



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

February 26, 2015

REQUEST: Minor Amendment and Final Design Approval/ Sinai Hospital PUD #72:
Express Care Clinic

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Sinai Hospital of Baltimore

OWNER: Sinai Hospital of Baltimore

SITE/GENERAL AREA

Site Conditions: The boundaries of the Planned Unit Development (PUD) now include the Sinai Hospital campus (± 61.995 acres) and the Levindale Hebrew Geriatric Center & Hospital campus (± 20.29 acres) as they were consolidated in 2008. The PUD is generally bounded by portions of Northern Parkway, Preakness Way, West Belvedere Avenue, Lanier Avenue, and Cylburn Avenue back to Northern Parkway, with some small exclusions. The hospital is located to the east of the Park Heights community, north of the Cylburn community, and south of the Mount Washington community. The underlying properties are zoned R-5.

General Area: The surrounding neighborhoods consist primarily of residential development. The properties in the Park Heights community are primarily mixed-use housing with pockets of commercial development. In the Mount Washington community there are primarily single-family detached homes.

HISTORY

- Ordinance #90-0433: Established the Sinai Hospital Planned Unit Development.
- Ordinance #90-0625: Amended the Sinai Hospital PUD.
- 1990 – Design Approval for Laboratory Building.
- 1991 – Minor Amendment / Sinai Hospital PUD, In vitro-fertilization Lab Addition.
- 1993 – Minor Amendment / Sinai Hospital PUD, Cafeteria Expansion.
- Ordinance #94-0352: amendment to the Sinai Hospital PUD.
- 1995 – Design Approval / Sinai Hospital PUD, Addition to Blaustein Building.
- 1996 – Minor Amendment / Sinai Hospital PUD, ER-7 Addition.
- 1997 – Design Approval Signage Package.

- June 8, 2000 – Minor Amendment for the expansion of the ER-7 and SHARP clinic.
- February 7, 2002 – Minor Amendment for SHARP Building and Temporary Modular Building.
- July 17, 2003 – Minor Amendment for the Labor and Delivery Addition.
- October 6, 2003 – Ordinance #03-604 - Last amendment to the Sinai Hospital PUD.
- June 10, 2004 – Minor Amendment to Sinai Hospital PUD for the for the “H” Parking Garage. Also, Final Design Approvals for the “H” Parking Garage, the parking deck over the “J” Parking Lot, and the Emergency Facility Building Addition: Approval.
- November 11, 2004 – Final Design Approvals for the Hoffberger Parking Garage and the Operating Room Building Addition.
- September 22, 2005 – Final Design Approval for the expansion of the Cancer Center.
- October 4, 2007 – Minor Amendment and Final Design Approval for the South Tower Linking Structure.
- October 23, 2008 – Planning Commission approves CCB #08-0206, redesignating the Sinai Hospital PUD to include the Levindale campus as the Sinai Hospital-Levindale PUD. Ordinance #09-0138, enacted March 12, 2009, redesignated this PUD.
- March 4, 2010 – Final Design Approval for the Children’s Hospital and General Hospital Executive Office Suite.
- November 17, 2011 – Final Design Approval for a temporary MRI Trailer near the Emergency Department.
- September 20, 2012 – Minor Amendment and Final Design Approval for the Emergency Department Expansion.
- February 28, 2013 – Final Design Approval for drop-off canopy and façade improvements.

CONFORMITY TO PLANS

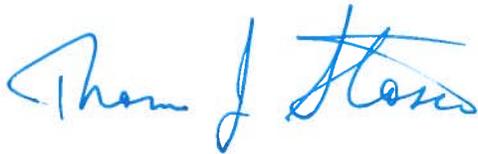
The proposed PUD minor amendment improves the operation and management of the combined campuses. It also is consistent with the Comprehensive Master Plan’s EARN section, Goal One, Objective 6: Retain and Attract Business in Healthcare and Social Assistance.

ANALYSIS

Minor Amendments and Final Design Approval: Since the footprint and bulk of the approved phases are changed, a minor amendment to the PUD is required. Further, Section 12 of Ordinance #09-0138 (Sinai Hospital PUD #72) requires Final Design Approval by the Planning Commission of all permanent improvements in the PUD. For this reason, amendments to that Final Design must be approved by the Planning Commission. In this case, the proposed minor amendment will add a new building to the southeastern corner of the hospital’s campus, at the intersection of Cylburn and Greenspring Avenues. The new one-story building will be used for an Express Care Clinic, and will also house some office space for the hospital. An associated parking lot with 24 parking spaces will be built to serve the new building. A revised phasing schedule has been submitted to account for the changes to the overall development plan, and is submitted for Planning Commission approval. Across the intersection to the south are the homes of the northeastern corner of the Cylburn neighborhood. Across the street to the east is the eastern extension of the hospital campus. To the southeast is the nearest corner of the Cylburn Park.

Elevations: The proposed building will adhere to the general design of the most recent updates to the hospital campus. Materials used will include white split-faced concrete block at the base of the building, with white Exterior Insulation Finish System (EIFS) wall cladding above, clear glass windows, and aluminum door and window frames. Signage on the building will include identification signage for the Express Care use, as well as for the Sinai Hospital in general, on both the Cylburn Avenue and Greenspring Avenue sides. Incidental directional signage to guide visitors may be included.

Community Notification: The Reisterstown Park Heights Southern Team, the Levindale-Sunset Community Association, the Parklane Neighborhood Improvement Association, the Mt. Washington Improvement Association, the Cylburn Community Association, and the Cylburn Community Action Association have been notified of this action.



Thomas J. Stosur
Director