



The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Countywide Planning Division  
301-952-3650

Note: Staff reports can be accessed at [www.pgplanning.org/Planning\\_Home.htm](http://www.pgplanning.org/Planning_Home.htm)

## Mandatory Referral

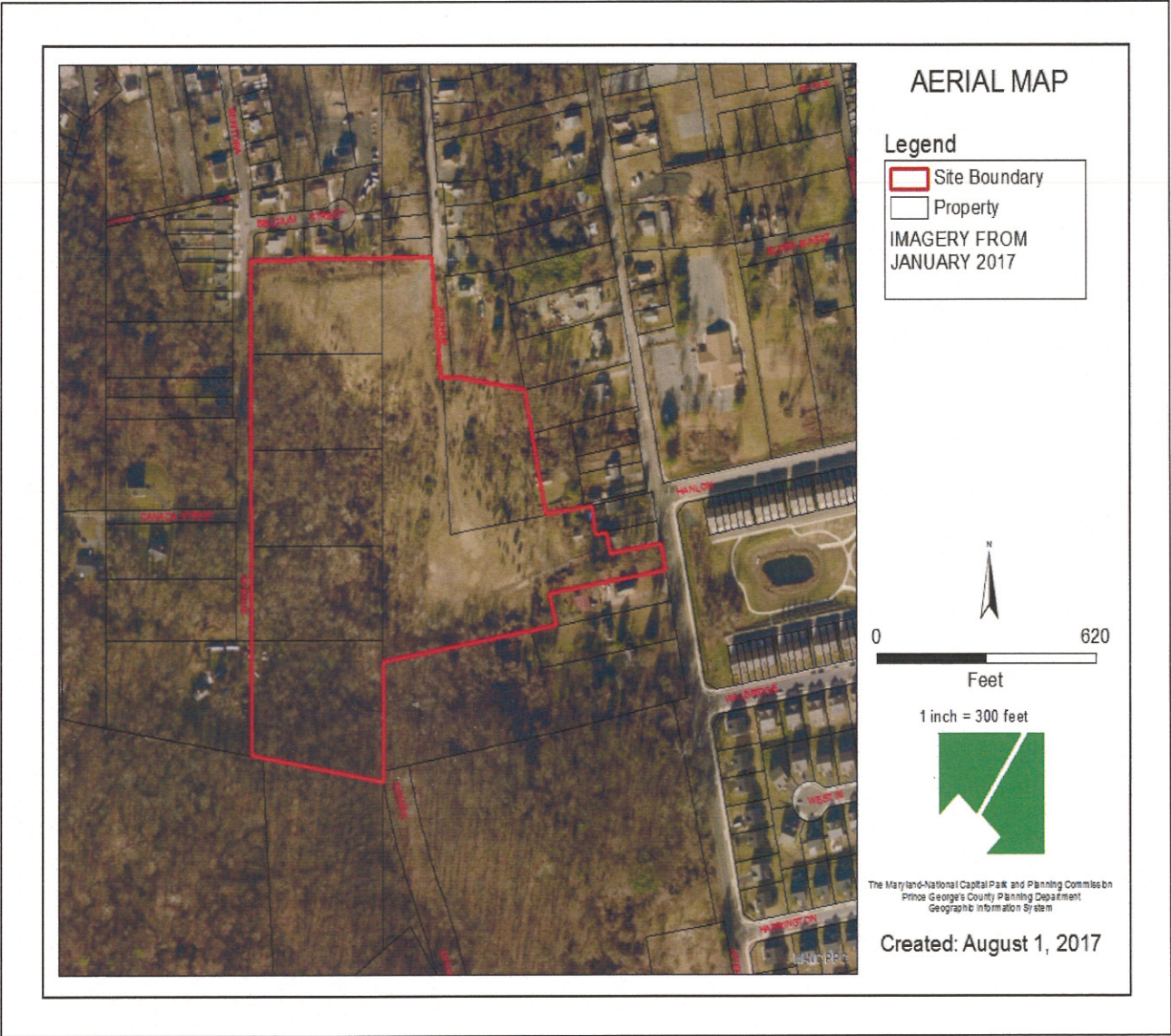
MR-1629F

Application	General Data	
<b>Project Name:</b> Phoenix Solar  <b>Location:</b> 513 Rollins Avenue Capitol Heights, MD 20743  <b>Applicant/Address:</b> Sol Systems 311 California Street, Suite 420 San Francisco, CA 94104	<b>Planning Board Hearing Date:</b>	9/14/17
	<b>Date Accepted:</b>	6/14/17
	<b>Mandatory Action Timeframe:</b>	60-Day Review
	<b>Acreage:</b>	20.15
	<b>Zone:</b>	R-T
	<b>Planning Area:</b>	75A
	<b>General Plan Designation:</b>	Established Community
	<b>Council District:</b>	District 7
	<b>Municipality:</b>	N/A

