



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-97102

Application	General Data
Project Name: CHERRY LANE CENTER Location: East end of Cherry Lane Court, south side of Cherry Lane and west of the B & O Railroad. Applicant/Address: Public Storage, Inc. 2698 Mataro Street Pasadena, CA 91107	Date Accepted: 11/19/02
	Planning Board Action Limit: N/A
	Plan Acreage: 11.28
	Zone: I-1
	Parcels: 2
	Election District: 10
	Planning Area: 62
	Council District: 01
	Municipality: N/A
	200-Scale Base Map: 218NE08

Purpose of Application	Notice Dates
RECONSIDERATION HEARING: This Preliminary Plan was approved by the Planning Board on March 5, 1998. Nancy Slepicka of Fossett & Brugger, by letter dated November 19, 2002, requested a Reconsideration of Condition No. 4 of PGCPB 98-56. On December 19, 2002, the Planning Board approved that request.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Notice to Parties of Record: 02/07/03
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: HIRSCH	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

February 12, 2003

MEMORANDUM

TO: Prince George's County Planning Board

FROM: Alan S. Hirsch, Planning Supervisor

SUBJECT: Cherry Lane Center Reconsideration Hearing
Preliminary Plan of Subdivision 4-97102
Condition No. 4

Pursuant to a letter dated November 19, 2002, the applicant requested a reconsideration of Condition No. 4 of the subject preliminary plan. Specifically, that condition requires that:

- “4. An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision.”

Because the proposed development is for mini-warehouse structures, the applicant worked with the Fire Department to reach an agreement on how to handle fire suppression that does not involve the use of sprinkler systems. In their November 19, 2002, letter, the applicant proposed the following revision to Condition No. 4:

- “4. An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an automatic fire suppression system is not necessary.”

Staff believes the condition should be modified, but that different alternative language is appropriate because the applicant is providing a method of fire suppression, just not “automatic.” Staff proposes the following language for Condition No. 4:

4. An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

The use of the staff condition would acknowledge that fire suppression, in response to inadequate response time, has been provided. This language should also allow the applicant to meet the condition without the use of sprinklers.