

Prince George's County Council

Sitting as the District Council Zoning Agenda Item Summary

Case No.: DSP-23029 Councilmanic District: 1

Meeting Date: 7/15/2024 **Zone(s):** I-1

Case Name: Cube Smart

Applicant: CUBESMART, L.P.

Location: Located 1,000 feet southwest from the intersection of US 1 (Baltimore Avenue) and

Cherry Lane and is within the Avondale Industrial Park (11.88 Acres; I-1 Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) to convert approximately 55,936

square feet of an existing warehouse use into a consolidated storage use, creating 409 consolidated storage units. No new gross floor area, lighting, or signage was proposed

with this application.

Companion

Case(s):

DECISIONS/RECOMMENDATION: LEGAL DEADLINES:

Technical Staff: Approved with Conditions **Appeal date:** 6/20/2024 **Planning Board:** Approved with Conditions **Review date:** 6/20/2024

Zoning Hearing Examiner: Action date: 9/10/2024

Municipality: Comments:

Opposition:

Staff: Joshua Mitchum

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	04/11/2024	approval with conditions
M-NCPPC Planning Board	05/16/2024	approval with conditions
Sitting as the District Council	06/03/2024	deferred
Sitting as the District Council	06/10/2024	elected to review
Notes: Council elected to review this item (Vote: 6-0; Absent: Council Members		

Burroughs, Franklin, Hawkins, Ivey, Olson).

Aye: 6 Harrison, Dernoga, Blegay, Fisher, Oriadha and Watson

Absent: 5 Ivey, Burroughs, Franklin, Hawkins and Olson

Office of the Clerk of the Council 06/12/2024 mailed

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Notes: Notice of Oral Argument Hearing was mailed to Persons of Record.

Sitting as the District Council 07/08/2024 announced hearing date

Sitting as the District Council 07/15/2024 referred for document

Notes: Joshua Mitchum, M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DSP) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Arthur J. Horne, attorney for applicant spoke in support. Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Members Fisher and Oriadha).

Aye: 8 Ivey, Harrison, Dernoga, Blegay, Burroughs, Hawkins, Olson and

Watson

Absent: 2 Fisher and Oriadha

Sitting as the District Council 07/16/2024

Document(s): DSP-23029 Presentation Slides, DSP-23029 Notice of Oral Argument Hearing,

DSP-23029 Planning Board Resolution, DSP-23029 PORL, DSP-23029 Technical Staff Report, DSP-23029 Transcripts 4-25-2024, DSP-23029 Planning Board Record, DSP-23029 PZC Notice of Intention to Participate District Council

7-15-2024