Purpose of Application	Notice Date
The applicant is proposing to install a three-solar array system of 2.5 MW AC on two adjoining parcels and 5 lots on approximately 8.28 acres of the 20.15- acre site. The site is located at 513 Rollins Avenue, Capitol Heights, MD 20743.	<b>Acceptance Mailing:</b> June 14, 2017

Staff Recommendation	Staff Reviewer:
Transmit Staff Report to: Ms. Anjali Bains, Associate Utility Origination Sol System, LLC 1718 Connecticut Avenue, NW, Suite 300 Washington, DC 20009	Theodore W. Kowaluk, Project Manager
	<b>Phone Number:</b> 301-952-3209
	<b>Email:</b> Ted.Kowaluk@ppd.mncppc.org

Map 1 – Aerial View of Project Area





# **MR-1629F Staff Report – Phoenix Solar**

## **PROJECT BACKGROUND**

The Land Use Article §20-301 through 305 of the Maryland Annotated Code requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately-owned utilities through the Mandatory Referral (MR) review process. The proposed Phoenix Solar project is being reviewed as part of the MR review process pursuant to the Maryland Annotated Code, and Section 27-294 of the Prince George's County Zoning Ordinance. The project meets requirements for a full Mandatory Review (MR) because the solar arrays are new facilities.

## **PROJECT SUMMARY**

The proposed 2.5 Mega Watt (MW) AC solar energy collection project is proposed on two adjoining parcels (Parcels 54 and 55) and five lots (Lots 9, 10, 11, 12, and Part of 13), owned by the SF Rollins Avenue LLC, located south of Old Central Avenue between Rollins and Ventura Avenues in Prince George's County (see Map 1). The site is accessible from Rollins, Ventura, and Xenia Avenues, but has an address of 513 Rollins Avenue. The entire site is zoned Residential Townhouse (R-T) and is also part of the Capitol Heights Transit District Development Plan and Transit District Overlay Zone (TDOZ).

The proposed project consists of the installation of three ballast mounted solar arrays with a total generating capacity of 2.5 MW AC. In addition to the arrays, associated equipment pads, electrical appurtenances, and chain link security fences will be installed. Array 1 will be located on Part of Lot 13 (covering approximately 1.5 acres) and will have a generating capacity of 0.4968 MW DC. Array 2 will be located on Parcel 55 and 54, and Lots 11, and 12 (covering approximately 4.28 acres) and will have a generating capacity of 1.5408 MW DC. Array 3 will be located on part of Parcel 55 and Lots 9 and 10 (covering approximately 2.5 acres) and will have a generating capacity of 0.9360 MW DC. Each array will be surrounded by a seven-foot tall chain link security fence. The solar arrays will be installed utilizing a ballast system and a fixed rack structure. The panel racks will be stationary. Due to the topography of the Array 1 and 2 sites, some terracing will be required. The total land occupied by the project will be approximately 8.28 acres, or roughly 41.1 percent of the total combined 20.15-acre parcels. The 8.28 acres includes the entire area occupied by the arrays, fencing and associated equipment. Disturbance will include: an underground electrical conduit, equipment pads, fencing, and the grading associated with Arrays 2 and 3. Placing the solar panels on ballasts, providing the necessary inverter pads (concrete), access roads, and retaining walls will add 0.745 acres of impervious area to the site.

The applicant will seek a Certificate of Public Convenience and Necessity (CPCN).

## **STAFF RECOMMENDATIONS**

Staff review of the proposed Phoenix Solar project includes the following recommendations:

- The applicant is encouraged to revise the plans to clearly identify the extent of the site, consistent with existing record plats of the property.
- It is recommended that the Solar Glare Hazard Analysis Tool (SGHAT) analysis continue to be conducted and if glare impacts to residences are identified they should be mitigated by preservation of existing trees or providing landscaping adjacent to the affected properties.
- Staff approves of the applicant's proposed landscape buffer in accordance with the *2010 Prince George's County Landscape Manual*.
- Staff recommends that the chain link security fences proposed by the applicant have a matte black finish to reduce its visibility in the landscape.

