

Mandatory Referral Review

Staff Recommendation: Approve Staff Recommendations

TPE MD PR270 LLC Allentown Road Solar

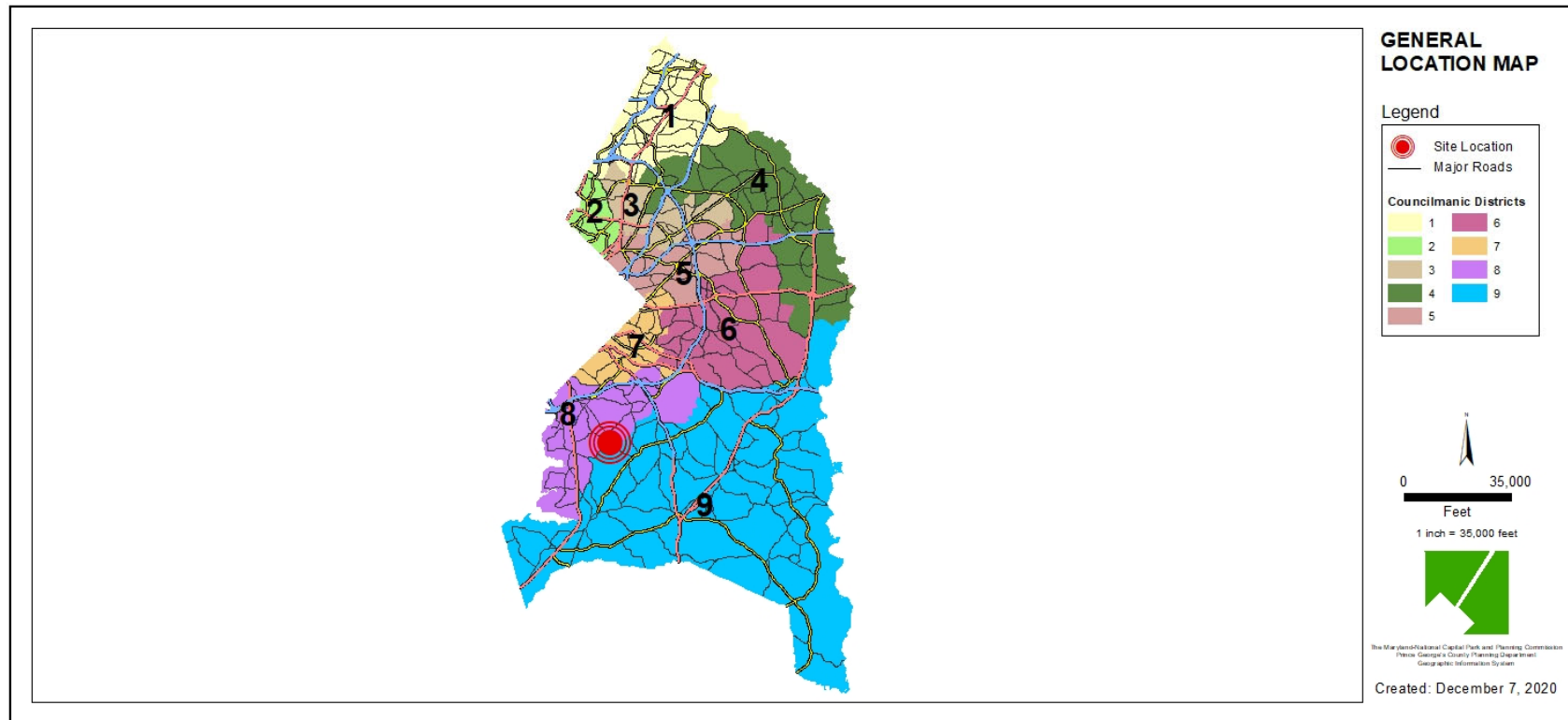
For review by:

