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## Detailed Site Plan Cube Smart

## DSP-23029

REQUEST	STAFF RECOMMENDATION
Detailed site plan to convert an existing warehouse to self-storage/consolidated storage.	APPROVAL with conditions

<b>Location:</b> 1,000 feet southwest from the intersection of US 1 (Baltimore Avenue) and Cherry Lane.	
Gross Acreage:	11.88 acres
Zone:	IE
Zone Prior:	I-1
Reviewed per prior Zoning Ordinance:	Section 27-1900
Dwelling Units:	0
Gross Floor Area:	193,100 sq. ft.
Planning Area:	62
Council District:	01
Municipality:	N/A
<b>Applicant/Address:</b> CUBESMART, L.P. 5 Old Lancaster Road Malvern, PA 19355	
<b>Staff Reviewer:</b> Joshua Mitchum <b>Phone Number:</b> 301-952-4132 <b>Email:</b> Joshua.Mitchum@ppd.mncppc.org	



Planning Board Date:	04/25/2024
Planning Board Action Limit:	04/26/2024
Staff Report Date:	04/11/2024
Date Accepted:	02/16/2024
Informational Mailing:	12/11/2023
Acceptance Mailing:	02/05/2024
Sign Posting Deadline:	03/26/2024

## Table of Contents

EVALUATION CRITERIA.....	3
FINDINGS .....	4
1. Request.....	4
2. Development Data Summary.....	4
3. Location.....	5
4. Surrounding Uses.....	6
5. Previous Approvals.....	6
6. Design Features .....	6
COMPLIANCE WITH EVALUATION CRITERIA.....	7
7. Prince George’s County Zoning Ordinance.....	7
8. Detailed Site Plan DSP-98059.....	14
9. 2010 Prince George’s County Landscape Manual .....	15
10. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance .....	15
11. Prince George’s County Tree Canopy Coverage Ordinance .....	15
12. Referral Comments .....	15
13. Community Feedback.....	18
RECOMMENDATION.....	19

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-23029  
Cube Smart

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

**EVALUATION CRITERIA**

The subject property is within the current Industrial, Employment (IE) Zone. It was previously located within the prior Light Industrial (I-1) Zone. On March 26, 2024, the Prince George's County Council adopted Council Resolutions CR-22-2024 and CR-25-2024. These resolutions extended the two-year overlap period of the prior and current Zoning Ordinance and Subdivision Regulations from April 1, 2024, to April 1, 2026. The applicant has chosen to proceed with the development under the provisions of the prior Zoning Ordinance, as allowed by Section 27-1900 of the current Zoning Ordinance. The applicant's proposed detailed site plan (DSP) application meets the prerequisites for proceeding under the prior Zoning Ordinance, as outlined in Sections 27-1903 and 27-1904. Accordingly, staff has reviewed the subject DSP under the property's former I-1 zoning and the standards and procedures of the prior Zoning Ordinance. In reviewing this DSP, staff considered the following:

- a. The prior Prince George's County Zoning Ordinance in the I-1 Zone;
- b. Approved Detailed Site Plan DSP-98059;
- c. The *2010 Prince George's County Landscape Manual*;
- d. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The Prince George's County Tree Canopy Coverage Ordinance;
- f. Referral comments; and
- g. Community feedback.

## FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommend the following findings:

- Request:** This detailed site plan (DSP) application requests approval of the physical project elements necessary 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 or signage is being proposed with this application.
- Development Data Summary:**

	EXISTING	EVALUATED
Zone	IE (Industrial, Employment) (Prior: I-1, Light Industrial)	I-1 (Light Industrial)
Gross tract acreage	11.88	11.88
Use(s)	Warehouse / Consolidated storage	Consolidated storage
Total building gross floor area (GFA)	193,100 sq. ft.	193,100 sq. ft.
Number of consolidated storage units	956 (657 interior units and 299 exterior units)	1,365 (1,066 interior units and 299 exterior units)
Office space	1,293 sq. ft.	1,293 sq. ft.