- Any lighting for security, maintenance operations, or as required through the CPCN review process should be fitted with full cut-off fixtures.
- The project will require a Natural Resource Inventory (NRI) from The Maryland-National Capital Park and Planning Commission (M-NCPPC), and a grading permit from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). The 100-year floodplain on the site is subject to local approval and approval must be obtained prior to the acceptance of the NRI.
- As agreed to by the applicant a Type 2 Tree Conservation Plan (TCP2) will be required before any permits are issued for the project.
- For vegetative management on the site for enhancement of the habitat and pollinator value, it is recommended that an herbaceous cover mix be selected from the Natural Resources Conservation Service Conservation Practice Standard for Conservation Cover (Code 327), Table 2: Selected List of Herbaceous Cover Mixes based on the specific characteristics of the site.

## **PROJECT LOCATION AND EXISTING CONDITIONS**

The proposed Phoenix Solar Array located in Council District 7, encompasses 20.15 acres of land south of Old Central Avenue between Rollins and Ventura Avenues. The site is accessed by Rollins, Ventura, and Xenia Avenues. The applicant has described a portion of the property as an "undocumented land fill (Class III rubblefill)." Although no information has been found in M-NCPPC or county records indicating this as a permitted use a comparison of historical aerials and the results of soil boring tests confirms this description.

### **Rights-of-Way**

There are no rights-of-way issues involved with this project. The project will be accessed off Rollins, Ventura, and Xenia Avenues by private drives.

### **Existing and Proposed Utilities**

**Sanitary Sewer/Storm Drain:** Sanitary sewer service is not required for the proposed project. There are no proposed storm drains or inlets required for this project.

## **REVIEW AND PERMITTING AGENCIES**

The proposed Phoenix Solar Array Project will require the following:

### **Prince George's County Permits:**

The applicant, will need to obtain a Stormwater Management Concept plan, grading, building, and electrical permits from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) before beginning work on this project.

### **M-NCPPC:**

The applicant will need to submit a Natural Resource Inventory (NRI). The applicant may be required to submit a Type 2 Tree Conservation Plan or obtain a Letter of Exemption.

### **Natural Resources Conservation Service:**

Applicant will need to obtain a Sediment and Erosion Control plan from Natural Resource Conservation Service (NRCS).

**Maryland Public Service Commission:** The project will require a Certificate of Public Convenience and Necessity (CPCN).

**Potomac Edison Power Company (PEPCO):** Sol Systems will need to obtain interconnection approval from PEPCO.



## ANALYSIS OF PROJECT IMPACT AREAS

The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department staff has reviewed the proposed project and provided the following comments:

### 1. ENVIRONMENTAL ASSESSMENT

The project will require a Natural Resource Inventory (NRI), a Stormwater Management Concept and a Sediment and Erosion Control plan. The location of the 100-year floodplain on the site is subject to local approval. The FEMA FIRM maps are generally not considered sufficient in making the determination. Floodplain approval must be obtained prior to acceptance of the NRI. The applicant may be required to obtain a Type 2 Tree Conservation Plan for the site before any permits are issued.

Staff does not generally support the clearing of woodland for solar arrays. However, this project is on a previously disturbed site and the applicant has agreed to submit a TCP-2 and comply with the requirements of the Woodland Conservation Ordinance. Limited clearing is therefore acceptable.

### 2. TRANSPORTATION ASSESSMENT

The proposal does not conflict with the 2009 *Approved Countywide Master Plan of Transportation* recommendations.

### 3. HISTORIC PRESERVATION/ARCHEOLOGY

The proposed Phoenix Solar project will not impact any Prince George's County Historic Sites, Historic Resources, or Archeological Resources.

### 4. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS

The proposed use is permitted in the R-T Zone.