- **PRINCE GEORGE'S COUNTY PLANNING BOARD**

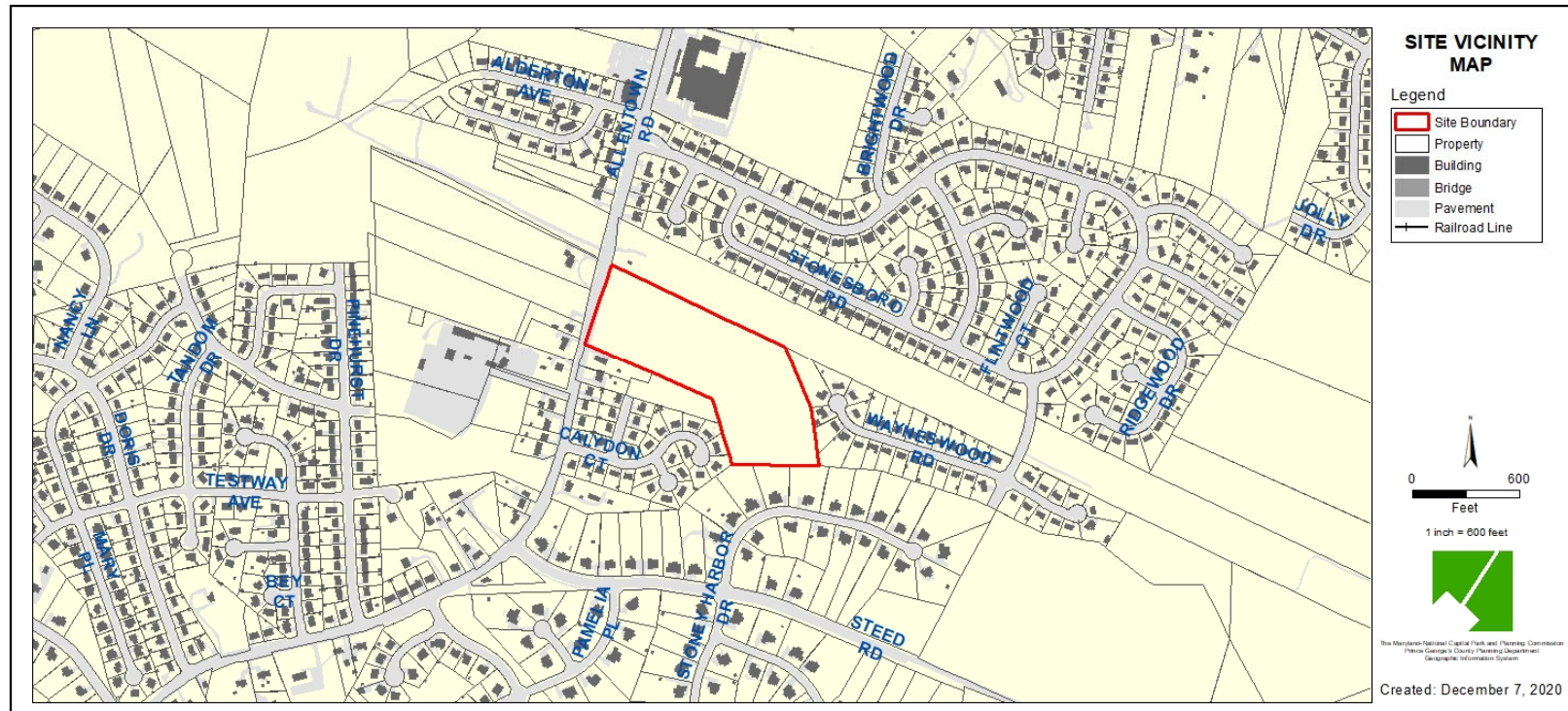
- **May 19, 2022**

GENERAL LOCATION MAP

Council District: 8
Planning Area: 76B

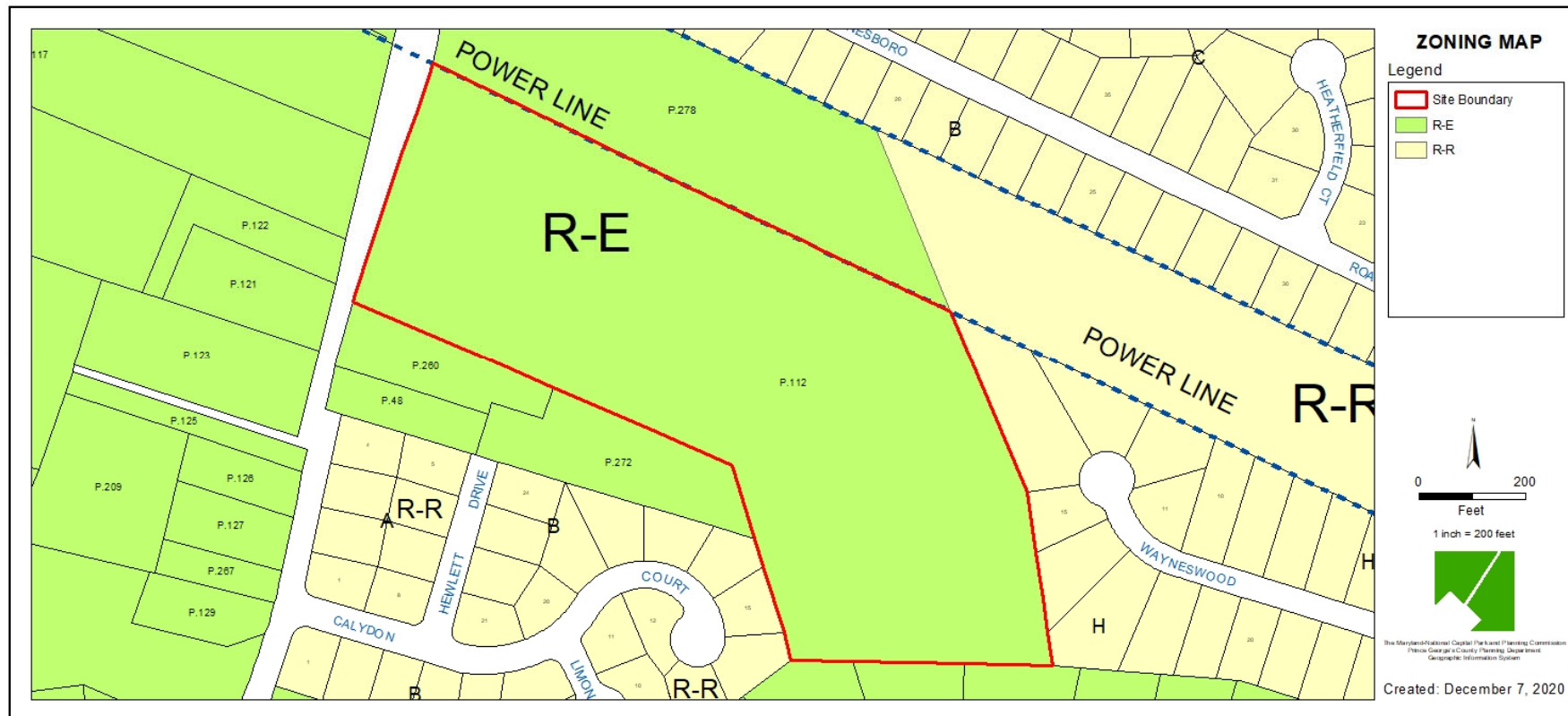


SITE VICINITY MAP



ZONING MAP

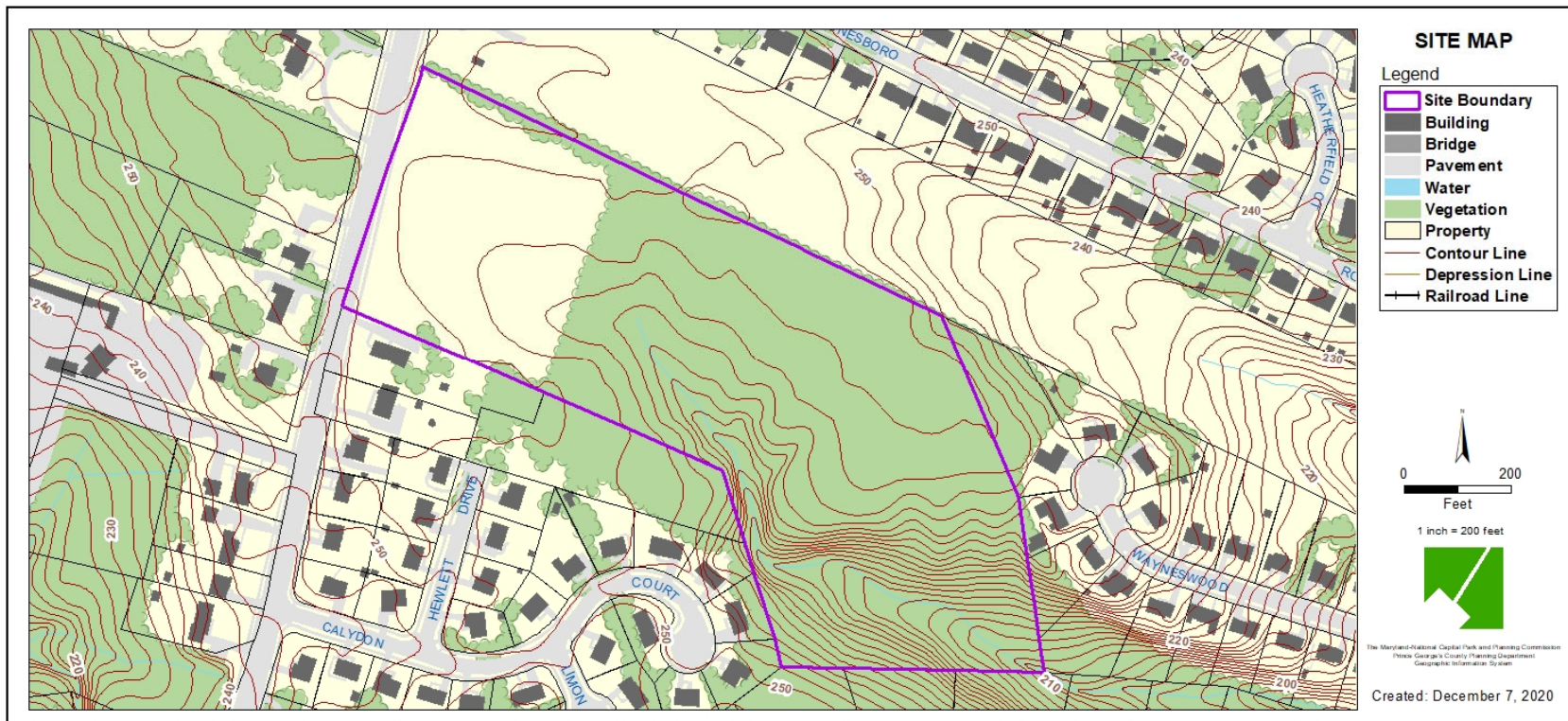
Property Zone: RE



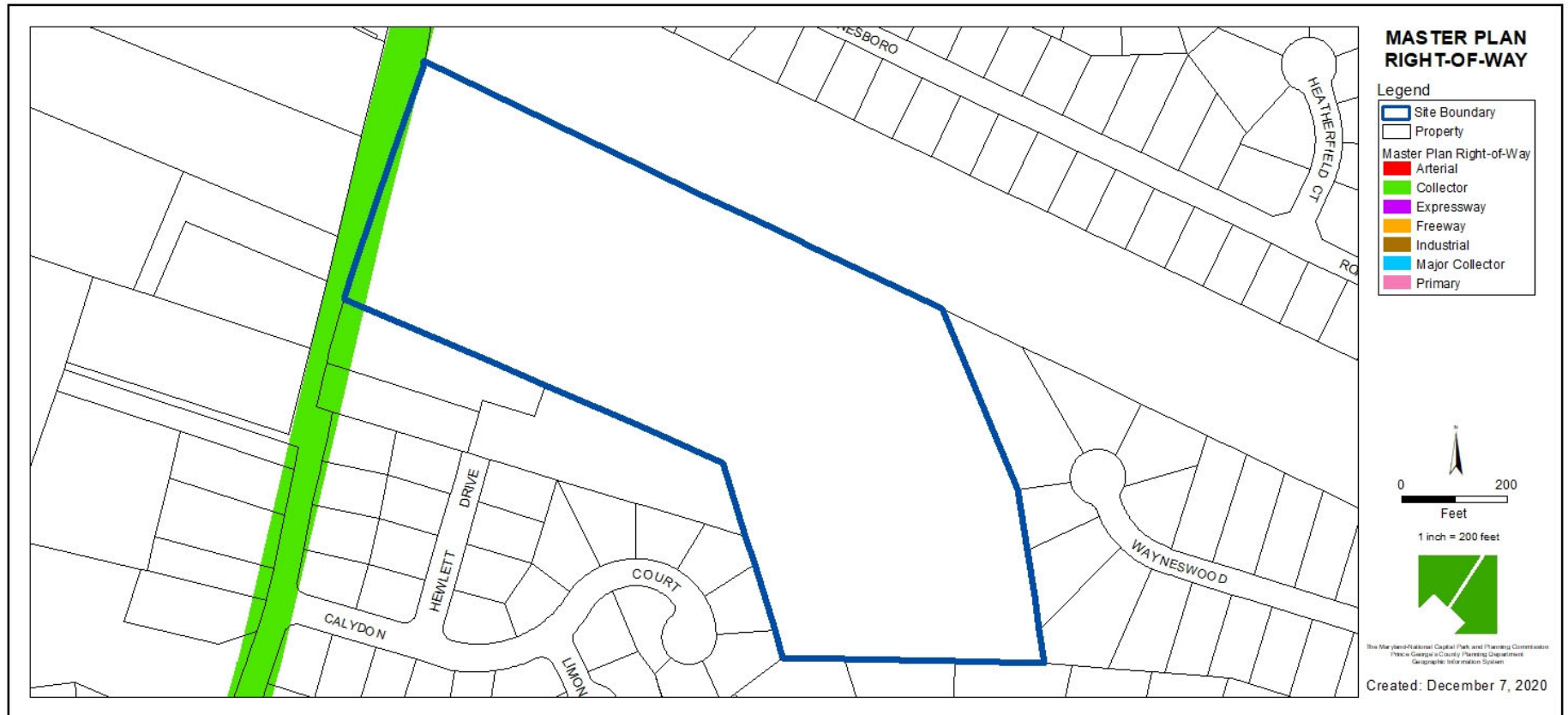
AERIAL MAP



ENVIRONMENTAL FEATURES MAP

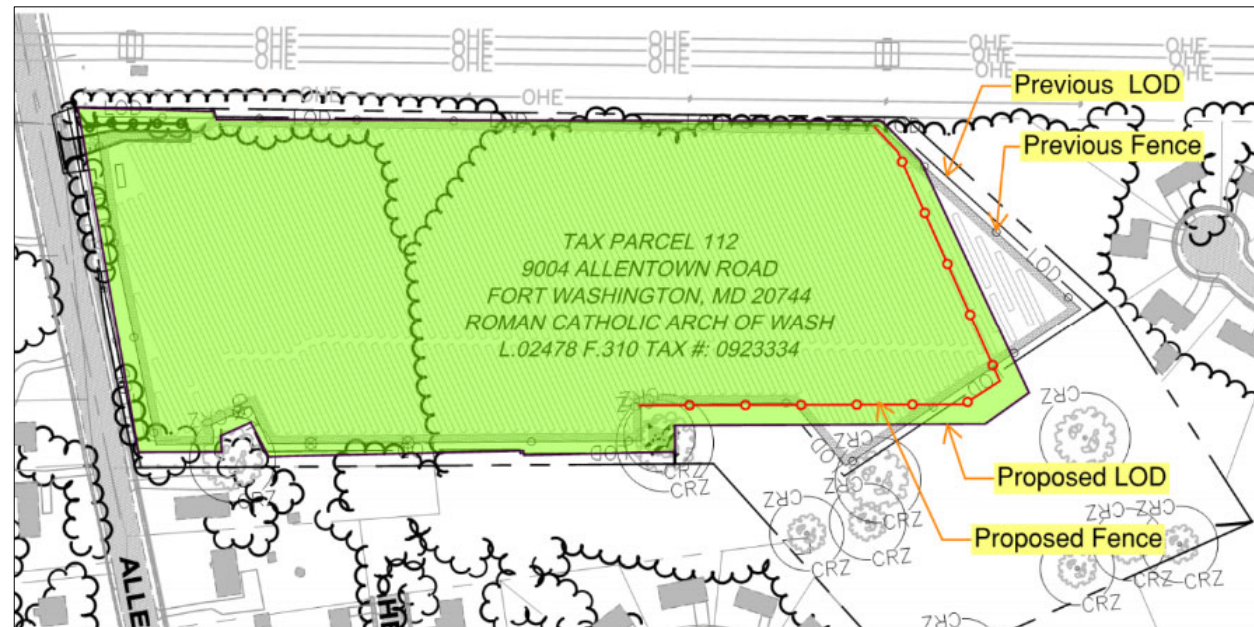


MASTER PLAN RIGHT-OF-WAY MAP



SITE PLAN

Revised from previous site plan to reduce the off-site woodland conservation mitigation from 1.67 acres to 0.98 acres.



VIEWSHED ANALYSIS MAP

