

Third, a solar panel array is not an “Essential Public Service” allowed in a PD zone. An essential public service is a service to the public. A solar panel array is not a service to the public. In a PD, public facilities must be related to residential, commercial, and office uses. ULDC, 4.06.01(A)(1). In addition, even if a solar panel array were an essential public service, the use of a portion of a PD development for a solar panel array would still be required to meet all the minimum standards and site plan requirements for a PD in Section 4.06.00 of the ULDC. As stated above, the owner has not submitted a new PD site plan that meets the minimum standards and site plan requirements for a PD zoning.