### 5. CONSISTENCY WITH APPROVED PLANS

The proposal is not entirely consistent with 2014 *Plan Prince George's 2035 Approved General Plan* policies for the Established Communities Growth Policy area and the 2010 *Approved Subregion 4 Master Plan* recommendation of Residential Medium High land use (8 to 20 dwelling units per acre). The Sectional Map Amendment rezoned the property from the Rural Residential (R-R) Zone to the Residential Townhouses (R-T) Zone with the justification to allow for higher density residential uses to support the vision for development at nearby centers. However, Policy 10 Strategy NE 10.3 of Plan 2035 does recommend modernizing the zoning ordinance to support solar, wind, and alternative energy production facilities. A new zoning ordinance is in preparation. Staff concludes that the solar project will be acceptable in this location, provided that all staff recommendations are implemented by the applicant.

### 6. EXISTING PUBLIC FACILITIES

The proposed project is in Police District III, which is headquartered at 7600 Barlowe Road Landover, MD 20785. The site straddles the first due response line and is served by Capitol Heights Fire/EMS Company 805 located at 6061 Central Avenue in Capitol Heights, and Seat Pleasant Fire/EMS Company 808 located at 6305 Addison Road in Capitol Heights. The 2008 *Adopted Water and Sewer Plan* places these properties in Water and Sewer Category 3, Community System. Water and sewer service are not needed to serve the project.

### 7. COMMUNITY OUTREACH

Notification letters were mailed to adjoining property owners, the municipalities of Capitol Heights and Seat Pleasant, and civic associations informing them of the proposed project and Planning Board hearing date. Representatives for Sol Systems LLC met with the Town Administrator of Capitol Heights to discuss the project. They also held a community meeting on January 18, 2017 to discuss the project with area residents. At the time of writing the staff report, no inquiries were received from any adjoining property owner or civic association.

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## **STAFF COMMENTS**



Countywide Planning Division  
Environmental Planning Section

July 31, 2017

TO: Ted Kowaluk, Senior Planner, Special Projects Section

VIA: Katina Shoulars, Supervisor, Environmental Planning Section 

FROM: Kim Finch, Planner Coordinator, Environmental Planning Section *mkr for KIF*

SUBJECT: MR-1629F Phoenix Solar Energy System

The Environmental Planning Section (EPS) has completed its review for MR-1629F for a 2.5 MW Solar Energy System proposed for a 20.15-acre site consisting of several parcels located between Rollins Avenue and Ventura Avenue in Capitol Heights, MD 20743. The project address is 513 Rollins Avenue.

This evaluation included a review of a conceptual site plan prepared by ISE, undated; a landscape buffer plan prepared by Davis, Bowen & Friedel, Inc. dated May 2017; an Environment Review Document (ERD), prepared by H&B Solutions, LLC dated April 10, 2017; and consultation with GIS layers on PGAtlas.com, in providing the following comments.

### Background

EPS has not previously reviewed the proposed site with any development application.

A Pre-Acceptance Meeting was held with the applicant on January 10, 2017 when preliminary materials that were presented by the applicant indicated the construction of two solar arrays. During that meeting, it was noted that the site was located in the Approved Capital Heights Transit District Development Plan and Transit District Overlay Zoning Map Amendment approved July 1, 2008, and is adjacent to the Addison Road Metro Local Transit Center. Areas of discussion included the suitability of the site for the proposed use, the location in a residentially zoned area, and visibility of the site from the surrounding neighborhood and adjacent residences. It was suggested that cross-sections would be helpful to evaluate the visibility of the project based on the existing topography, existing vegetation, proposed height of the structures, and the location of nearby residences.

### Environmental Review

**Natural Resources Inventory (NRI):** The application includes an Environmental Review Document and a Phase 1 Environmental Assessment of the site. Approval of a Natural Resources Inventory will be required during the permitting process to confirm the cultural and environmental features of the site, and delineate the Primary Management Area (PMA). The location of 100-year floodplain on the site is subject to local approval. The FEMA FIRM maps are generally not considered sufficient in making the determination. Floodplain approval must be obtained prior to acceptance of the NRI application.

The NRI is required by the Prince George's Soil Conservation District (PGSCD) for review of erosion and sediment control requirements. The NRI is also required by the Department of Permits, Inspections, and Enforcement (DPIE) for the review of stormwater management requirements.

