

**CITY OF BALTIMORE
COUNCIL BILL 07-0703
(First Reader)**

Introduced by: Councilmembers Holton, Reisinger, D'Adamo, Welch

At the request of: St. Agnes Healthcare, Inc.

Address: c/o Michael Davis, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson,
Maryland 21204

Telephone: 410-494-6284

Introduced and read first time: June 4, 2007

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 – Saint Agnes Hospital**

3 FOR the purpose of repealing the existing Development Plan for Saint Agnes Hospital and
4 approving a new Development Plan for the Saint Agnes Hospital Planned Unit Development.

5 BY authority of

6 Article - Zoning

7 Title 9, Subtitles 1 and 2

8 Baltimore City Revised Code

9 (Edition 2000)

10 **Recitals**

11 By Ordinance 86-733, the Mayor and City Council authorized and established a Planned Unit
12 Development for a portion of the Saint Agnes Hospital campus, which is located south of
13 Wilkins Avenue and west of Caton Avenue.

14 St. Agnes Healthcare, Inc., wishes to rescind Ordinance 86-733 and replace the existing
15 Development Plan with a new one that will establish a Planned Unit Development that
16 incorporates the entire Saint Agnes Hospital campus, which comprises 34.146 acres.

17 On May 7, 2007, representatives of St. Agnes Healthcare, Inc., met with the Department of
18 Planning for a preliminary conference to explain the scope and nature of the proposed new
19 Development Plan.

20 The representatives of St. Agnes Healthcare, Inc., have now applied to the Baltimore City
21 Council for approval of the replacement Planned Unit Development, which is intended to satisfy
22 the requirements of Title 9, Subtitles 1 and 2 of the Baltimore City Zoning Code.

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

Council Bill 07-0703

1 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
2 Ordinance 86-733 is repealed.

3 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Mayor and City Council approves the
4 replacement of the Planned Unit Development and approves the new Development Plan
5 submitted by St. Agnes Healthcare, Inc., parent company of St. Agnes Hospital, the fee simple
6 owner of the property located south of Wilkens Avenue and west of Caton Avenue, consisting of
7 34.146 acres, more or less, as outlined on the accompanying Development Plan entitled “St.
8 Agnes Hospital CRP Master Plan” consisting of Sheet 1, “Existing Conditions,” Sheet 2,
9 “Development Plan - Site,” Sheet 3, “Development Plan - Utilities,” Sheet 4, “Development
10 Plan - Grading,” Sheet 5, “Landscape/ Forest Conservation Plan,” and Sheet 6,
11 “Landscape/Forest Conservation Details and Notes,” all dated May 7, 2007, to designate the
12 properties a Residential Planned Development under Title 9, Subtitles 1 and 2 of the Baltimore
13 Zoning Code.

14 **SECTION 3. AND BE IT FURTHER ORDAINED,** That in accordance with the provisions of Title
15 9, Subtitles 1 and 2, the following uses are allowed in the Planned Unit Development:

16 (a) all permitted, accessory, and conditional uses for the R-6 Zoning District set out in
17 §§4-901 through 4-904 of the Baltimore City Zoning Code, subject to the
18 requirements and provisions stated in those sections, except that there shall not be a
19 need for further public hearings for any particular use.

20 (b) additionally, the following uses are permitted within the PUD:

21 hospitals, medical offices, and related health and medical facilities.

22 **SECTION 4. AND BE IT FURTHER ORDAINED,** That the maximum height of buildings on the
23 properties and floor area requirements shall be as set forth in the Development Plan.

24 **SECTION 5. AND BE IT FURTHER ORDAINED,** That all plans for the construction of
25 permanent improvements on the property are subject to final design approval by the Planning
26 Commission to insure that the plans are consistent with the Development Plan and this
27 Ordinance.

28 **SECTION 6. AND BE IT FURTHER ORDAINED,** That the Planning Department may determine
29 what constitutes a minor or major amendment or modification to the Development Plan. Minor
30 modifications require approval by the Planning Commission. Major modifications require
31 approval by Ordinance.

32 **SECTION 7. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
33 accompanying Development Plan and in order to give notice to the agencies that administer the
34 City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the
35 City Council shall sign the Development Plan; (ii) when the Mayor approves this Ordinance, the
36 Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a
37 copy of this Ordinance and the Development Plan to the Board of Municipal and Zoning
38 Appeals, the Planning Commission, the Commissioner of Housing and Community
39 Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

40 **SECTION 8. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
41 after the date it is enacted.