



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-19071 **Councilmanic District:** 7
Meeting Date: 1/9/2023 **Zone(s):** NAC
Case Name: The Promise
(Expedited Transit-Oriented Development Project)
Applicant: A Determined Seed, LLC
Location: Located on the south side of Southern Avenue, 2,100 feet north of its intersection with Wheeler Road (15.10 Acres; NAC Zone).
Request: Requesting approval of a Detailed Site Plan (DSP) for a mixed-use development containing 481 multifamily residential units, 504 units for the elderly or physically handicapped, and 37,810 square feet of commercial space.
Companion Case(s): DDS-685

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with conditions

Planning Board: Approval with conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 12/22/2022

Review date: 1/30/2023

Action date:

Comments:

Staff: Tom Burke

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	11/03/2022	approval with conditions
M-NCPPC Planning Board	11/17/2022	approval with conditions
Sitting as the District Council	01/09/2023	waived election to review

Notes: Council waived election to review for this item (Vote:9-0; Absent: Council Members Hawkins and Franklin).

Aye: 9 Olson, Watson, Harrison, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: 2 Hawkins and Franklin

Clerk of the Council 01/11/2023 mailed

Notes: *Memo transmitted to James Hunt, Division Chief, M-NCPPC Development Review Division, and mailed to Persons of Record that the Planning Board's decision is final.*

Document(s): DSP-19071 PLB Memo, DSP-19071 Planning Board Resolution, DSP-19071 PORL, DSP-19071 Technical Staff Report