**Regulated Environmental Features:** According to PGATLAS guidance layers, the site contains streams, wetlands and wetland buffers, and steep and severe slopes. A determination of the PMA will be made with the approval of an NRI based on field verified on-site regulated environmental features. The Conceptual Site plan does not include a limit of disturbance or the need for any grading, so potential environmental impacts to regulated areas cannot be evaluated at this time. The Environmental Review Document indicates that retaining walls may be necessary where grades change dramatically or where grades exceed twenty percent. The proposed location of these retaining walls has not been provided, and when grades exceed 15 percent or other regulated environmental features occur adjacent to the required stream buffers, they expand the stream buffer beyond the minimum in accordance with the definition of the PMA. Grading and the placement of structures must remain outside the limits of the PMA. For this project, staff will not support any impacts to the PMA other than those necessary for the safe conveyance of stormwater runoff.

**Woodland Conservation:** Prior to issuance of permits for the project, a Type 2 Tree Conservation Plan (TCP2) may be required. TCP2 applications must be submitted to, and approved by, the Environmental Planning Section. The TCP2 must account for clearing proposed on the site, and identify how the woodland conservation requirement for the site will be provided. If specimen trees are proposed for removal, a Subtitle 25, Division 2 variance application will be required, along with a statement of justification and evaluations of the specific trees proposed for removal. Please note, staff does not support the removal of woodland for the addition of solar panels. Such projects should utilize unencumbered open space without disturbance to natural resources.

**Prior Use of the Site:** The site is described by the applicant as an "undocumented land fill (Class III rubblefill)" and no information has been found in M-NCPPC or county records indicating this as a county permitted use. The 1983 aerials show this area as undisturbed, while the 1993 aerials show clear disturbance of the area. Soil testing as described in the ERD indicates previous disturbance and mixing of soil types; although some natural regeneration has occurred, it has been slow and sparse. The reuse of disturbed sites such as this is encouraged by Plan Prince George's 2035 Approved General Plan (2014). The mixing of soils and the unknown quality and compaction of areas of fill may result in the use of a ballast mounting system which are adaptable to disturbed sites and poor soil conditions.

**Noise and Vibration:** During construction and during operation post construction, the Maryland noise pollution standards referenced in COMAR 26.02.03 for residential zoning designations should not be exceeded at the property line, or noise mitigation may be appropriate.

**Lighting:** Limited information has been provided about lighting on the site, except to say that security lighting may be required. Any proposed lighting should be full-cut off optic and downward shield to minimize sky glow, and a photo-metric evaluation shall confirm that the lighting does not extend beyond the property lines. It is preferable that the lighting be motion sensitive, minimized, and mounted at a low level to limit visibility.

**Glare Analysis:** The applicant has utilized a Solar Glare Hazard Analysis Tool (SGHAT) to conduct an analysis of the conceptual design. The closest airport to the site is Joint Base Andrews which is four



miles away, and preliminary evaluation indicates that associated flight patterns should not be impacted by the glare from this small-scale facility.

The SGHAT indicated that the residences to the north and south of the proposed project have no glare impact, but the residences to the east show low potential for temporary glare and residences to the west show a potential for temporary glare after the project is constructed. It is recommended that the SGHAT analysis continue to be conducted as the final design is refined to identify potential glare problems and provide mitigation.

**Fencing:** Security fencing is proposed around the individual array groupings. The fencing should have limited visibility in the landscape, and not be of a reflective material. If a metal fence is used, it should preferably have a matte black finish.

**Buffering and Vegetation Management:** A landscape buffer plan was submitted with the application. It should be noted that the buffer plan shows considerably less solar panels than the conceptual site plan submitted. The buffering and landscaping required for the project must be in conformance with the standards of the Prince George's County Landscape Manual (2010) unless alternative compliance is granted. It is noted that while the ERD recommends the use of a mixture of deciduous and evergreen shrubs, the planting schedule provided is limited to evergreen trees and shrubs. The landscape buffer plan does not include the necessary schedules to evaluate whether appropriate buffers have been provided, or sufficient planting materials have been provided.

To enhance the habitat and pollinator value of the site, it is strongly recommended that plant materials be selected from the Natural Resources Conservation Service Conservation Practice Standard for Conservation Cover (Code 327), Table 6: Native Shrubs and Small Trees for Pollinator Habitat. The mixes and species contained in the addendum are focused on high diversity plantings to support wildlife habitat, with special consideration for pollinators and beneficial insects, consistent with USDA Biology Technical Note No. 78, 2nd Edition: Using 2014 Farm Bill Programs for Pollinator Conservation.

