



Prince George's County Council

Sitting as the District Council Zoning Agenda Item Summary

Case No.:	DSP-25006	Councilmanic District: 7
Meeting Date:	1/20/2026	Zone(s): NAC (Prior; M-X-T / D-D-O)
Case Name:	The Promise	
Applicant:	A Determined Seed I LLC	
Location:	Located on the south side of Southern Avenue, 2,100 feet north of its intersection with Wheeler Road (15.09 Acres; NAC (Prior M-X-T / D-D-O Zone)).	
Request:	Requesting approval of a Detailed Site Plan (DSP) for a mixed-use development containing 448 multifamily residential units; 396 apartment housing units for the elderly and physically handicapped; 9,453 square feet of day care for 150 children; and 27,128 square feet of commercial/retail space. The applicant is proposing to phase the indoor and courtyard recreational facilities.	
Companion	DDS-689	
Case(s):		

DECISIONS/RECOMMENDATION:**LEGAL DEADLINES:****Technical Staff:** Approval with Conditions**Appeal date:** 12/22/2025**Planning Board:** Approval with Conditions**Review date:** 1/30/2026**Zoning Hearing Examiner:****Action date:****Municipality:***Comments:***Opposition:****Staff:** David E. Myerholtz**HISTORY:****Acting Body:** **Date:** **Action:**

M-NCPPC Technical Staff 09/30/2025 approval with conditions

M-NCPPC Planning Board 11/20/2025 approval with conditions

Sitting as the District Council 01/20/2026

Document(s): DSP-25006 Planning Board Resolution, DSP-25006 PORL, DSP-25006 Technical Staff Report