



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DDS-689 **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 Departure from Design Standards (DDS) for a reduction in the size of standard parking spaces to 9 feet by 18 feet for both structured and surface parking spaces.
Companion Case(s): DSP-25006

DECISIONS/RECOMMENDATION:

Technical Staff: Approval

Planning Board: Approval

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
M-NCPPC Planning Board	11/20/2025	approval
Sitting as the District Council	01/20/2026	

Document(s): DDS-689 Zoning Agenda Item Summary, DDS-689 Planning Board Resolution, DDS-689 PORL, DDS-689 Technical Staff Report