**Vegetative Management:** The ERD stated that a turf style grass be used to stabilize the site, and maintain a low herbaceous cover under the solar panels, and suggests consultation with the local Soil Conservation District Office.

To enhance the habitat and pollinator value of the site, it is strongly recommended that an herbaceous cover mix be selected from the Natural Resources Conservation Service Conservation Practice Standard for Conservation Cover (Code 327), Table 2: Selected List of Herbaceous Cover Mixes based on the specific characteristics of the site. The mixes and species contained in the addendum are focused on high diversity plantings to support wildlife habitat, with special consideration for pollinators and beneficial insects, consistent with USDA Biology Technical Note No. 78, 2nd Edition: Using 2014 Farm Bill Programs for Pollinator Conservation.

Thank you for the opportunity to comment on the proposed Phoenix Solar Energy System o Rollins Avenue. If you have questions regarding these comments, please contact the Environmental Planning Section at 301-952-3650.


Prince George's County Planning Department  
Countywide Planning Special Projects

(301) 952-3065

January 12, 2017

**MEMORANDUM**

TO: Phoenix Solar File MR-1629F

FROM: Theodore W. Kowaluk, Planner Coordinator, Special Projects 

SUBJECT: MR-1629F Phoenix Solar

At the pre-application meeting for the above reference project on January 10, 2017, Tom Masog stated that there would be no notable transportation impacts associated with the project.





**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

**Prince George's County Planning Department  
Historic Preservation Section**

**(301) 952-3680  
www.mncppc.org**

July 31, 2017

**MEMORANDUM**

**TO:** Ted Kowaluk, Planner Coordinator  
Special Projects Section  
Countywide Planning Division

**FROM:** Howard Berger, Supervisor *HB*  
Jennifer Stabler, Archeology Planner Coordinator *JAS*  
Historic Preservation Section *TAS*  
Countywide Planning Division

**SUBJECT: MR-1629A, Phoenix Solar**

The subject property comprises approximately 20 acres located at 513 Rollins Avenue in Capitol Heights, Maryland. The applicant, Sol Systems, proposes the construction of a 2.5 MWac ballasted solar PV plant on the site.

The site where the solar panels are proposed was once part of the Seat Pleasant plantation of Major Thomas Owen Williams (a Major of the Upper Battalion of Militia in Prince George's County during the Revolutionary War) and later Thomas and Mary Williams Berry. The land remained in the Berry family until it was sold to developers Benjamin L. Jackson, William B. Jackson and George J. Seufferle in the 1870s. Seat Pleasant was divided into 28 lots. The subject property was located on Lot No. 3. The 1873 plat of Seat Pleasant shows a "Cabin" on the lot, which was possibly a former slave cabin then used as a tenant house. The location of the "Cabin" may have been in the same location where a house is located immediately west of the subject property.

Most of the land on which the solar panels are proposed has been disturbed by grading. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites, historic resources or known archeological sites.

July 21, 2017

**MEMORANDUM**

**TO:** Ted Kowaluk, Planner  
Special Projects Section, Countywide Planning

**VIA:** Susan Lareuse, Master Planner, Urban Design Section *SL*

**FROM:** Amber Turnquest, Senior Planner, Subdivision and Zoning Section *AT*

**SUBJECT:** Mandatory Referral MR-1629F  
Phoenix Solar

The Urban Design Section has reviewed materials provided in support of MR-1629F - Phoenix Solar, a privately owned utility. The properties included in the application contains a total of 24 acres located in Tax Map 73 in Grids B-1 and B-2, Parcels 35, 54, 55; and Palmer Subdivision lots 9, 10, 11, 12, and Part of Lot 13 located between Rollins and Ventura Avenues in Capitol Heights. However, the mapping of the property does not appear to be consistent with the final plats. Approximately 12 acres of the site are proposed to be developed as a solar power plant.

The site is in the Residential Townhouse (R-T) Zone and was placed into a Transit District Overlay Zone (T-D-O-Z) by the 2008 *Capitol Heights Transit District Development Plan and TDOZ*. The subject properties are bordered on the north, east, and west by R-T/T-D-O Zones and to the south by R-55 zoned property.

The applicant proposes to construct a 2.5 megawatt solar photovoltaic plant on the property which currently consists of an undocumented landfill (Class III rubble fill). The project is being reviewed pursuant to the Land Use Article §20-301 through 305 of the Maryland Annotated Code that requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately-owned utilities through the Mandatory Referral review process. The Urban Design Section offers the following comments and recommendations regarding the proposed project:

**Sector Plan Conformance**

1. The Transit District Development Plan characterizes the property as a Suburban Neighborhood - Single Family Detached which is intended to be low-density.



