



# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland 21202

## Legislation Text

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**File #: 08-0206, Version: 0**

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INTRODUCTORY\*

CITY OF BALTIMORE  
COUNCIL BILL

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

A BILL ENTITLED

AN ORDINANCE concerning

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

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

BY authority of

Article - Zoning

Title 9, Subtitles 1 and 2

Baltimore City Revised Code

(Edition 2000)

Recitals

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

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

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

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

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

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

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

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

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

SECTION 6. AND BE IT FURTHER ORDAINED, That the proposed setback from West Northern Parkway and other aspects of the siting and design of the buildings east of Greenspring Avenue, together with the maintenance and preservation of the wooded buffer along the remainder of the parcel east of Greenspring Avenue in a heavily wooded state, are intended to preserve the character of West Northern Parkway as a greenbelt that provides a scenic buffer and a link in a larger green space environment. Any future modification to the Residential Planned Unit Development and development of the detailed plans for the buildings east of Greenspring Avenue should give priority to the achievement of these goals.

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

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

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

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

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

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

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

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

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

SECTION 12. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying Development Plan and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the Development Plan; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the Development Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

SECTION 13. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

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