### Other Development Data:

### Parking and Loading Data (Per Section 27-568(a) of the prior Zoning Ordinance)

CATEGORIES	REQUIRED	EVALUATED
<b>Existing consolidated storage</b>		
1.0 space for every 50 units having direct access only from within a building	956 units / 1.0 spaces / 50 units = 19.12 = 20	113
+ 4.0 spaces for every 1,000 sq. ft. of GFA of office space	1,293 sq. ft. of office GFA / 1,000 sq. ft. x 4.0 spaces = 5.17 = 6	
<b>Subtotal Parking Spaces</b>	<b>26</b>	<b>113</b>
<b>Proposed consolidated storage</b>		
1.0 space for every 50 units having direct access only from within a building	409 new units / 1.0 spaces / 50 units = 8.18 = <b>9 spaces</b>	17
<b>Subtotal Parking Spaces</b>	<b>9</b>	<b>17</b>

CATEGORIES	REQUIRED	EVALUATED
<b><i>Total Parking Spaces</i></b>	<b>35</b>	<b>130*</b>
On-site standard spaces (9.5 feet x 19 feet)	32	127
Handicap-accessible (8 feet x 19 feet with 5-foot-wide access aisle)	2	2
Handicap van-accessible (8 feet x 19 feet with 8-foot-wide access aisle)	1	1

**Notes:** \*Of which at least two shall be handicap-accessible and at least one must be handicap van-accessible, in accordance with Section 27-566 of the prior Zoning Ordinance.

68 vehicle storage spaces, that are approximately 12-foot-wide by 40-foot-long parallel parking spaces, exist on-site and will be maintained, per the applicant.

#### **Bicycle Spaces per the Sector Plan**

Required (1 space per 3 parking spaces)*	3
Provided	4

**Note:** \*Two U-style bike racks measuring 45.3 inches by 23.1 inches are proposed.

#### **Loading Spaces** (per Section 27-582(a) of the prior Zoning Ordinance)

CATEGORIES	REQUIRED	EVALUATED
<b>Existing consolidated storage (135,881 sq. ft.)</b>		
2.0 spaces up to 10,000 sq. ft. + 1.0 space for every 40,000 sq. ft. of GFA (or fraction)	6	6
<b>Proposed consolidated storage (55,936 sq. ft.)</b>		
2.0 spaces up to 10,000 sq. ft. + 1.0 space for every 40,000 sq. ft. of GFA (or fraction)	4	5
<b><i>Total Loading Spaces</i></b> <i>(12 feet x 45 feet)</i>	<b>10</b>	<b>11</b>

- Location:** The subject property is located approximately 1,000 feet southwest of the intersection of US 1 and Cherry Lane and is within the Avondale Industrial Park. Specifically, the site is addressed 8704 Cherry Lane, Laurel, MD, 20707 (Tax Map 6, Grid C-4, Parcel A-1). The site is not within the municipal boundaries of the City of Laurel, Maryland.

4. **Surrounding Uses:** This subject property is bounded by Laurel Business Center to the north, zoned Industrial, Employment (IE) (prior Light Industrial (I-1)). This area contains various commercial and industrial uses, such as warehousing.

To the east, the subject property is bounded by railroad tracks with single-family detached, single-family-attached, and multifamily residential dwelling units, zoned Residential, Multifamily (RMF-20) (prior Multifamily Medium Density Residential (R-18)), Residential, Single-Family-Attached (SF-A) (prior Townhouse (R-T)), and Residential Rural (RR) (prior Rural Residential (R-R)) beyond.

To the west, the subject property is bounded by Cherry Lane with a mix of commercial and industrial uses, zoned IE (prior I-1) beyond.

To the south, the subject property is bounded by Cherry Lane Business Park, zoned IE (prior I-1). This area contains a mix of commercial and industrial uses such as an auto repair store and an eating and drinking establishment.

5. **Previous Approvals:** DSP-98059, for the construction of a one-story warehouse building, was approved on March 11, 1999, by the Prince George's County Planning Board via PGCPB Resolution No. 99-35.
6. **Design Features:** The subject site is currently improved with multiple consolidated storage and warehouse buildings. Furthermore, the subject site has been previously graded and remains a relatively flat grade with no steep slopes. The subject DSP proposes to convert approximately 55,936 square feet of warehouse use to a consolidated storage use, with no increase in gross floor area. Minor architectural modifications are proposed to the current warehouse building including a new, at-grade loading area, which will replace the existing exterior loading dock doors. These doors are located on the southern façade of the building, which faces the parking lot, and is visible to Cherry Lane.

