

PGCPB No. 2025-109

File No. DDS-689

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board has reviewed Departure from Design Standards Application No. DDS-689, The Promise, requesting a reduction in the size of standard parking spaces to 9 feet by 18 feet for both structured and surface parking spaces, in accordance with Subtitle 27 of the Prince George's County Code; and

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, Pursuant to Section 24-1704(a) of the Prince George's County Subdivision Regulations, subdivision approvals of any type remain valid for the period of time specified in the Subdivision Regulations under which the subdivision was approved. The subject property received prior development approvals including a Preliminary Plan of Subdivision 4-19052 (PGCPB Resolution No. 2021-141), which was reviewed and approved under the Subdivision Regulations effective prior to April 1, 2022 (prior Subdivision Regulations) which remains valid; and

WHEREAS, Pursuant to Section 27-1704(b) of the Prince George's County Zoning Ordinance, the project may proceed to the next steps in the approval process and continue to be reviewed and decided under the prior Zoning Ordinance and prior Subdivision Regulations; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application in conjunction with an application for Detailed Site Plan (DSP-25006) approval under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, in consideration of evidence presented at a public hearing on October 30, 2025, the Planning Board finds:

1. **Request:** A departure from design standards (DDS) to Section 27-558(a) of the prior Prince George's County Zoning Ordinance, for a reduction in the size of standard parking spaces to 9 feet by 18 feet for both structured and surface parking spaces.
2. **Development Data Summary:**

	EXISTING	APPROVED WITH DSP-19071-01	EVALUATED
Zone(s)	NAC	M-X-T/D-D-O	M-X-T/D-D-O
Use(s)	Vacant	Multifamily and Commercial	Multifamily and Commercial
Gross and Net Acreage	15.09	15.09	15.09
Lots	0	0	0
Parcels	7	7	7
Gross Floor Area	0	817,944 sq. ft.	817,994 sq. ft.
Commercial/retail	0	27,128 sq. ft	27,128 sq. ft

	EXISTING	APPROVED WITH DSP-19071-01	EVALUATED
Daycare Center	0	9,453 sq. ft	9,453 sq. ft
Floor Area Ratio (FAR)	1.24	1.24	1.24
Dwelling Units	-	844 (781,413 sq. ft)	844 (781,413 sq. ft)
Multifamily	-	448	448
Assisted Living Units	-	396	396

Parking and Loading Data

Parking Requirements	Requirement	Evaluated
Surface parking spaces	169	169
On-street parallel parking spaces	31	31
Garage parking spaces	484	484
Total Parking Spaces	639	684

3. **Location:** The subject property is located on the south side of Southern Avenue, 2,100 feet north of its intersection with Wheeler Road, in Planning Area 76A and Council District 7, in Temple Hills. The site is also within the prior Development District Overlay (D-D-O) Zone designated by the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* (sector plan), as adopted in Prince George's County Council Resolution CR-10-2014.
4. **Surrounding Uses:** The subject site is bounded on the north by a wooded buffer to the Southern Avenue Metro Station, in the NAC Zone (previously the M-X-T Zone); on the east by an undeveloped, former surface mining site in the Residential, Multifamily-20 (RMF-20) Zone (previously the M-X-T Zone); to the south by a multifamily community in the RMF-20 Zone; (previously the Multifamily Medium Density Residential (R-18) Zone); and to the west by Southern Avenue, with an institutional use in the District of Columbia beyond.
5. **Previous Approvals:** The 15.09-acre property, known as Lot 1, Byrne Manor, is recorded in Prince George's County Land Records in Plat Book WWW 50, page 57. The property is currently vacant and partially wooded.

The sector plan retained the underlying prior M-X-T Zone for the property, but also established a D-D-O Zone over the entire sector plan boundary. The sector plan focuses on subareas surrounding the four metro stations within the plan area, with design concepts and policy recommendations, to ensure transit- and pedestrian-oriented redevelopment in the urban form. However, the Southern Avenue Station area does not contain any specific standards in which the subject property is located.

Preliminary Plan of Subdivision (PPS) 4-19052 was approved by the Planning Board on November 18, 2021 (PGCPB Resolution No. 2021-141), for nine parcels in support of a mixed-use consisting of 1,032 multifamily dwelling units, 28,775 square feet of commercial use, and 10,894 square feet of institutional use.

DSP-19071 was approved by the Planning Board on November 17, 2022 (PGCPB Resolution No. 2022-118), for the development of a mixed-use development containing 481 multifamily residential units, 504 units for the elderly and physically handicapped, and 37,810 square feet of commercial space. Subsequently, DSP-19071-01 was approved by the Prince George's County Planning Director, to amend the site layout and optimize the number of residential units, which included a list of revisions to the architecture, parking, and signage, of the proposed mixed-use development. The DSP-19071 approval is valid until November 17, 2025. Director level amendment, DSP-19071-01, does not extend the validity period. This new DSP has been filed in order to maintain a valid DSP for the property, given the impending expiration of DSP-19071 for site development. The development proposal remains the same as was previously approved.

