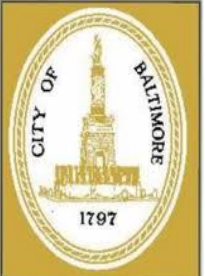


FROM	NAME & TITLE	Richard J. Luna, Interim Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	City Council Bill 23-0399		

July 31, 2023

TO:

Economic and Community Development Committee

I am herein reporting on City Council Bill 23-0399 introduced by Councilman Schleifer on behalf of Kol Torah of Baltimore, Inc.

The purpose of the Bill is to repeal Ordinance 09-161, approve certain amendments to the development plan of the Benhurst Park Planned Unit Development, and provide for a special effective date.

Ordinance 73-417 established the Benhurst Park Planned Unit Development (PUD) and Development Plan, and was last amended by Ordinance 09-161. The PUD is approximately 50 acres in size and is located on the south side of Fallstaff Road, north and east of Bartol Avenue, north and south of Benhurst Road, and east of Clarks Lane. Ordinance 09-161 amended the Development Plan to allow for a synagogue to be built on a 2.21 acre-portion of land known as 2929 Fallstaff Road, with a second 4.67-acre parcel kept as a Forest Conservation Easement. City Council Bill 23-0399, if approved, would repeal Ordinance 09-161 and change the boundaries of the PUD to remove the property known as 2929 Falstaff Road from this residential development. The synagogue is fully constructed and its continued inclusion in the PUD does not appear to serve any purpose for this residential PUD.

The Department of Public Works has no objection to the passage of City Council Bill 23-0399.



Richard J. Luna
Interim Director

RJL/MMC