### **Architecture**

The architectural design of the existing portion of the building and the proposed addition is a typical industrial building with a flat roof and minimal variations in massing. The subject application has proposed architecture that is designed to be consistent with the existing building. An additional building entrance and windows with glazing are proposed on the southwest façade that faces Cherry Lane. Motorists and onlookers will see colored wall panels within a lighted display box; however, these are not proposed to be accessible entrances to the individual units.

There are existing, painted faux-doors along the frontage that faces Cherry Lane, which are proposed to be replaced with metallic, red-colored doors. Furthermore, a new employee entrance that faces Cherry Lane will be created, which will replace an existing, metallic, red-colored door.

A new loading area is proposed on the southern façade of the building, facing the parking lot, that will be converted into a consolidated storage use. This loading area will replace a set of exterior loading dock entrances that are visible from Cherry Lane. This new loading area is intended to provide vehicles with a location to load and unload items at-grade, instead of loading dock doors, and will be screened via the existing landscape buffer.

The proposed building materials are compatible with the existing building through the use of similar colors (red, gray) and materials (brick, aluminum). Emphasis has been placed on the defining elements of the building having red-painted aluminum panels. Lastly, the façade along Cherry Lane will be painted dark gray to provide a cohesive design of the building, upon conversion of the existing warehouse to a consolidated storage use.

### **Signage**

No new signage is being proposed with the subject DSP.

### **Lighting**

The subject DSP does not propose new lighting fixtures. The existing lighting features were approved by the Planning Board through PGCPB Resolution No. 99-35 (DSP-98059).

## **COMPLIANCE WITH EVALUATION CRITERIA**

7. **Prince George's County Zoning Ordinance:** The subject DSP has been reviewed for compliance with the requirements of the I-1 Zone and the site design guidelines of the prior Zoning Ordinance.

This DSP is in conformance with the requirements of Section 27-274, Section 27-469, Section 27-473, and Section 27-475.04, of the prior Zoning Ordinance. The conditions relevant to the review of the subject application are listed below in **bold** text. Staff's analysis of conformance to the conditions follows below, in plain text.

### **Section 27-274 - Design guidelines.**

Pursuant to Section 27-283(a), "The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274)." The subject DSP complies with Section 27-274 as follows:

#### **(2) Parking, loading, and circulation.**

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site...**

The applicant has provided a DSP that shows adequate circulation, parking, and loading facilities. As the subject application proposes only minor architectural modifications to the existing building, no new standard surface parking spaces or drive aisles are proposed.

The existing parking spaces are located at the rear of the subject site and screened from Cherry Lane, via a landscape buffer, pursuant to the 2010 *Prince George's County Landscape Manual* (approved via PGCPB Resolution No. 99-35).

**(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers...**

The subject DSP provides a 5-foot-wide sidewalk along the property frontage that allows for a continuous connection to the site. The sidewalk connection from Cherry Lane to the building entrance minimizes conflict between vehicles and pedestrians. Furthermore, the circulation pattern encourages free-flow traffic, that disincentivizes high speeds through the drive aisles.

**(3) Lighting.**

**(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character.**

The application does not propose new lighting fixtures. The existing lighting features were approved by the Planning Board through Resolution No. 99-35 (DSP-98059). Therefore, this requirement has been satisfied.

**(4) Views.**

**(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

The subject DSP ensures that the view of the site is harmonious with its surroundings, and not disruptive towards other views of Cherry Lane. The primary structure is existing, and the applicant is not proposing new construction. The proposed minor architectural modifications will serve to beautify the portion of the building that will house the consolidated storage use. Visual interest will be drawn to the new entrance via windows (with new glazing) that will face Cherry Lane.

**(5) Green area.**

**(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use...**

Section 27-469(b)(1) requires that in the I-1 Zone “at least ten percent (10%) of the net lot area shall be maintained as green area.” Based on the submitted site plan, approximately 13.8 percent of the subject property will be maintained as green area.

The subject DSP is designed in a way that minimizes the removal of green space, while still achieving the intended use of the proposed consolidated storage use with the new at-grade loading area.



Existing pedestrian paths and permeable areas will be unaffected by the proposed development.

**(7) Grading.**

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts...**

The subject site is an infill site that has been previously graded. The applicant states that any additional grading necessary to develop the site will be minimized, to the maximum extent possible, while conforming to the site's approved site development concept plan. Staff agree with the applicant's statement, as there is no proposed extensive grading of hilltops or slopes on the site.