6. **Departure from Design Standards DDS-689:** The applicant has submitted a DDS to allow the following:

- a. 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.
- b. Relief from Section 27-579 of the prior Zoning Ordinance, to allow loading spaces less than the required 50 feet from residential uses. On Parcel 1, the applicant proposes to accommodate a grocery store footprint with two enclosed loading areas. The distance from the grocery loading access on Parcel 1 is 36 feet from the property line, and thus, the departure request is for 14 feet. In addition, a combined total of three loading spaces on Parcels 2, 3, and 4 are proposed at 42 feet from the residential use, thus requiring a departure of 8 feet. The loading areas will be interior, within the parking garages, and completely screened; and
- c. A reduction in the street trees along the private roads, as required in the 2010 *Prince George's County Landscape Manual* (Landscape Manual), Landscape Section 4.10(c)(2). The applicant provides that with the limited space within the private ROWs for the placement of necessary utilities, stormwater management (SWM) devices, the required shade trees, and the topographical challenges of the site, the applicant is seeking relief for Parcel A, which contains Hillspire Way, and five alleys, three of which are for fire access. Alternative Compliance ACL-2025-0006 was recommended for disapproval by the Planning Director on September 30, 2025.

It should be noted that in its approval of DSP-19071, The Planning Board approved DDS-685 for the same reductions described above.

The applicant has submitted a statement of justification to address the required findings for a DDS indicated in Section 27-239.01(b)(7)(A) of the prior Zoning Ordinance.

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;

The applicant intends to develop a vibrant, pedestrian-oriented, mixed-use site, and due to site constraints such as size, configuration, topography, and regulated environmental features (REF), the applicant is seeking relief from the strict conformance to the Prince George's County Code. The purposes of this Subtitle will be better served by fulfilling the purposes of the sector plan and concentrating development with a mix of uses within 0.5 mile of the metro station. Specifically, the reduced parking space size allows for a more compact and efficient structured parking design, while providing off-street parking sufficient to serve the needs of the project. The reduction in the distance from the loading spaces to the residential uses is an inevitable byproduct of consolidating a mix of uses on a site.

Regarding the reduction of shade trees required by the Landscape Manual, the applicant proposes to counter the reduction in the shade trees, by providing several other amenities, as well as extra evergreen and ornamental trees. The departure from Section 4.10 of the Landscape Manual does not hinder the purposes of this subtitle, as the primary roadway through the site, Hillspire Way, (Private Road A) will have significant and well-designed landscaping, creating a vibrant streetscape that meets the purposes of Section 4.10 including establishing human scale, and promoting pedestrian activity by fostering a safe, pedestrian-friendly streetscape. The portions of Hillspire Way (Private Road A) where street trees or other landscaping cannot be accommodated are located behind the buildings and intended as service and emergency access roads. These areas of Hillspire Way (Private Road A) are identified as alleys on the plans.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

The departure is necessary to fulfill the vision of the sector plan by providing a compact, vibrant, mixed-use community close to the metro station, while preserving the REF on the property.

(iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;

Staff agree that the departure is necessary to alleviate circumstances specific to the site. In addition to the topographical and environmental conditions of the site, consideration should also be given to the fact that the proposed development is in an urban setting, situated along the border of the District of Columbia. Developing in an urban setting often requires a more compact approach to the layout including more compact parking and loading spaces.

(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

Staff find that the departures will enhance the visual and functional quality of this community and the surrounding neighborhoods by providing a walkable community in close proximity to the Southern Avenue Metro Station and will be providing several retail amenities for the surrounding communities. The departure will allow for a more efficient yet fully functional parking and circulation design that will serve the needs of the community.

Based on the analysis above, staff supports Departure from Design Standards DDS-689, for a departure to allow standard, nonparallel parking space size of 9 feet in width by 18 feet in length; to allow loading spaces to be located 36 feet and 42 feet from residential uses; and to allow a reduction in the number of street trees provided along a private road, in accordance with Section 4.10 of the Landscape Manual.

7. **Planning Board Hearing:** The Planning Board held a public hearing on this application on October 30, 2025. At the hearing, and in rendering its decision, the Board considered all written and oral testimony, along with all exhibits submitted according to the Planning Board's procedures.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the above-noted application to allow standard, nonparallel parking space size of 9 feet in width by 18 feet in length; to allow loading spaces to be located 36 feet and 42 feet from residential uses; and to allow a reduction in the number of street trees from 162 required shade trees to 17 shade trees provided along a private road, in accordance with Section 4.10 of the 2010 Prince George's County Landscape Manual.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council for Prince George's County, Maryland within thirty (30) days of the final notice of the Planning Board's decision.


* * * * *

PGCPB No. 2025-109
File No. DDS-689
Page 6

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Barnes, with Commissioners Washington and Barnes voting in favor of the motion, and with Commissioner Geraldo opposing the motion at its regular meeting held on Thursday, October 30, 2025, in Largo, Maryland.

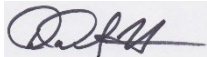
Adopted by the Prince George's County Planning Board this 20th day of November 2025.

Darryl Barnes
Chairman

By 
Jessica Jones
Planning Board Administrator

DB:JJ:DM:rpg

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: November 12, 2025