

THE PROMISE - ETOD

Detailed Site Plan & TCP2-2025-0056

Companion Case: DDS-689 & ACL-2025-0006

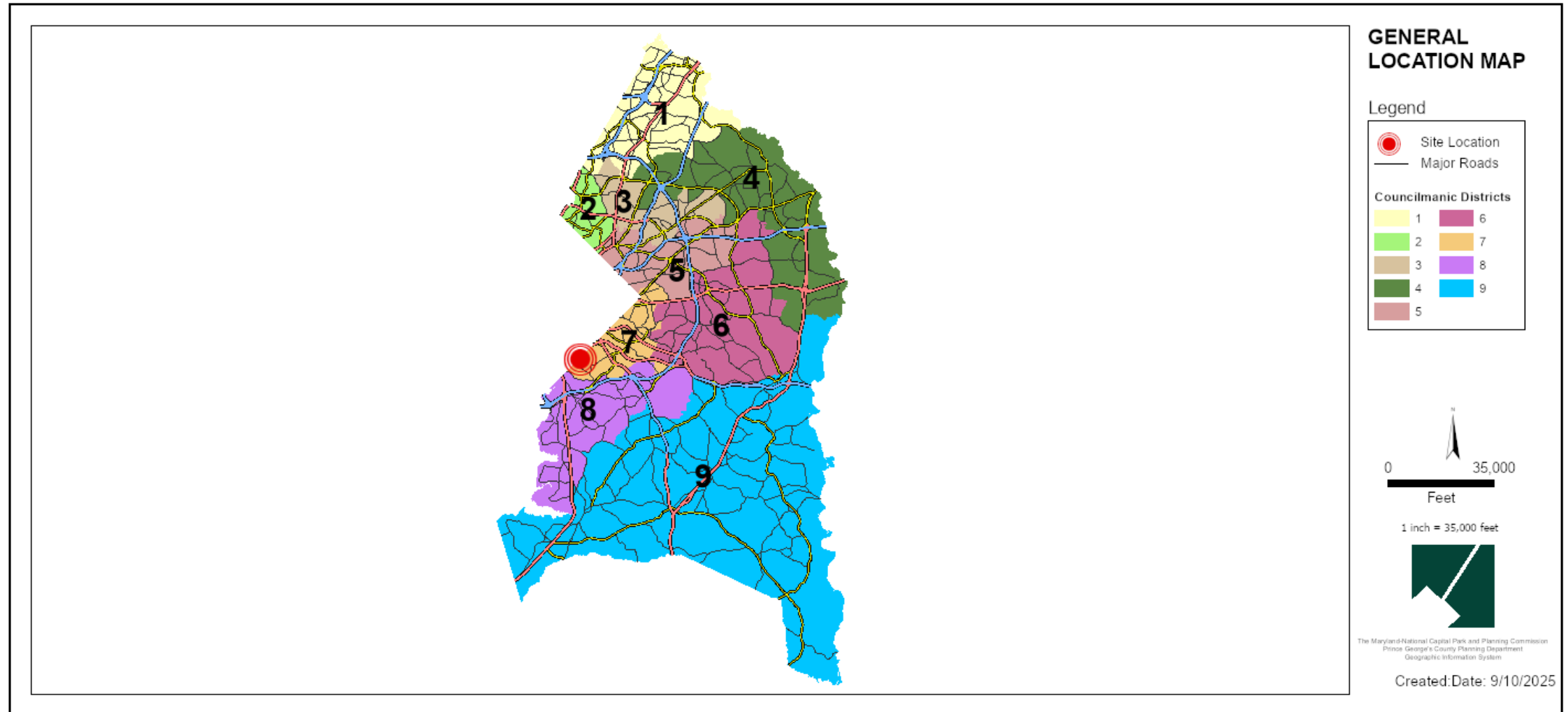
Staff Recommendation: APPROVAL of the Detailed Site Plan



