



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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<b>Case No.:</b>	<b>DDS-689</b>	<b>Councilmanic District:</b> 7
<b>Meeting Date:</b>	1/20/2026	<b>Zone(s):</b> NAC (Prior M-X-T / D-D-O)
<b>Case Name:</b>	The Promise	
<b>Applicant:</b>	A Determined Seed I LLC	
<b>Location:</b>	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)).	
<b>Request:</b>	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.	
<b>Companion</b>	DSP-25006	
<b>Case(s):</b>		

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**DECISIONS/RECOMMENDATION:****LEGAL DEADLINES:****Technical Staff:** Approval**Appeal date:** 12/22/2025**Planning Board:** Approval**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

M-NCPPC Planning Board 11/20/2025 approval

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