**(10) Architecture.**

- (A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

The statement of justification submitted for the subject application has detailed how the architecture of the buildings will provide a variety of building forms with a unified, harmonious use of materials and styles.

As stated in Finding 6, the proposed building materials are compatible with the existing building, through the use of similar colors (red, gray) and materials (brick, aluminum). Emphasis has been placed on the defining elements of the building having red painted aluminum panels. The façade along Cherry Lane will be painted dark gray to provide a cohesive design of the building upon conversion of the existing warehouse to a consolidated storage use.

Staff find that the justification submitted adequately fulfils this requirement.

## **Section 27-469. - I-1 Zone (Light Industrial).**

The subject application complies with the applicable requirements of Section 27-469 (I-1 Zone) of the prior Zoning Ordinance, which governs development in industrial zones. Requirements relevant to the subject application are analyzed below.

**(b) Landscaping, screening, and buffering of development in the I-1 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition, the following applies:**

**(1) At least ten percent (10%) of the net lot area shall be maintained as green area.**

Section 27-469(b)(1) requires that in the I-1 Zone “at least ten percent (10%) of the net lot area shall be maintained as green area.” Based on the submitted site plan, approximately 13.8 percent of the subject property will be maintained as green area.

**(2) Any landscape strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.**

The subject DSP is exempt from the requirements of the Landscape Manual in accordance with Section 1.1(d) due to no additional gross floor area or area of disturbance being proposed. Furthermore, the application does not involve a change of use from a lower intensity use to a higher intensity use. The existing use is a warehouse, which is in the same intensity category as the proposed consolidated storage use.

**(3) A vehicle towing station permitted in the I-1 Zone shall be screened by a wall or fence at least six (6) feet high, or by an evergreen screen, unless the adjoining property is used for a vehicle towing station or a vehicle salvage yard.**

This requirement does not apply to the subject DSP, as it does not propose a vehicle towing station.

**(c) Outdoor Storage.**

**(1) Outdoor storage shall not be visible from a street.**

No outside storage is being proposed with the subject DSP; however, the applicant has stated that a portion of the rear of the site will be used for vehicle storage through designated parking spaces. These parking spaces are not visible from Cherry Lane, the closest public street, as they are screened by existing gates and fencing.

**(d) Uses.**

**(1) The uses allowed in the I-1 Zone are as provided for in the Table of Uses (Division 3 of this Part).**

The proposed use, consolidated storage, is permitted by right in the I-1 Zone through the provision of a detailed site plan that meets the requirements of Section 27-475.04 of the prior Zoning Ordinance.

**Section 27-473 – Uses permitted.**

**(a) No use shall be allowed in the Industrial Zone, except as provided for in the Table of Uses or in Subsection (c) of this Section.**

The proposed use, consolidated storage, is permitted by right in the I-1 Zone, as stated in the Table of Uses in Section 27-473 of the prior Zoning Ordinance.

**Section 27-475.04. – Consolidated Storage**

**(a) Beginning June 23, 1988, a Detailed Site Plan shall be approved for consolidated storage developments in accordance with Part 3, Division 9, of this Subtitle to insure compliance with the provisions of this Section. Consolidated storage constructed pursuant to a building permit issued prior to this date; consolidated storage for which grading permits were issued prior to this date, subject to Subsection (b); and consolidated storage for which applications for building permits were filed on September 22, 1987, and which are actively pending as of October 25, 1988, subject to Subsection (b), need not meet these requirements.**

**(1) Requirements.**

**(A) No entrances to individual consolidated storage units shall be visible from a street or from adjoining land in any Residential or Commercial Zone (or land proposed to be used for residential or commercial purposes on an approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan).**

No entrances to individual consolidated storage units are visible from a street or adjoining land in a residential or commercial zone. The existing and proposed red-painted doors on the building's façades are faux doors, and serve aesthetic purposes only, as they provide no access to the building.

- (B) Entrances to individual consolidated storage units shall be either oriented toward the interior of the development or completely screened from view by a solid wall, with landscaping along the outside thereof.**

All individual storage units will be accessed from the interior of the building. In this manner they are oriented toward the interior of the development.

- (C) The maximum height shall be thirty-six (36) feet. Structures exceeding this height and approved before January 1, 2000, shall not be considered nonconforming.**

The existing building height is 25 feet, and no increase in building height is being proposed with the subject DSP. Therefore, this requirement has been satisfied.