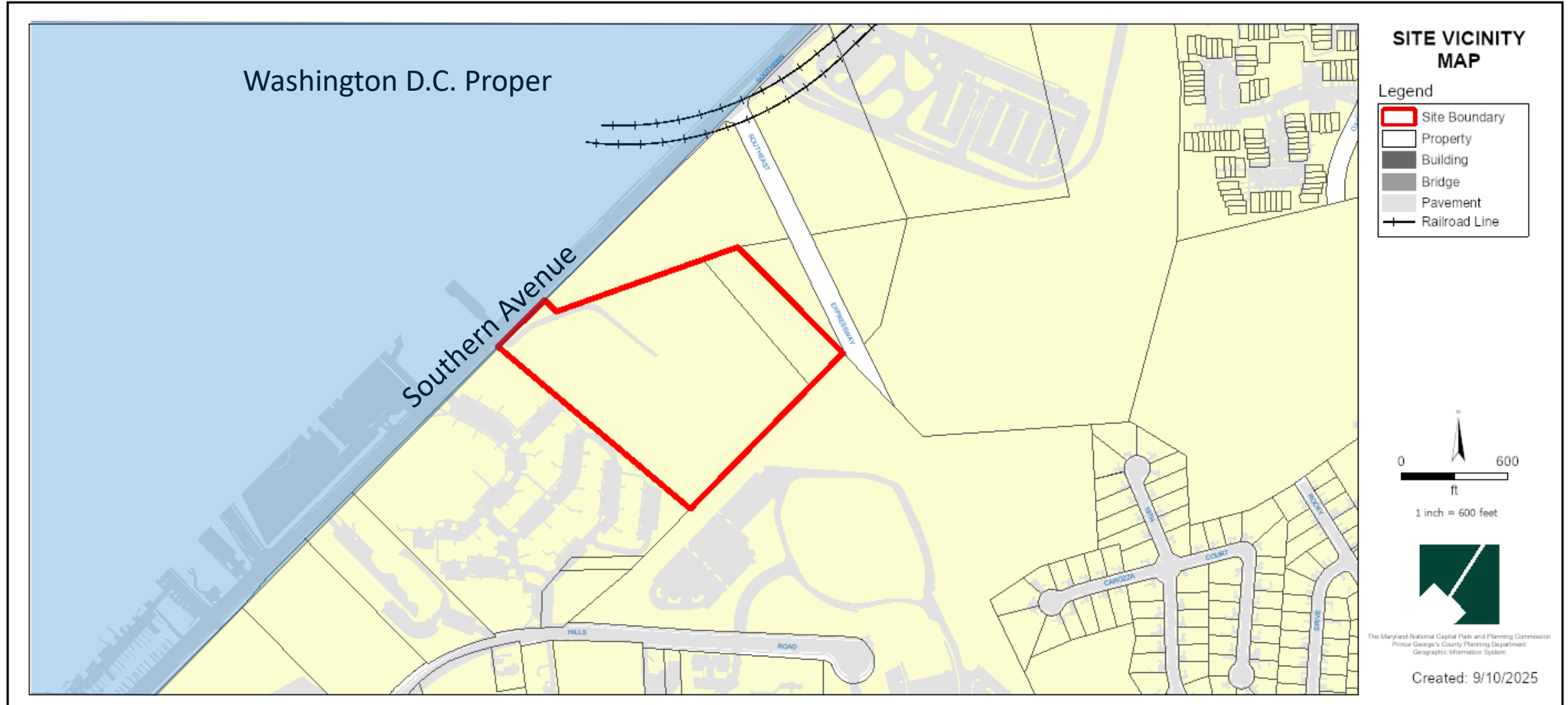
GENERAL LOCATION MAP

Council District: 07

Planning Area: 76A

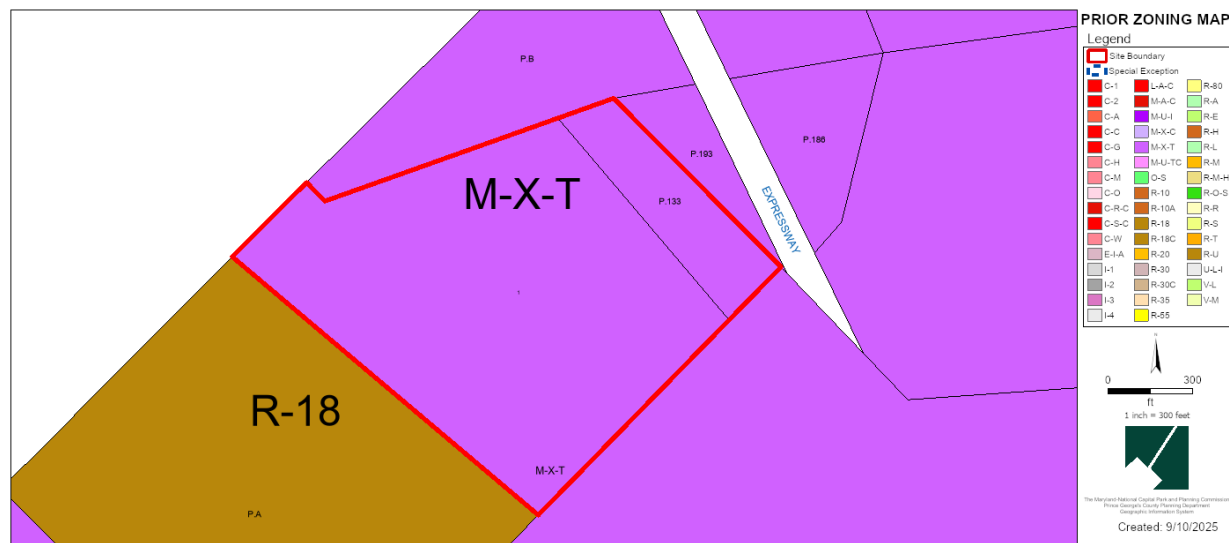


SITE VICINITY MAP

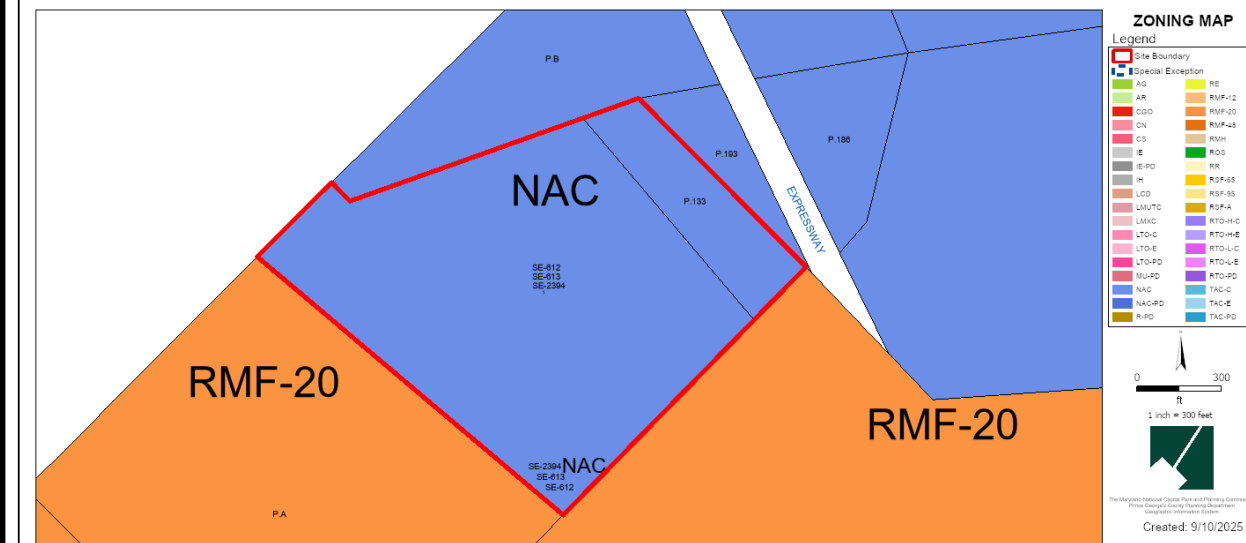


ZONING MAP (PRIOR AND CURRENT)

