



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 Case(s):	DDS-689	

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions
Planning Board: Approval with Conditions
Zoning Hearing Examiner:
Municipality:
Opposition:

LEGAL DEADLINES:

Appeal date: 12/22/2025
Review date: 1/30/2026
Action date:
Comments:

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