- (D) Notwithstanding any other requirement of this Section, the expansion of an existing consolidated storage use within a building in the I-1 Zone after November 30, 2016, shall be limited to a maximum of fifty (50) additional individual units and may not be less than one-half mile from another consolidated storage use in the I-1 Zone. However, this Section shall not apply to a consolidated storage use expansion constructed pursuant to an approved preliminary plan, final plat, and detailed site plan, where the consolidated storage use is adequately buffered from view from any public right-of-way.**

The subject site has an approved site plan (DSP-98059), where the use is adequately buffered from the view from any public right-of-way. Therefore, this section shall not apply to the subject application. Additionally, the proposed consolidated storage use, within the warehouse portion of the existing building, will be evaluated by the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) at the time of use and occupancy permit in accordance with this subsection.

- (c) Unless otherwise exempted from the prescriptions of this Section, consolidated storage shall be a permitted use in the I-1 Zone, subject to the following additional requirements:**

- (i) A detailed site plan is approved for the proposed development of the use, in accordance with Part 3, Division 9 of this Subtitle;**

A DSP application for a consolidated storage use, subject to Planning Board approval, has been submitted. Therefore, pending its approval, this condition has been satisfied.

- (ii) **The required technical staff report prepared and submitted to the administrative record for the detailed site plan application shall include a current, countywide inventory of the locations, dates of approval, and any conditions of approval for consolidated storage uses located on property within one-half mile of the boundaries of the property on which the proposed consolidated storage use will be located;**
- (iii) **The Planning Board and/or the District Council shall consider, in its review of a detailed site plan application pursuant to this Section, the inventory submitted to the administrative record in accordance with Subsection (b) of this Section, above, for purposes of finding conformance with the required findings of approval set forth in Part 3, Division 9 of this Subtitle.**

A geographic information systems (GIS) map has been prepared and submitted that provides an inventory of a current, countywide inventory of the locations of consolidated storage uses located within one mile of the boundaries of the property on which the proposed consolidated storage use will be located. The inventory is replicated below, in table format, as well as a list of the prior conditions of approval for the available listed applications.

<b>Application Number and Name</b>	<b>Address</b>	<b>Date of Approval</b>
Record not found	8707 Cherry Lane, Laurel, MD 20707	Record not found
DSP-02025 - Laurel Consolidated Storage	14301 Cherry Lane Court, Laurel, MD 20707	10/3/2002
Record not found	14950 Bowie Road, Laurel, MD 20707	Record not found
DSP-88110 - Public Storage, Inc., Balto Avenue	8550 Catalpa Street, Laurel, MD 20707	2/16/1989

**DSP-02025 Conditions of Approval (PGCPB No. 02-201):**

- 1. Prior to certificate approval of this Detailed Site Plan, the applicant shall make the following revisions to the Detailed Site Plan and Landscape Plan:**
  - a. Provide the required landscape schedules of Sections 4.2 and 4.7 on the Landscape Plan with the required number of plant units, wherever it is applicable.**
  - b. Demonstrate the following easements on the Detailed Site Plan:**

- **Ten-foot-wide public utility easement along Cherry Lane Stormwater management easement in the southeast corner of the subject property**
- **Access easement, Liber 6935 Folio 171**
- **Various WSSC R/Ws**
- **Stormdrain easements**
- **Ingress/egress easement, Liber 6740 Folio 122**

- c. **Revise the composition of the proposed Section 4.7 bufferyards and Section 4.2 landscape strip to incorporate certain evergreen trees and shrubbery in order to maintain a satisfactory screening effect all year round.**

- 2. **Prior to issuance of any permits, a Letter of Exemption shall be obtained from the Environmental Planning Section. The Letter of Exemption shall accompany all future applications for plans and permits.**

- 8. **Detailed Site Plan DSP-98059:** Detailed Site Plan DSP-98059 was approved on March 11, 1999, via PGCPB Resolution No. 99-35 for the construction of a one-story warehouse building. This DSP was approved with one condition, with five sub-conditions. The conditions relevant to the review of the subject application are listed below in **bold** text. Staff's analysis of conformance to the conditions follows below, in plain text:

- 1. **Prior to certificate approval, the following revisions and/or notes shall be made or added to the Detailed Site Plan.**

- a. **A note shall be added to the detailed site plan that no signage shall be attached to wrought iron fencing, and banner signage shall not be allowed.**

The subject DSP has included a note on the plan coversheet that acknowledges the above condition.