Prior Zoning Map: M-X-T

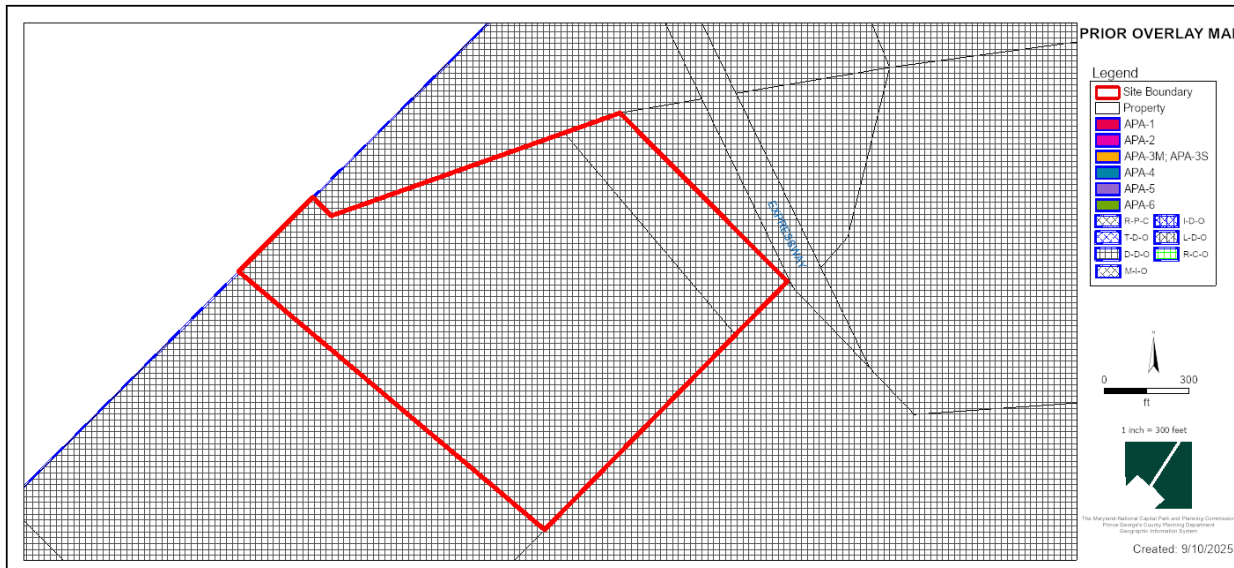


Current Zoning Map: NAC

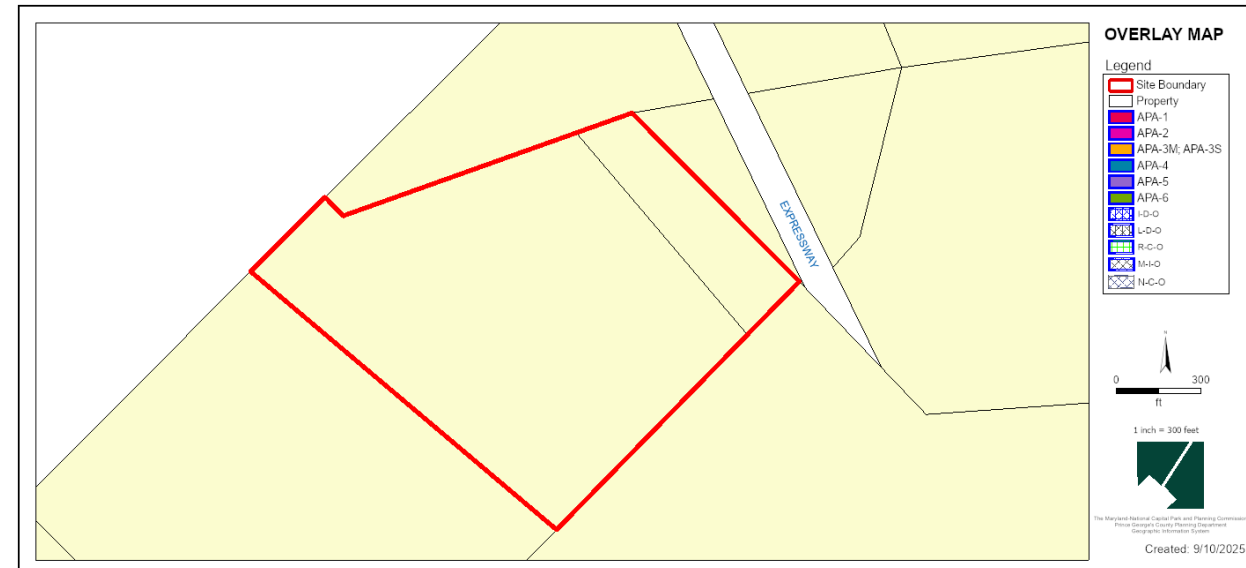


OVERLAY MAP (PRIOR AND CURRENT)

