



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Housing Commissioner

Date: October 24, 2023

Re: City Council Bill 23-0399 Planned Unit Development - Amendment - Benhurst Park

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0399 for the purpose of repealing Ordinance 09-161; approving certain amendments to the Development Plan of the Benhurst Park Planned Unit Development; and providing for a special effective date.

If enacted, City Council Bill 23-0399 would repeal Ordinance 09-161 and change the boundaries of the PUD to remove the property known as 2929 Falstaff Road from this residential PUD. The subject property, which contains a Synagogue, was constructed ten years ago and its continued inclusion in the PUD does not appear to serve any ongoing purpose.

At its regular meeting of June 29, 2023, the Planning Commission concurred with its planning staff and recommended approval of City Council Bill 23-0399. Staff noted in their report that this property should be amended out of the PUD area as this PUD has already been predominantly built-out.

The subject property is not located within any of DHCD's Impact Investment Areas, Community Development Zones or Streamlined Code Enforcement Areas. DHCD does not object to the removal of this parcel from the PUD as there appears to be no further purpose for its inclusion moving forward.

DHCD **has no objection** to the passage of City Council Bill 23-0399.

AK/sm

cc: Ms. Themelis, Nina, Mayor's Office of Government Relations

Brandon M. Scott, Mayor • **Alice Kennedy**, Housing Commissioner

417 East Fayette Street • Baltimore, MD 21202 • 443-984-5757 • dhcd.baltimorecity.gov