- b. **The applicant shall reserve the right to adjust or determine the order of construction of buildings within each phase.**

This condition is not relevant to the subject application, as no new gross floor area or buildings are being proposed.

- c. **A note shall be added to the plan stating that no individual mini-storage unit shall exceed 500 square feet. The number of interior units shall not exceed 684, unless the applicant shall apply for a revision to**

**the detailed site plan to be approved by the Planning Board or its designee.**

The applicant has provided a revised note listing the proposed number of new interior storage units, subject to approval by the Planning Board or its designee.

- d. There are 657 interior units existing on-site. By proposing 409 additional exterior units, the total number of units exceeds 684 units. Therefore, Planning Board approval of this DSP is required, as a revision of the prior DSP. A note shall be added to the plan stating that all landscaping in Phase One shall be completed prior to the issuance of the Certificate of Occupancy for the first mini-storage unit by the Department of Environmental Resources.**

This condition is not relevant to the subject application as landscaping requirements have been met, as of the approval and certification of DSP-98059. A condition has been added herein that, prior to certification, the applicant shall obtain a certificate of landscape maintenance.

- e. A note shall be added to the plan stating that all trucks for Eagle Van lines shall park in their designated parking area.**

This condition is not relevant to the subject application, as the above entity no longer operates at the subject site.

- 9. 2010 Prince George's County Landscape Manual:** Section 27-548 of the Zoning Ordinance states that landscaping, screening, and buffering within the I-1 Zone should be provided pursuant to the provisions of the Landscape Manual. The proposal is exempt from the requirements of the Landscape Manual because it does not involve the change of a lower intensity use to a higher intensity use category or from a residential use to a nonresidential use. The existing use is a warehouse, which is the same intensity as the proposed use, which is consolidated storage. Furthermore, the subject DSP does not involve an increase in impervious surface and does not involve an increase in gross floor area.
- 10. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The subject site has been issued a standard exemption from the Woodland and Wildlife Conservation Ordinance (S-179-2023) due to the site containing less than 10,000 square feet of woodland and having no previous tree conservation plan approval. Furthermore, a natural resources inventory (NRI) equivalency letter has been issued for the site, due to the aforementioned Woodland and Wildlife Conservation exemption, and the fact that no regulated environmental features (REFs) will be impacted.
- 11. Prince George's County Tree Canopy Coverage Ordinance:** The subject site is exempt from the Tree Canopy Coverage Ordinance because less than 5,000 square feet of ground disturbance is being proposed.
- 12. Referral Comments:** This application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and are incorporated herein by reference:

- a. **Historic Preservation and Archeological Review**—In a memorandum, dated March 6, 2024 (Smith, Chisholm, Stabler to Mitchum), the Historic Preservation and Archeological Review Section provided the following comments on the subject DSP:

The 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1* (master plan and SMA) includes goals and policies related to historic preservation (pages 101–104). However, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicates the probability of archeological sites within the subject property is low. The subject property does not contain, and is not adjacent to, any designated Prince George’s County historic sites or resources.

- b. **Community Planning**—In a memorandum dated February 20, 2024 (Lutz to Mitchum), the Community Planning Division provided an evaluation of the application stating that the proposed consolidated storage use conforms with the recommended land use of the master plan and SMA.

**Environmental Infrastructure**

The applicant is reusing and redeveloping a portion of an existing building and is encouraged to incorporate green building techniques and material to maximize efficiency for this redevelopment.

**Economic Development**

The submitted plans show updated building elevations with changes in façade color and material, to add visual interest on wall planes. The applicant is encouraged to work with the Prince George’s County Planning Department, Urban Design Section, to ensure the site meets all site design requirements.

- c. **Transportation Planning**—In a memorandum dated March 25, 2024 (Daniels to Mitchum), the Transportation Planning Section provided the following comments on the subject DSP:

**Master Plan Right of Way**

The site is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the master plan and SMA. The property has frontage on Cherry Lane (A-2), which is an arterial roadway with a 120-foot right-of-way.