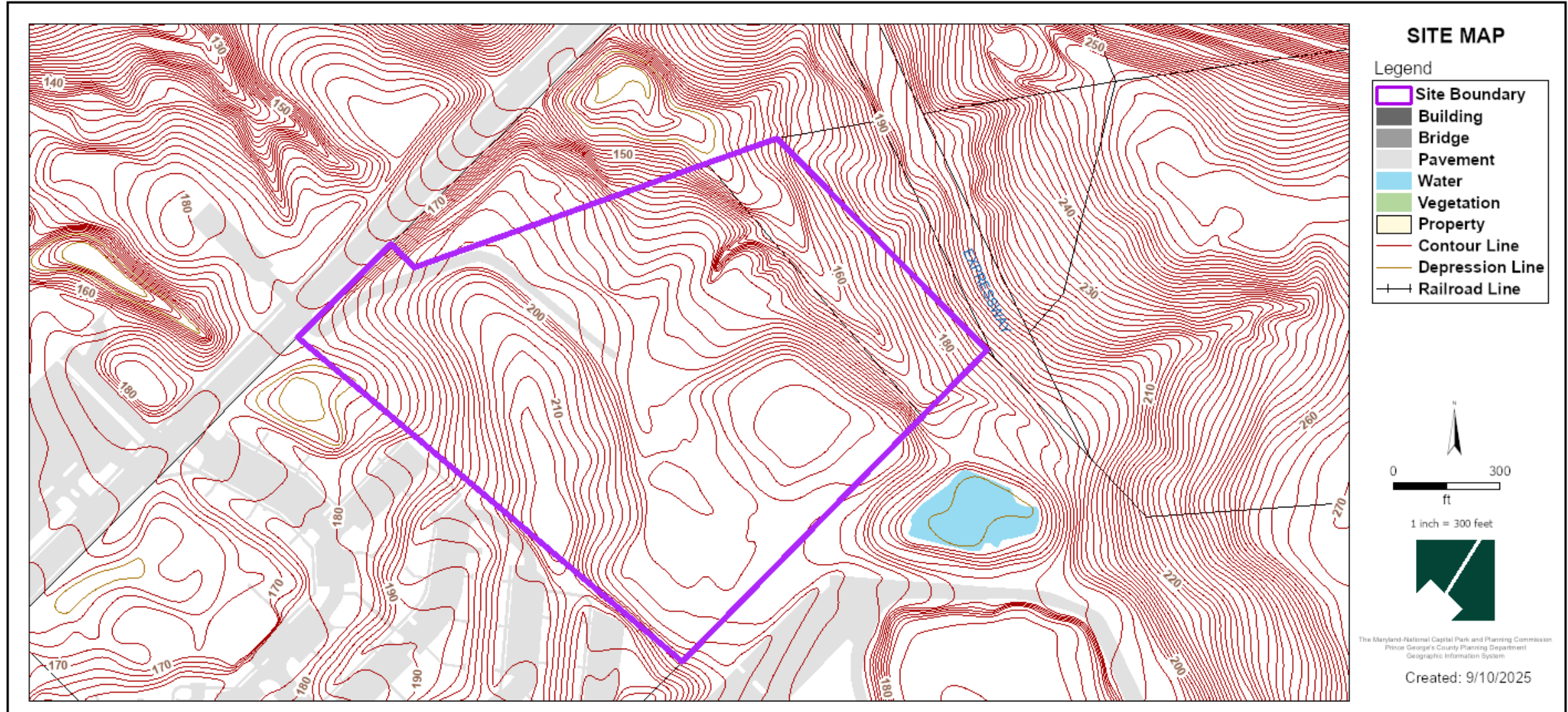
Development District Overlay Map



Current Overlay Map



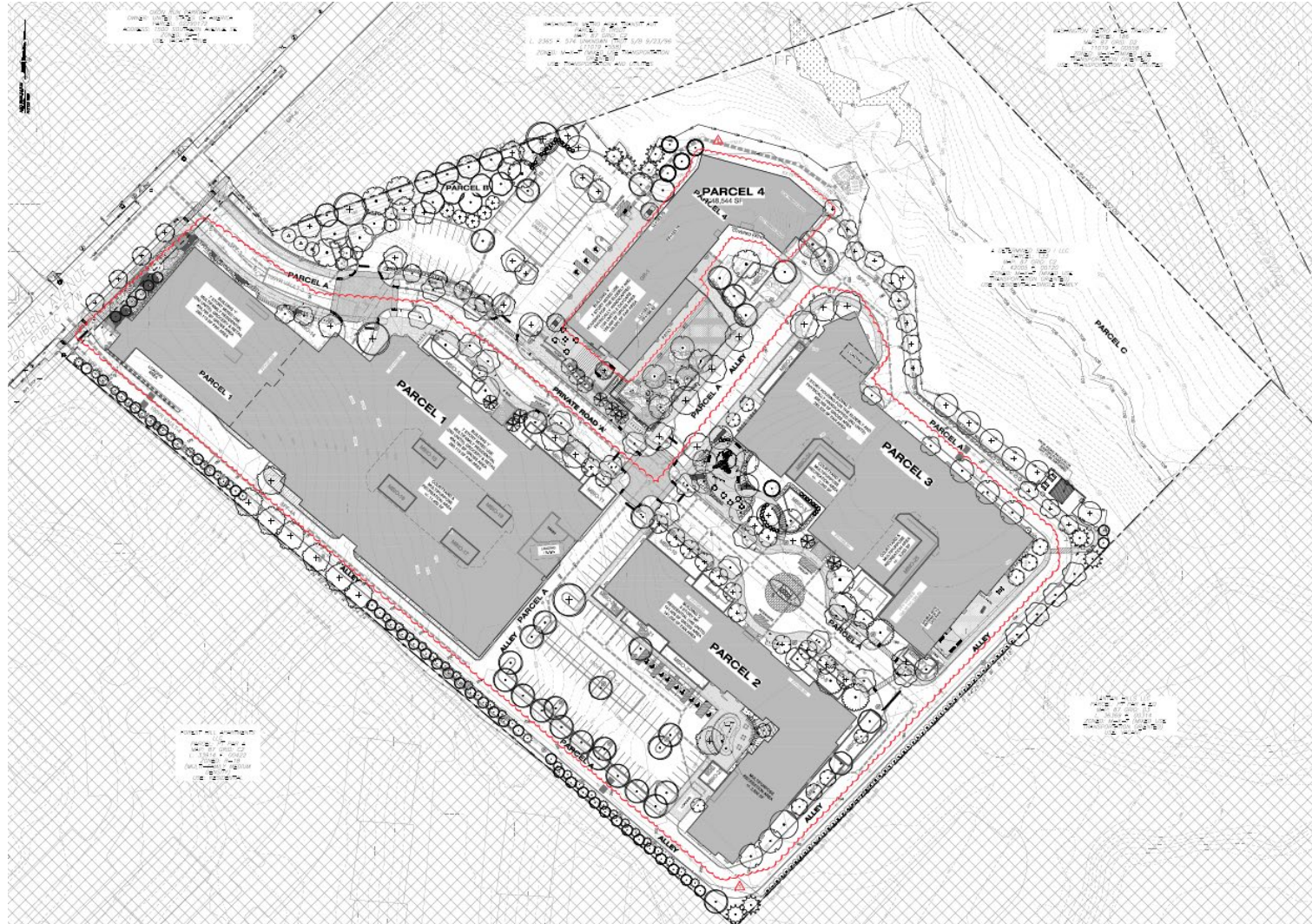
