



The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

## Detailed Site Plan

**DSP-19071**

## Departure from Design Standards

**DDS-685**

## Alternative Compliance

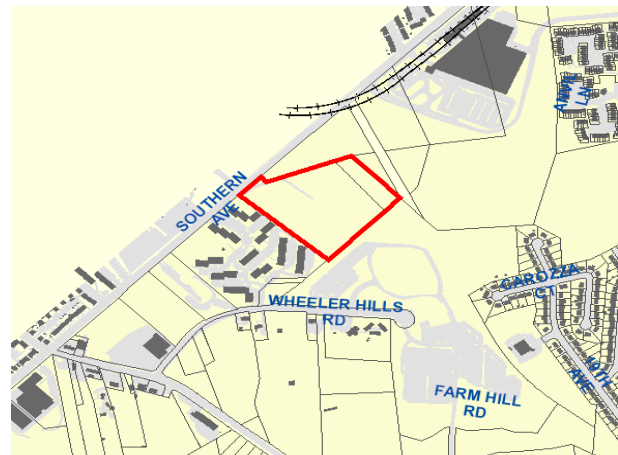
**AC-22002**

## THE PROMISE

## Expedited Transit Oriented Development (ETOD)

REQUEST	STAFF RECOMMENDATION
<p>The applicant requests a continuance from the Planning Board hearing date of November 10, 2022 to November 17, 2022.</p> <p>A mixed-use development consisting of 1,014 multifamily units and 37,810 square feet of commercial space.</p>	APPROVAL of continuance

<b>Location:</b> On the south side of Southern Avenue, approximately 2,100 feet north of its intersection with Wheeler Road.	
Gross Acreage:	15.10
Zone:	NAC
Zone Prior:	M-X-T/D-D-O
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	1,014
Gross Floor Area:	37,810 sq. ft.
Planning Area:	76A
Council District:	07
Municipality:	None
<b>Applicant/Address:</b> A Determined Seed, LLC 13308 Big Cedar Lane Bowie, MD 20720	
<b>Staff Reviewer:</b> Thomas Burke <b>Phone Number:</b> 301-952-4534 <b>Email:</b> <a href="mailto:Thomas.Burke@ppd.mncppc.org">Thomas.Burke@ppd.mncppc.org</a>	



Planning Board Date:	11/10/2022
Planning Board Action Limit:	Waived
Memorandum Date:	10/18/2022
Date Accepted:	09/13/2022
Informational Mailing:	09/22/2021
Acceptance Mailing:	08/31/2022
Sign Posting Deadline:	10/11/2022

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at [http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.pgplanning.org

October 18, 2022

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: *AF* Anne Fothergill, Supervisor, Urban Design Section, Development Review Division

FROM: Tom Burke, Planner IV, Urban Design Section, Development Review Division *TB*

SUBJECT: **Detailed Site Plan DSP-19071**  
**Departure from Design Standards DDS-685**  
**Alternative Compliance AC-22002**  
**The Promise, Expedited Transit Oriented Development (ETOD)**  
Planning Board Agenda November 10, 2022 – Request for Continuance

In a memorandum dated October 14, 2022, the applicant's representative, Traci Scudder, requests a continuance of the Prince George's County Planning Board hearing date for the above-referenced application, from November 10, 2022 to November 17, 2022. The continuance is necessary to allow time for the applicant to address transportation issues.

The site was posted on October 11, 2022, for the original hearing date, as required by the Prince George's County Zoning Ordinance.

**RECOMMENDATION**

The Urban Design Section recommends that the Planning Board APPROVE the request for continuance and schedule this application for the Planning Board hearing date of November 17, 2022.