

THE TOWN OF FOREST HEIGHTS, MARYLAND

**ANNEXATION PLAN**

FOR THE ANNEXATION OF TAX EXEMPT AND OTHER PUBLICALLY-OWNED PROPERTIES LOCATED WEST AND SOUTH OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF FOREST HEIGHTS BETWEEN THE DISTRICT OF COLUMBIA BOUNDARY, ANACOSTIA FREEWAY (I-295) AND THE WASHINGTON CIRCUMFERENTIAL HIGHWAY (I-95 & I-495) (TAX MAP 95, PARCELS B, 12, 13, 14, 24, 31, & P/O 31 & TAX MAP 104, PARCEL 2) INTO THE CORPORATE TERRITORY OF THE TOWN OF FOREST HEIGHTS

December 1, 2014

WHEREAS, the Town Council of the Town of Forest Heights (the "Town") has initiated a resolution proposing to annex certain property contiguous and adjoining to the boundary of the Town, comprised of 446.88 acres, more or less, and referenced among the Prince George's County Tax Records as Map 95, Parcels B, 12, 13, 14, 24, 31, & P/O Parcel 31 and Map 104, Parcel 2 (ID No.'s 1286434, 1362656, 1362623, 1362649, 1362805, 1362607, & 1362813) (the "Annexation Property");

WHEREAS, the Annexation Property consists of lands owned by the Government of the United States of America, known as National Capital Parks-East under the jurisdiction of the National Park Service, Department of the Interior and commonly known as the Oxon Cove Park and Oxon Hill Farm, and the Maryland-National Capital Park and Planning Commission (the "M-NCPPC"); and

WHEREAS, on the 1<sup>st</sup> day of December, 2014, the Mayor and Council of The Town of Forest Heights introduced a resolution proposing the aforementioned municipal annexation initiated by the Town.

**A. Introduction**

This Annexation Plan has been prepared by the Town pursuant to Section 4-415 of the Local Government Article, of the Annotated Code of Maryland.

**B. Land Use and Zoning Pattern for the Annexation Property**

(1) The Annexation Property is located approximately along the western boundary of the Town's corporate limits immediately adjacent to Oxon Run Drive in the Subdivision of Bell Acres; and Sections 2, 3, 10, 14, 16, 17 of the Subdivision of Forest Heights as depicted on several Record Plats recorded in the Land Records of Prince George's County. The Annexation Property is specifically shown on the Prince George's County Tax Records as Map 95, Parcels B, 12, 13, 14, 24, 31, & P/O 31 and Map 104, Parcel 2. The Annexation Property is further located in Assessment District 12 and Subregion 7 (Planning Area 76A - "The Heights"). The Annexation Property is more particularly described or depicted on an map exhibit entitled "Map of the Sixth Extension of the

Town of Forest Heights, Prince George's County, Maryland, 1" = 300', November 2014"  
prepared by Charles P. Johnson and Associates, which is attached hereto as Exhibit A.

(2) The Annexation Property is currently zoned O-S (Parcel B) and R-O-S (all other parcels) with a CBCA R-C-O Overlay District on portions of the subject parcels pursuant to the County Zoning Ordinance. The predominant existing land use and zoning in the vicinity of the Annexation Property is as follows:

- a. North: The District of Columbia: (C-M-1 (Industrial), & R-5-A (Residential);
- b. East: C-S-C (Commercial Shopping Center) with I-D-O overlay, R-55 (Residential) within the Town of Forest Heights, & O-S (Open Space), & RR (Rural Residential) & O-S (Open Space);
- c. South: Beyond the Capital Beltway, M-X-T (Mixed Use Transportation Oriented) & R-O-S (Reserved Open Space); and
- d. West: O-S with R-C-O (Resource Conservation) and I-D-O (Intensely Developed) overlays of CBCA (Chesapeake Bay Critical Area).

Upon annexation into the Town, the Annexation Property will likely remain as currently classified under the County Zoning Ordinance.

#### **C. Availability of Land for Public Facilities**

There are no existing or pending agreements between the Town and the land owners (i.e., the U.S. Government, and the M-NCPPC) concerning dedication of portions of the Annexation Property for public facilities. Land use, zoning, subdivision, building construction and storm water regulations are generally administered by the County, the Washington Suburban Sanitary Commission (the "WSSC"), or the Maryland-National Capital Park and Planning Commission unless preempted by federal law. All necessary infrastructure and improvements, including road access, sidewalks, storm water management systems, water and sewer systems and/or extensions and utility delivery systems, and all other facilities necessary to service the Annexation Property shall be installed in accordance with sound engineering principles, and shall be subject to location, design and construction approvals and/or Mandatory Referrals reviewed by Prince George's County, WSSC or the County Planning Board.

#### **D. Public Water and Sewer**

Public water and sewer service is or will be supplied by the Washington Suburban Sanitary Commission for a portion of the Annexation Property. (The Annexation Property is located within WSSC Grids 207SE01, 208SW01, & 209SW01.) The current water and sewer categories are S-3 and W-3 for Parcels 12, 13 & B in the northern portion of the Annexation Property.

According to the County's 2008 Water and Sewer Plan, Category 3 - Community System means the property is or will be served by public water and sewer. The current water and sewer categories are S-6 and W-6 for Parcels 2, 24, and 31. According to the 2008 Water and Sewer Plan, Category 6 - Individual System means that development may proceed on wells and septic systems.

**E. Other Municipal or Related Services**

(1) Police Service. The Annexation Property is served by the U.S. Park Police and Maryland-National Capital Park Police, and also may be further served by the Forest Heights Police Department on a limited basis for purposes of police protection. Certain services may also be provided by the Prince George's County Police Department pursuant to a Memorandum of Understanding regarding jurisdictional police services entered into between the Town and the County governments. Such services will commence after annexation, using existing personnel and equipment, at the same or similar level of service now being provided to the Town in areas where police protective services are provided on a concurrent basis with another police agency.

(2) Emergency Service. The Oxon Hill Volunteer Fire Department presently provides fire protection and emergency medical services to the Annexation Property. Such services will continue after annexation, using existing personnel and equipment, at the same or similar level of service now being provided.

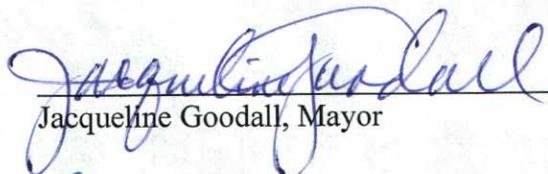
(3) Street Maintenance. The Annexation Property contains no streets or highways under the jurisdiction of the Town of Forest Heights. Any existing public streets or roadways will continue to be maintained for public use by the County or the federal government into the foreseeable future.

(4) Refuse Collection. The Town presently offers only residential trash collection. There is no residential development within the Annexation Area and presently there are no municipal trash collection services proposed for the Annexation Area.

**F. Financing Services**

Financing for any municipal services extended to the Annexation Property will be provided through the general fund as currently provided to the Town. The largest source of tax revenues collected by the Town is attributable to the municipal property tax which is levied only against taxable property of which no portion of the Annexation Property contains such taxable property; however, the Town may fund certain extended services by way of intergovernmental grants and/or memoranda of understanding.

MAYOR AND COUNCIL OF THE TOWN  
OF FOREST HEIGHTS, MARYLAND

  
\_\_\_\_\_  
Jacqueline Goodall, Mayor

  
\_\_\_\_\_  
Cynthia Mann, Council President

Copy to:

Superintendent (Attention: Mr. Frank Young)  
National Capital Parks-East  
1900 Anacostia Drive, S.E  
Washington, D.C. 20020