SITE TOPOGRAPHY MAP



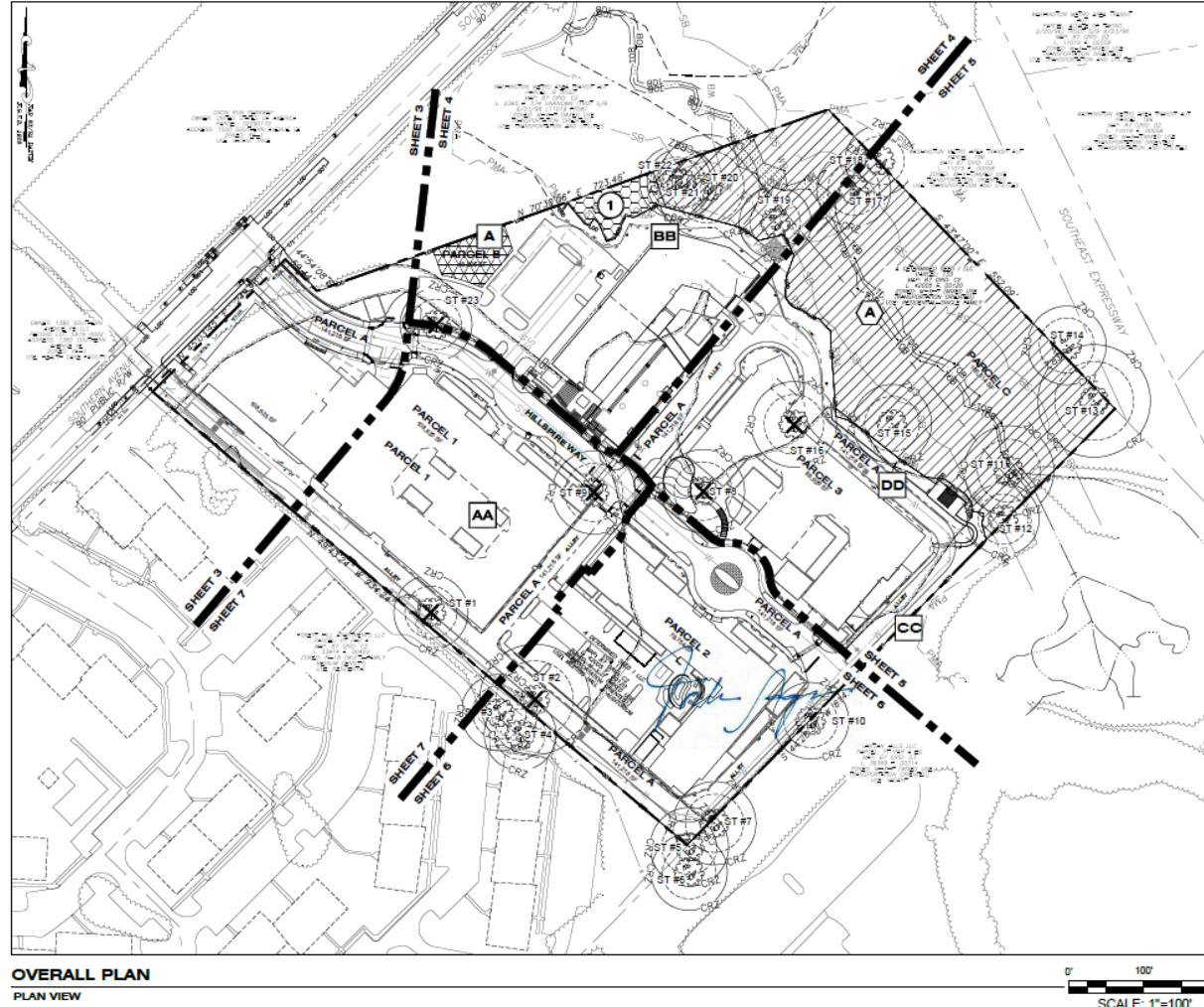
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