## **Landscaping**

2. The applicant provided a Landscape Buffer Plan that indicates appropriate landscape screening along the northern and eastern boundaries of the site. The plan departs in some areas from the *Prince George's County Landscape Manual* requirements by proposing a landscape buffer of 20 feet rather than 30 feet in the southeastern portion of the site. All other areas indicate a 30-foot-wide landscape buffer of existing trees or retention of existing woodland, and a 50-foot-wide setback from the property lines, generally. A large percentage of native species are proposed. The landscape buffer will be used to screen the property from adjacent homes and reduce the glare impact of the solar panels.

## **Glare**

3. The applicant performed a desktop analysis using the Solar Glare Hazard Analysis Tool and determined that the site would have no glare impact to the residences north and south of the site. It was also determined that there is a low potential for temporary glare for residences to the east of the site and a potential for temporary glare for the residences to the west of the site. Joint Base Andrews, closest airport, is four miles away from the site and flight patterns should not be impacted by the facility. Glare studies are not required for FAA approval. The applicant will be performing additional analysis on the site to reduce the glare potential and proposes to utilize landscaping and plant material to mitigate glare.

## **Transportation**

4. Due to the topography of the site, multiple service entrances will need to be utilized, from Ventura Avenue, Xenia Avenue, and Rollins Avenue. The General Notes indicated that access to Array 1 is assumed to be available from Ventura Avenue and access to Array 2 is assumed to be from Xenia and/or Rollins Avenues. The applicant should be aware that these roadways are under the jurisdiction of the Department of Public Works and Transportation (DPW&T).

## **Conclusion**

The Urban Design Section offers the following suggestions:

1. The applicant is encouraged to revise the plans to clearly identify the extent of the site, consistent with existing record plats of the property.
2. The applicant is encouraged to reduce the potential glare impact to residences through either preservation of existing trees or providing additional landscaping adjacent to residential properties
3. The applicant is encouraged to consult with DPW&T to obtain access to the property as shown on the conceptual site plan from Ventura Avenue and Xenia Avenue.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department  
Community Planning Division

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco  
(301) 952-3972

August 4, 2017

**MEMORANDUM**

TO: Ted Kowaluk, Special Projects Section, Countywide Planning Division

VIA: Scott Rowe, AICP, CNU-A, Acting Division Chief, Community Planning Division  
David Green, Planning Supervisor, Community Planning Division

FROM: Chidy Umeozulu, Planner Coordinator, Community Planning Division

SUBJECT: **MR-1629F, Phoenix Solar**

**DETERMINATIONS**

This application does not require master plan conformance.

**BACKGROUND**

**Application Type:** Mandatory Referral

**Location:** Approximately 650 feet south of Old Central Avenue between Ventura Avenue and Xenia Avenue

**Size:** Approximately 20 acres

**Existing Land Use:** Partially wooded 1 with undocumented fill and construction debris

**Proposal:** Solar PV power plant

**GENERAL PLAN, MASTER PLAN, AND SMA**

**General Plan:** Plan Prince George's 2035 designates the area in the Established Communities Growth Policy area. The vision for Established Communities is a context-sensitive infill and low to medium-density development.

**Master/Sector Plan:** The 2010 Approved Subregion 4 Master Plan recommends Residential Medium High land uses on the subject property.

In addition, the Approved Capitol Heights TDOZ establishes design standards for development within its boundary. This application is within the Suburban Neighborhood – Single Family Detached Character Area. Page 90 of the TDOZ



**MR-1629F, Phoenix Solar**

specifically provides buffers and screening standards with the intent to provide an attractive, positive image of the TDOZ built environment by screening unsightly views and providing adequate buffers between incompatible uses..

**Planning Area/  
Community:**

PA 75/Suitland-District Heights & Vicinity

**Aviation/MIOZ:**

This application is not located within the Military Installation Overlay (M-I-O) Zone.

**SMA/Zoning:**

The Approved 2010 Subregion 4 SMA rezoned the property from the Rural Residential (R-R) Zone to the Residential Townhouse (R-T) Zone, and retained the Capitol Heights Transit District Overlay Zone (TDOZ).

