



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council  
301-952-3600

July 19, 2024

**RE: DSP-23029 Cube Smart  
CUBESMART, L.P., Applicant**

## ***NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL***

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on July 16, 2024

### ***CERTIFICATE OF SERVICE***

This is to certify that on July 19, 2024, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

A handwritten signature in black ink that reads "Donna J. Brown".

---

Donna J. Brown  
Clerk of the Council

Case No.: DSP-23029  
Cube Smart

Applicant: CUBESMART, L.P.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

On July 15, 2024, this matter was considered by the District Council, upon Council's election to review, without any opposition, using oral argument procedures. Having reviewed the record and the Planning Board's decision to approve Detailed Site Plan (DSP) 23029, a request to convert approximately 55,936 square feet of an existing warehouse use into a consolidated storage use, creating 409 consolidated storage units, on property located 1,000 feet southwest from the intersection of US 1 (Baltimore Avenue) and Cherry Lane and within the Avondale Industrial Park (11.88 Acres; I-1 Zone), specifically, the site is addressed 8704 Cherry Lane, Laurel, Maryland, Council District 1, the District Council finds that the Planning Board's decision is supported by substantial evidence in the record, is not arbitrary, capricious, or otherwise illegal.

IT IS HEREBY ORDERED that the Planning Board's decision to approve DSP-23029, based on the findings of facts and conclusions set forth in Resolution No. 2024-030, for the land described above, is hereby AFFIRMED, subject to the following conditions, as amended, revised, or added, by the District Council:

1. Prior to certification of this detailed site plan (DSP), the applicant shall revise the site plan to:
  - a. Delineate and label the 10-foot-wide public utility easement along the western property line with Cherry Lane, in conformance with Plat Book NLP 117 Plat 25.
  - b. Identify the six proposed loading spaces instead of one large loading space area;

- c. The 9.2-foot-wide pathway connecting the rental office to the new storage unit should be identified as a one-way, 11-foot-wide drive aisle, if it is intended to be a drive aisle;
  - d. Identify the height and number of stories on the portion of the primary structure on the subject site.
  - e. Include an approval sheet, with a complete certificate of landscape maintenance, for the existing landscape approved with Detailed Site Plan DSP-98059.
2. Prior to certification of the detailed site plan (DSP), the applicant shall provide all applicable prior use and occupancy permits for mini storage facilities to demonstrate that the adjacent warehouse site has been previously utilized for consolidated storage in conformance with Section 27-475.04(a)(1)(D) of the Zoning Ordinance.
3. Prior to certification of the detailed site plan (DSP), the applicant shall provide additional landscaping along Cherry Lane demonstrating compliance with Section 4.2 of the 2010 Prince George’s County Landscape Manual.
4. In the spirit of Prince George’s County Council Legislation Council Bill (CB)-11-2023, the Applicant has proffered to provide the Laurel Historical Society (LHS) 500 square feet of rental storage at no cost.

ORDERED this 16<sup>th</sup> day of July, 2024, by the following vote:

In Favor: Council Members Burroughs, Blegay, Dernoga, Fisher, Harrison, Hawkins, Ivey, Olson, Oriadha, and Watson.

Opposed:

Abstained:

Absent:

Vote: 10-0.

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S COUNTY,  
MARYLAND

By: *Jolene Ivey*  
Jolene Ivey, Chair

ATTEST:

*Donna J. Brown*

Donna J. Brown  
Clerk of the Council