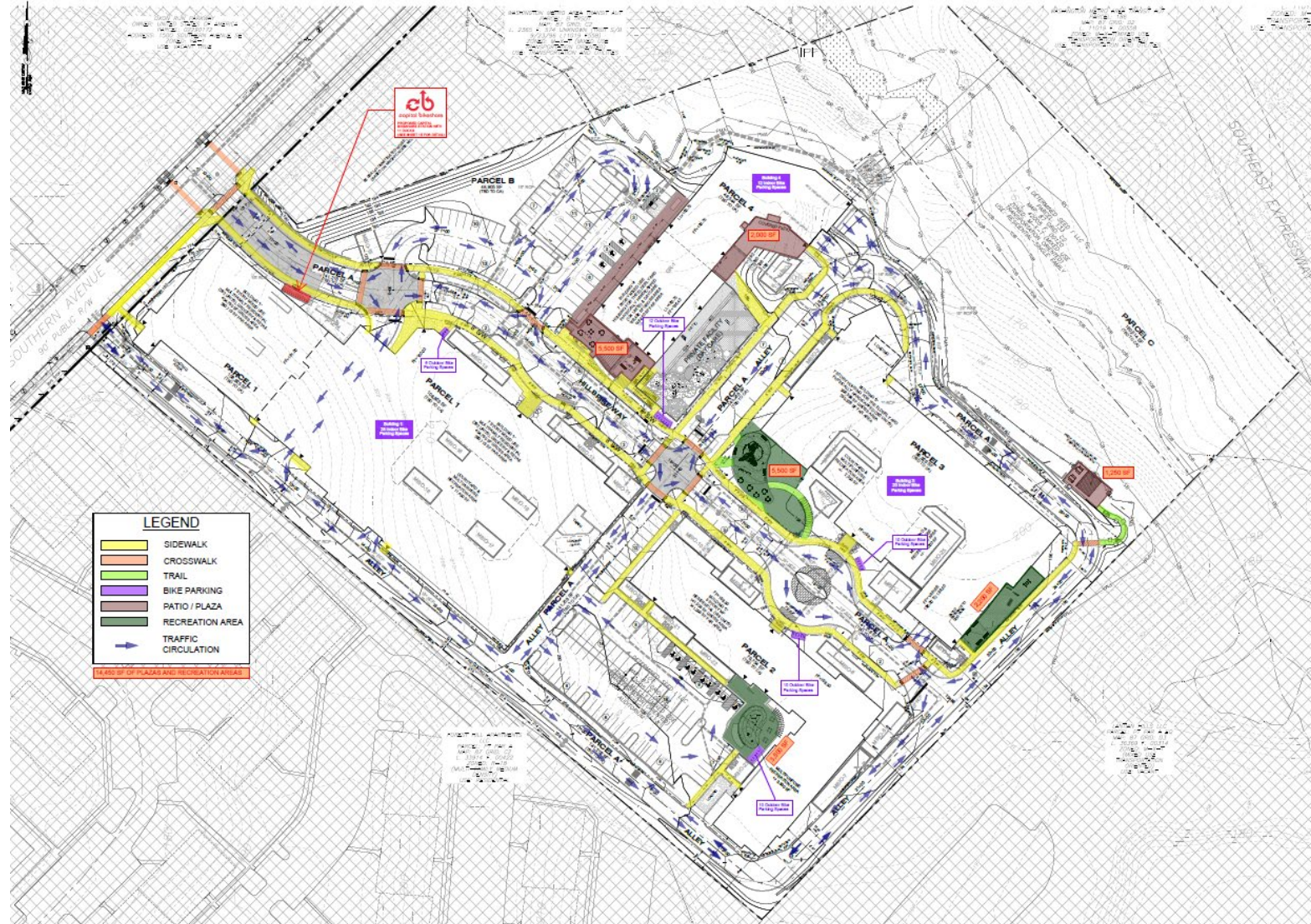
LANDSCAPE PLAN



TYPE II TREE CONSERVATION PLAN



BICYCLE, PEDESTRIAN, AND OPEN SPACE EXHIBIT



ILLUSTRATIVE RENDERING



ARCHITECTURE



1 BUILDING ELEVATIONS
A305 Scale: 1" = 30'



2 BUILDING ELEVATIONS
A305 Scale: 1" = 30'



1
A305

ARCHITECTURE



1 BUILDING ELEVATIONS
A302 Scale: 1" = 30'



2 BUILDING ELEVATIONS
A302 Scale: 1" = 30'



SITE RENDERINGS



AERIAL VIEW FROM WEST

SITE RENDERINGS



AERIAL VIEW FROM SOUTH

SITE RENDERINGS



DEPARTURE FROM DESIGN STANDARDS

- A reduction of the standard, nonparallel parking space size from 9.5 feet by 19 feet to 9 feet by 18 feet, pursuant to Section 27-239.01 of the prior Zoning Ordinance.
- Relief from Section 27-579 of the prior Zoning Ordinance, to allow loading spaces less than the required 50 feet from residential uses
- A reduction in the street trees along the private roads, as required in the 2010 *Prince George's County Landscape Manual*

APPLICANT EXHIBIT

Applicant's Proposed Amended Conditions:

1. Prior to certification of this detailed site plan (DSP), the applicant and the applicant's heirs, successors, and/or assignees shall revise the DSP, as follows, or provide the specific documentation:
 - a. ~~Revise the plans to include a stub connection point at the terminus of Hillspire Way, within Parcel A, to allow for cross access for vehicles and pedestrians for any future development to the southeast.~~
5. Prior to approval of the final plat of subdivision or certification of the detailed site plan if the final plat approval has already occurred, a cross-access easement or covenant and cross walk establishing vehicular and pedestrian cross-access with the property to the southeast, ~~via the connection point established under Condition 1.a,~~ shall be provided for review to the Development Review Division of the Prince George's County Planning Department, for approval. The easement agreement or covenant shall contain the rights of the Prince George's County Planning Board, be recorded in the Prince George's County Land Records, and the Liber/folio shown on the final plat and/or detailed site plan. The final plat and/or detailed site plan shall reflect the location and extent of the easement.

ZONING CODE CONSIDERATIONS

- Section 27-290.01(b)(1)(B) Reducing Auto Dependency and Roadway Congestion
- Section 27-290.01(b)(5) Compatibility with site design practices or standards delineated in an applicable Sector Plan
- Section 27-548.20 Purpose of DDO Zone
 - (a)(6) To encourage compatible development which complements and enhances the character of an area;
- Section 27-546(d) Required findings for DSP within the M-X-T Zone

APPROVED SOUTHERN GREEN LINE SECTOR PLAN

 The Promise
Site
Boundary
(approx.)