**PLANNING ISSUES**

The proposed use is not consistent with the Residential Medium High land use (8 to 20 du/acre) recommendation of the Subregion 4 Master Plan. The SMA rezoned the property from the R-R Zone to the R-T Zone with the justification to allow for higher density residential to support the vision for development at nearby centers.

c: Long-range Agenda Notebook

**Chaconas, Sheila**

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**From:** Umeozulu, Chidy  
**Sent:** Tuesday, August 15, 2017 11:12 AM  
**To:** Kowaluk, Ted  
**Cc:** Green, David A  
**Subject:** Phoenix Solar MR-1629F

Hey Ted,

I just spoke with Kierre on the consistency or inconsistency of the proposal with Plan 2035. He agreed that Established Communities' vision is very broad and non-specific, therefore, determination of consistency in this case could be tricky. However, we agreed that the proposed use **is not inconsistent** with the Established Community vision. He cited Policy 10, Strategy NE10.3 on page 179, "Evaluate and modernize, as warranted the regulations in zoning ordinance that impact the location, size, and design of solar, wind, and alternative energy production facilities. Include options for streamlining development review of permit procedures."

Let me know if I can be of further assistance.

Thanks

.....  
**Chidy E. Umeozulu**  
Planner Coordinator  
Community Planning Division  
Phone: 301.952.4198  
Fax: 301.952.4121



Office of the Chairman  
Prince George's County Planning Board

(301) 952-3561

September 14, 2017

Ms. Anjali Bains, Associate  
Utility Origination  
Sol Systems, LLC  
1718 Connecticut Avenue, NW, Suite 300  
Washington, DC 20009

**RE: Phoenix Solar Array Project  
(MR-1629F)**

Dear Ms. Bains:

The Prince George's County Planning Board had the opportunity to review the proposed three-solar array system project during its regular meeting on September 14, 2017. A copy of the staff report is enclosed for your records. The staff recommendations are as follows:

**Phoenix Solar Array Project**

- The applicant is encouraged to revise the plans to clearly identify the extent of the site, consistent with existing record plats of the property.
- It is recommended that the Solar Glare Hazard Analysis Tool (SGHAT) analysis continue to be conducted and if glare impacts to residences are identified they should be mitigated by preservation of existing trees or by providing landscaping adjacent to the affected properties.
- Staff approves of the applicant's proposed landscape buffer in accordance with the *2010 Prince George's County Landscape Manual*.
- Staff recommends that the chain link security fences proposed by the applicant have a matte black finish to reduce its visibility in the landscape.
- Any lighting for security, maintenance operations, or as required through the CPCN review process should be fitted with full cut-off fixtures.
- The project will require a Natural Resource Inventory (NRI) from The Maryland-National Capital Park and Planning Commission (M-NCPPC), and a grading permit from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). The 100-year floodplain on the site is subject to local approval and approval must be obtained prior to the acceptance of the NRI application.
- As agreed to by the applicant a Type 2 Tree Conservation Plan (TCP2) will be required before any permits are issued for the project.

Ms. Anjali Bains, Associate

Page 2

September 14, 2017

- For vegetative management on the site for enhancement of the habitat and pollinator value, it is recommended that an herbaceous cover mix be selected from the Natural Resources Conservation Service Conservation Practice Standard for Conservation Cover (Code 327), Table 2: Selected List of Herbaceous Cover Mixes based on the specific characteristics of the site.

Should you have questions or require additional information regarding the enclosed staff report, please do not hesitate to contact Theodore W. Kowaluk, Planner Coordinator, at 301-952-3209 or via email at [Ted.Kowaluk@ppd.mncppc.org](mailto:Ted.Kowaluk@ppd.mncppc.org).

Sincerely,

Elizabeth M. Hewlett  
Chairman

Enclosure

c: Councilmember Karen R. Toles, Prince George's County Council  
W. Kevin Hughes, Esq., Chair, Maryland Public Service Commission  
David Collin, Executive Secretary, Maryland Public Service Commission  
Redis C. Floyd, Clerk of the Council, Prince George's County Council  
Andree Green Checkley, Planning Director, Prince George's County Planning Department  
Derick Berlage, Chief, Countywide Planning Division  
Maria Ann Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division  
Theodore W. Kowaluk, Planner Coordinator, Special Projects Section, Countywide Planning Division

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