**Master Plan Pedestrian and Bike Facilities**

The MPOT recommends a shared use path along Cherry Lane. The master plan and SMA does not include any policies applicable to the development on this site. The Complete Streets element of the MPOT reinforces the need for multimodal transportation, and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

**Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**



**Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO Guide for the Development of Bicycle Facilities.**

**Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.**

The site plan includes a 5-foot-wide sidewalk along the property frontage, to provide a continuous and new connection to the site. The site plan includes the installation of four inverted U-style bike racks near the building entrance. There are no additional bicycle facilities proposed with this development. Staff find the proposed facilities meet the intent of the master plans.

The site is accessed via two driveways along Cherry Lane and crosswalks with Americans with Disabilities-compliant curb ramps proposed at each driveway. The applicant has proposed 130 parking spaces, of which 35 are required. The proposed parking comprises 130 standard spaces, which includes three handicap-accessible spaces, and five additional loading spaces. Four U-shaped bicycle racks are also provided, at the building entrance, to accommodate multimodal use to the site. The applicant has provided a sidewalk connection from Cherry Lane to the building entrance, in an effort to minimize conflict between vehicles and pedestrians. Staff find the proposed plan for on-site circulation acceptable.

- d. **Subdivision Review**—In a memorandum dated March 25, 2024 (Vatandoost to Mitchum), the Subdivision Review Section provided comments and found that the property has a final plat of subdivision (which was approved prior to October 27, 1970), and is currently improved with a warehouse building (that was in existence prior to January 1, 1990) and seven consolidated storage buildings (which were constructed in accordance with DSP-98059). The application does not propose any additional development on-site and is therefore exempt from the requirement to file a preliminary plan of subdivision (PPS) and a final plat, pursuant to Section 24-111(c)(3) of the prior Subdivision Regulations.

The Subdivision Review Section offers a condition that the subject DSP should be revised to show the required 10-foot-wide public utility easement along the western property boundary, along Cherry Lane, in conformance with Plat NLP 117-25, prior to the certification of the DSP. This condition is replicated below in the Recommendation section of this technical staff report.

- e. **Environmental Planning**—In a memorandum dated March 25, 2024 (Meoli to Mitchum), the Environmental Planning Section offered the following comments on the subject DSP:

The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-179-2023) because the site contains less than 10,000 square feet of woodland and has no previous tree conservation plan approval. An NRI equivalency letter has been issued for the site (NRI-142-2023) based on the standard woodland conservation exemption and that no REF will be impacted.

### **Stormwater Management**

The site has an approved SWM Concept Plan and approval letter (32289-2023-SDC/P32684-2024-SDC), which is valid until January 4, 2027. According to the approval letter, the project is not required to provide water quality controls but shall conform to the conditions of approval of the concept letter. The project will be subject to further review, at the time of permit, and DPIE reserves the right to impose restrictions, if necessary, prior to permit.

- f. **Permit Review Section**—In a memorandum dated March 25, 2024 (Jacobs to Mitchum), the Permit Review Section offered the following revisions to the DSP, at time of permitting:

- “1. Identify the six proposed loading spaces instead of one large loading space area;
- “2. 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;
- “3. Identify the height and number of stories on the portion of the primary structure on the subject site.”

The above conditions have been replicated below, prior to the certification, in the Recommendation section of this technical staff report.

- g. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 11, 2024 (De Guzman to Mitchum), DPIE noted that the subject DSP is consistent with Site Development Concept Plan 32289-2023-SDC, approved on January 4, 2024.
- h. **Prince George’s County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on the subject application.
- i. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on the subject application.
- j. **Prince George’s County Health Department**—In a memorandum dated February 26, 2024 (Adepoju to Mitchum), the Health Department offered no objections to the subject DSP.
13. **Community Feedback:** As of the writing of this technical staff report, staff have not received any community feedback or input regarding the subject application.
14. As required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP will, if approved with the proposed conditions below, represent a most reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s

County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

15. Section 27-285(b)(2) is inapplicable because the subject property is not subject to a conceptual site plan.
16. Section 27-285(b)(3) is inapplicable because the subject application is not a Detailed Site Plan for Infrastructure.
17. As required by Section 27-285(b)(4) of the prior Zoning Ordinance, for approval of a DSP, the REF on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the Prince George's County Subdivision Regulations. No REF are located on the subject site, and the site was previously graded and improved.

## **RECOMMENDATION**

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Prince George's County Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-23029 for Cube Smart, subject to the following conditions:

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 completed certificate of landscape maintenance, for the existing landscape approved with detailed site plan DSP-98059.