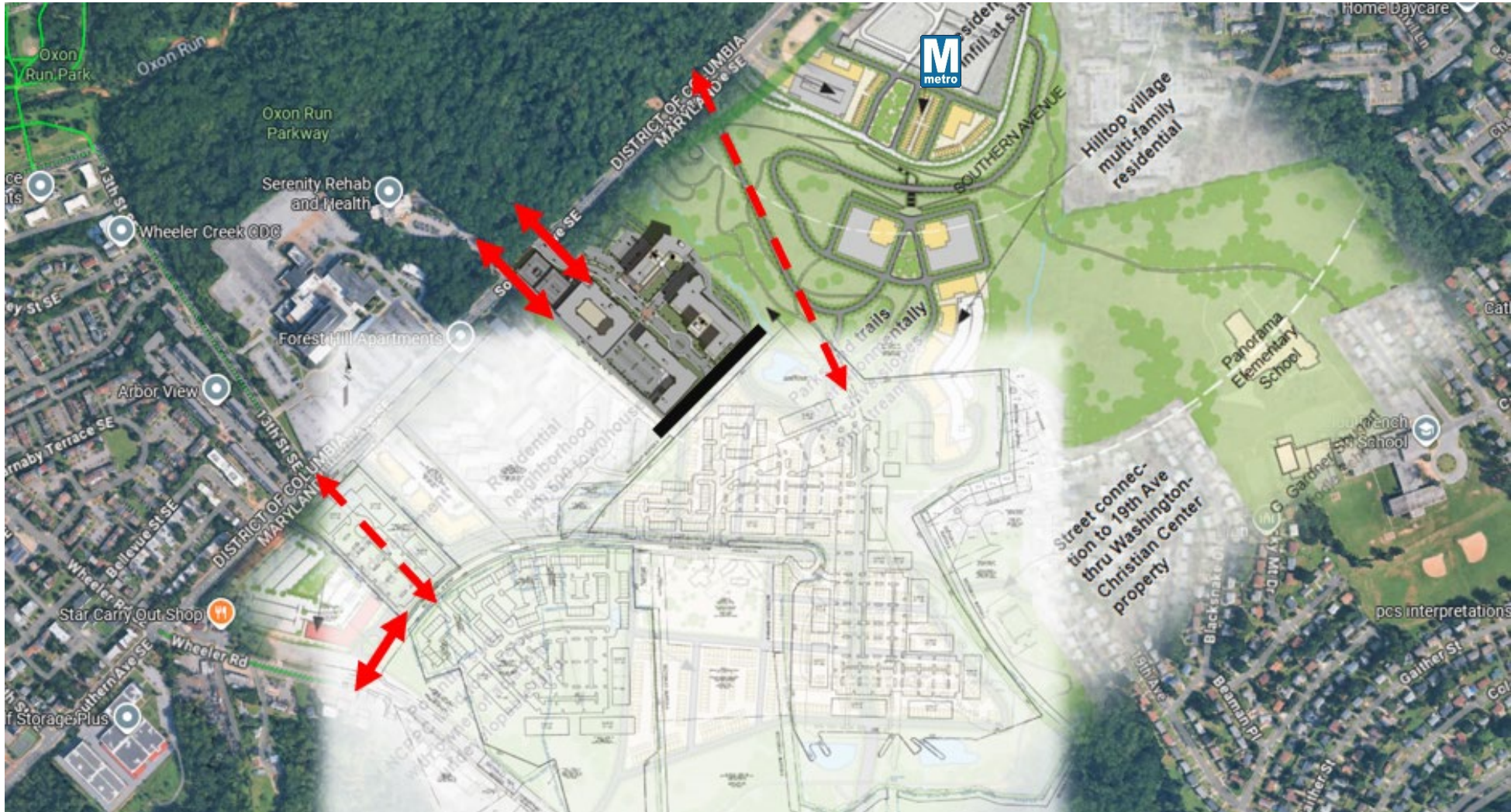
DEVELOPMENT WITH SECTOR PLAN

↕ Proposed
Site Access

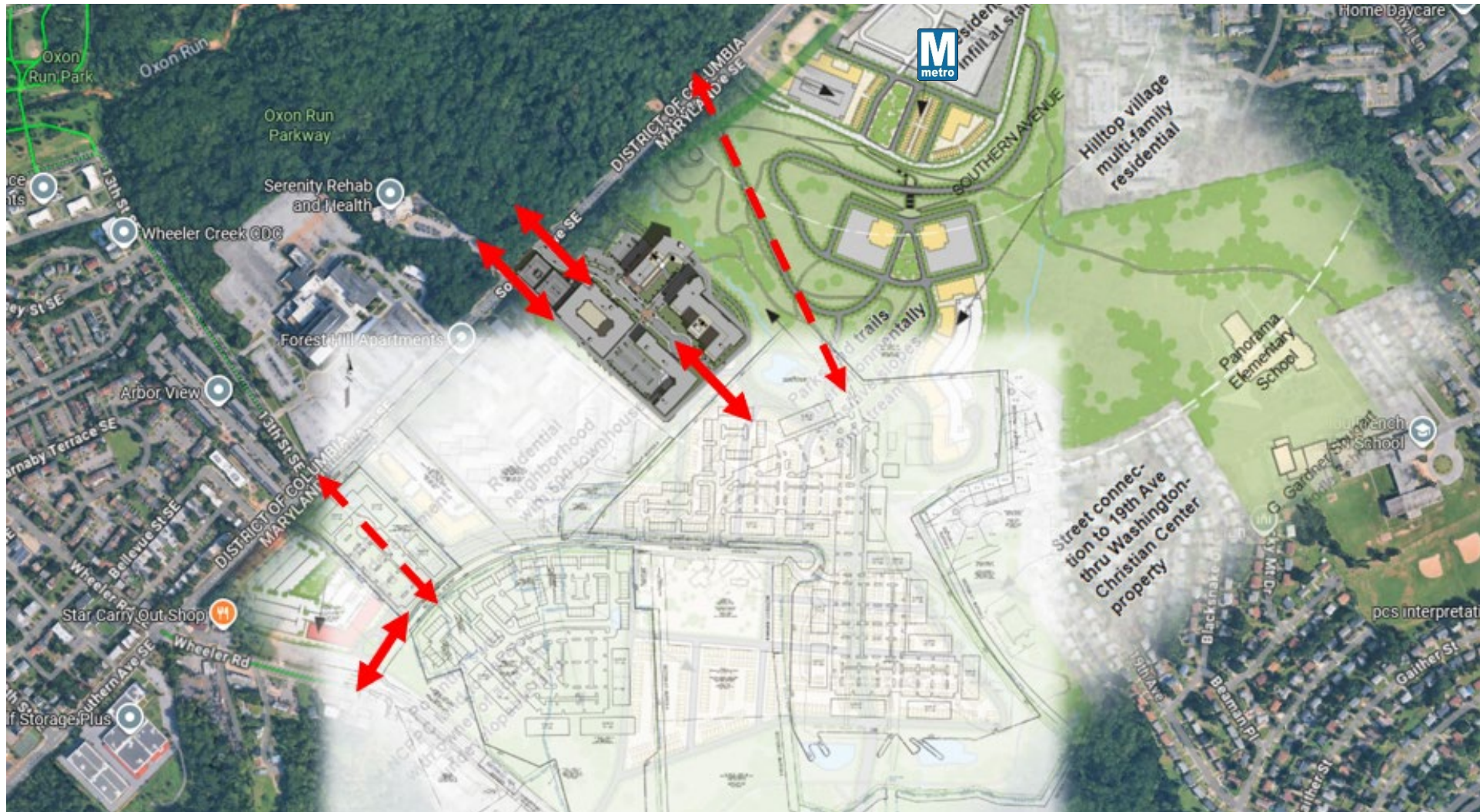


DEVELOPMENT WITH SECTOR PLAN AND SOUTHERN HILLS

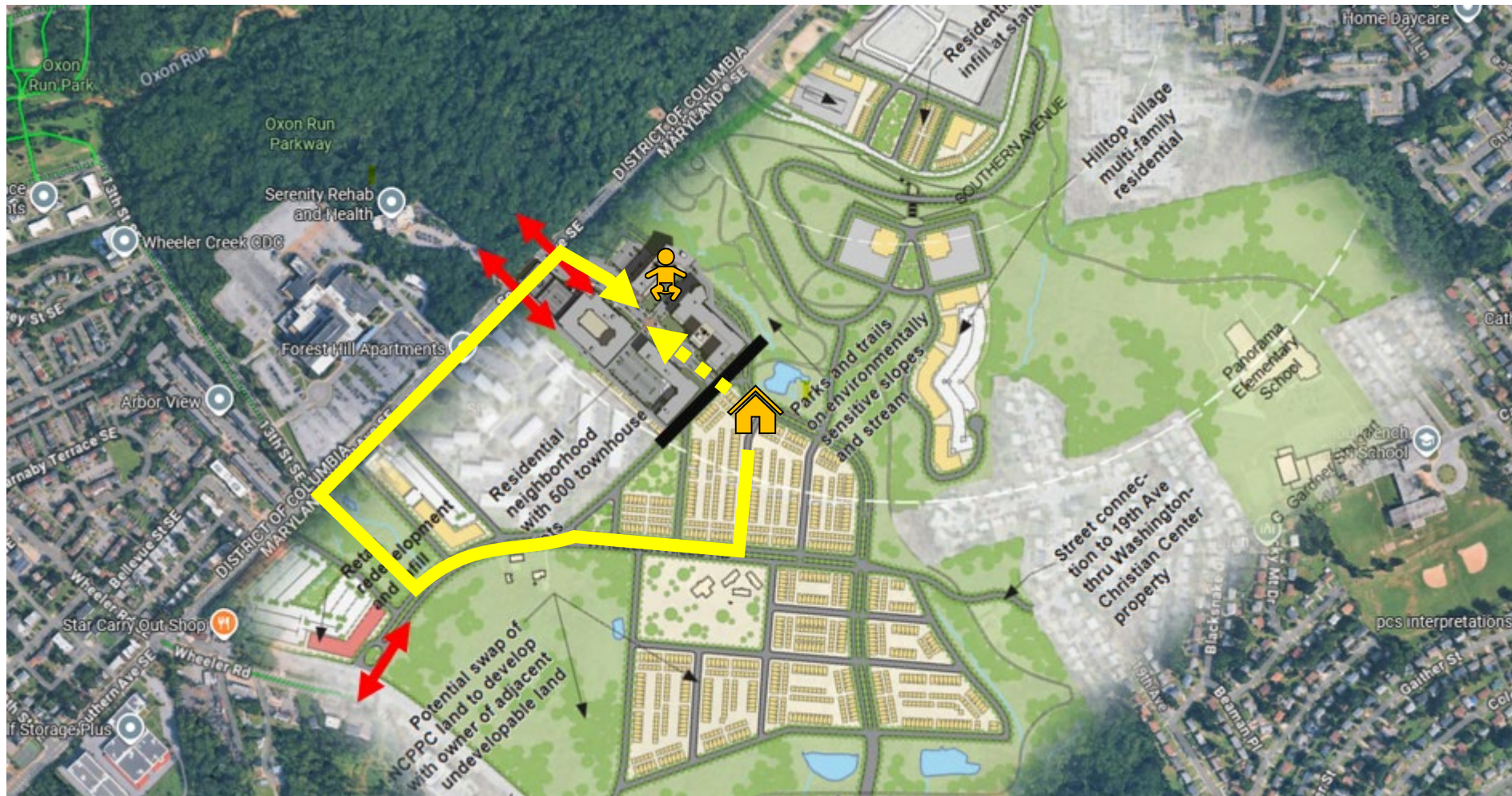
- Proposed Site Access
- Southern Hills anticipated Site Access



STAFF RECOMMENDED ACCESS



COMPARING ROUTES



MASTER PLAN OF TRANSPORTATION CONSIDERATIONS

Roads and Highways:

- Policy RH 7: Connect neighborhoods to the arterial road network, shopping, services, and other amenities.
- Policy RH 8: Improve multimodal connectivity through strategic reconstruction of collector roads as Complete and Green Streets.

Transit:

- Strategy TR 4.1 Design bus routes that allow safe and efficient connections to all Centers and the Innovation Corridor.
- Strategy TR 7.1 Support the use of paratransit and other smaller vehicles to provide first- and last-mile connections in several County corridors.



EXAMPLE – TRANSIT ON ADJACENT RESIDENTIAL PROPERTY



Bus Route Through Adjacent Site



Photo From November 2024

STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-25006
- TCP2-2025-0056
- DDS-689
- ACL-2025-0006

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 03/28/2025
- Acceptance Mailing: 08/26/2025