifeBridge Health, Inc., have now applied to the Baltimore City  
6 Council for approval of the replacement Planned Unit Development, and they have submitted a  
7 Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 2 of the  
8 Baltimore City Zoning Code.

9 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
10 Ordinances 90-433, 90-625, 94-352, and 03-604 are repealed.

11 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Mayor and City Council approves the  
12 application of LifeBridge Health, Inc., parent of Sinai Hospital of Baltimore, Inc., leasehold  
13 owner of parcels of land containing approximately 61.995 acres lying generally south of  
14 Belvedere Avenue and West Northern Parkway, east of Lanier Avenue, north and west of  
15 Cylburn Avenue, and east and west of Greenspring Avenue, and parent of Levindale Hebrew  
16 Geriatric Center & Hospital, Inc., leasehold owner of an approximately 20.29 acre parcel of land  
17 lying generally north of Belvedere Avenue and south of West Northern Parkway and west of  
18 Preakness Way, as outlined on the accompanying Development Plan entitled “Sinai Hospital-  
19 Levindale Planned Unit Development”, consisting of Sheet 1, “Existing Conditions | Site Plan”,  
20 dated 2008; Sheet 2, “Proposed Master Plan”, dated 2008; Sheet 3, “Program”, dated 2008;  
21 Sheet 4, “Proposed Street Tree Plan”, dated 2008; Sheet 5, “Proposed Signage Plan”, dated  
22 2008; Sheet 5.1, “Signage Details”, dated 2008; Sheet 6, “Street Sections”, dated 2008; Sheet  
23 6.1, “Street Sections”, dated 2008; Sheet 8, “Site Sections”, dated 2008; Sheet 8.1, “Site  
24 Sections”, dated 2008; and Sheet 9, “Conceptual Massing”, dated 2008, to designate the Property  
25 a Residential Planned Development under Title 9, Subtitles 1 and 2 of the Baltimore City Zoning  
26 Code.

27 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the Development Plan submitted by the  
28 applicant, LifeBridge Health, Inc., is approved.

29 **SECTION 4. AND BE IT FURTHER ORDAINED,** That a proposed minimum distance of 220 feet  
30 (with the possibility of minor modifications) from the nearest point of West Northern Parkway,  
31 east of Greenspring Avenue, to the nearest point of the proposed buildings be maintained and  
32 preserved as a heavily wooded buffer. Any deviation from the proposed setbacks shall be  
33 reviewed and approved by the Planning Commission in accordance with an overall objective of  
34 minimizing the buildings’ visibility from West Northern Parkway. The Developer will replenish  
35 any loss of trees due to the construction of the buildings and will provide long-term evergreen  
36 planting around the north side of the buildings and west side of the storm water management  
37 pond, as indicated on the Development Plan.

38 **SECTION 5. AND BE IT FURTHER ORDAINED,** That the proposed buildings east of  
39 Greenspring Avenue be defined and constructed with materials that will minimize the buildings’  
40 visibility from West Northern Parkway.

41 **SECTION 6. AND BE IT FURTHER ORDAINED,** That the proposed setback from West Northern  
42 Parkway and other aspects of the siting and design of the buildings east of Greenspring Avenue,  
43 together with the maintenance and preservation of the wooded buffer along the remainder of the  
44 parcel east of Greenspring Avenue in a heavily wooded state, are intended to preserve the

**Council Bill 08-0206**

1 character of West Northern Parkway as a greenbelt that provides a scenic buffer and a link in a  
2 larger green space environment. Any future modification to the Residential Planned Unit  
3 Development and development of the detailed plans for the buildings east of Greenspring  
4 Avenue should give priority to the achievement of these goals.

5 **SECTION 7. AND BE IT FURTHER ORDAINED,** That health and health-care related uses, and  
6 uses accessory to them, are allowed, including but not limited to the following:

7 blood donor centers; clinics: medical and dental; clinics: health care; convalescent,  
8 nursing, and rest homes; day care facilities, as follows: day nurseries and nursery  
9 schools, family day care homes, and school-age child care centers; hospitals;  
10 laboratories: medical and dental; massage therapists' offices; medical offices; opticians:  
11 sales and service; orthopedic and medical appliance stores; and parking and off-street  
12 garages for the parking of four or more motor vehicles.

13 **SECTION 8. AND BE IT FURTHER ORDAINED,** That commercial uses and uses accessory to  
14 them are allowed, including but not limited to the following:

15 automatic teller machines; banks and savings and loan associations; barber shops; beauty  
16 shops; book stores: general; business and professional offices; camera and photographic  
17 supply stores; candy and ice cream stores; carry-out food shops; drug stores and  
18 pharmacies; dry cleaning establishments; elementary and secondary schools; financial  
19 institutions; florist shops; gift and card shops; newsstands; photocopying service;  
20 physical culture and health services: gymnasiums, reducing salons, and public baths;  
21 post offices; restaurants and lunch rooms – but not including live entertainment or  
22 dancing; toy stores; travel bureaus; variety stores; and video movies sales and rentals;

23 provided that the retail commercial uses operated by third parties and open to the public are  
24 accessible only from internal walkways and common areas in the hospital and may not be  
25 accessible through their own exterior doors.

26 **SECTION 9. AND BE IT FURTHER ORDAINED,** That the following uses are allowed on the  
27 subject property so long as the Board of Municipal and Zoning Appeals approves them as  
28 conditional uses:

29 radio and television antennas and towers that extend no more than 25 feet above the  
30 building on which they are mounted; antennas towers, microwave relay towers, and  
31 similar installations for communications transmission or receiving; and any uses  
32 accessory to them.

33 **SECTION 10. AND BE IT FURTHER ORDAINED,** That the Planning Department may determine  
34 what constitutes minor or major modifications to the Plan. Minor modifications require approval  
35 by the Planning Commission. Major modifications require approval by Ordinance.

36 **SECTION 11. AND BE IT FURTHER ORDAINED,** That all plans for the construction of  
37 permanent improvements on the property are subject to final design approval by the Planning  
38 Commission to insure that the plans are consistent with the Development Plan and this  
39 Ordinance.

40 **SECTION 12. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
41 accompanying Development Plan and in order to give notice to the agencies that administer the

**Council Bill 08-0206**

1 City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the  
2 City Council shall sign the Development Plan; (ii) when the Mayor approves this Ordinance, the  
3 Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a  
4 copy of this Ordinance and the Development Plan to the Board of Municipal and Zoning  
5 Appeals, the Planning Commission, the Commissioner of Housing and Community  
6 Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

7 **SECTION 13. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup>  
8 day after the date it is enacted.