- Map shows locations where 12-foot-tall development (solar panels: visible in pink area) within the proposed solar array would be visible to a 6-foot-tall observer standing on the ground (observer locations: circled dots along Allentown Road)
- This analysis was performed in GIS software and takes all proposed and existing vegetation, fencing, and structures into account.



Viewshed Analysis Results MR-2034F TPE Maryland Solar - Allentown Road Site

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VIEWSHED ANALYSIS – VIEW FROM THE NORTH



VIEWSHED ANALYSIS – VIEW FROM THE SOUTH



FENCE WITH SLATS



STAFF RECOMMENDATIONS

1. During the construction phase, the applicant should adhere to the State of Maryland regulations regarding particulate matter pollution and noise.
2. Planting along the northern property line adjacent to the Pepco utility easement should be increased to more closely comply with 80 plant units per 100 linear-feet, with existing trees counting toward the requirements.
3. A pollinator plan should be provided.
4. If the dual-use concept is not implemented, additional mitigation should be provided for the loss of productive soils, in accordance with the Board's siting preference hierarchy guidelines.
5. Use native species including grasses and/or an herbaceous seed mix with high pollinator value on disturbed areas and surrounding the solar arrays.

STAFF RECOMMENDATIONS CONTINUE:

6. An associated variance request for the removal of any specimen trees located on-site will be required prior to tree conservation plan (TCP2) approval.
7. Further reduction of woodland clearing and impacts to existing woodland on-site is recommended to show consistency with the Planning Board's strong discouragement of clearing woodlands for proposed Solar Energy Systems (SES) projects, as stated in the Adopted Uniform Standards.
8. Incorporate an on-site reforestation plan as part of the Decommissioning and Restoration Plan for this proposed project.
9. The applicant should address any lack of adequate screening, or visibility of the solar array from the neighboring areas, and any issues regarding glare associated with the solar array.
10. Use black, vinyl-clad, chain link perimeter fencing, not exceeding 7 feet in height to enclose the solar array. The fencing should occur outside of the 30-foot building setback, not within.
11. The Tier II/total maximum daily load (TMDL) buffer must be shown on the TCP2 prior to approval.