

THE TOWN OF FOREST HEIGHTS, MARYLAND
ANNEXATION PLAN

FOR THE ANNEXATION OF CERTAIN TAX EXEMPT AND OTHER PUBLICALLY-OWNED PROPERTIES LOCATED GENERALLY SOUTH OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF FOREST HEIGHTS NEAR THE INTERCHANGES OF INDIAN HEAD HIGHWAY (MD-210) AND THE WASHINGTON CIRCUMFERENTIAL HIGHWAY (I-95 & I-495) AND OXON HILL ROAD (MD-414), AND EXTENDING GENERALLY EAST AND SOUTHWEST ALONG OXON HILL ROAD; (TAX MAP 95, PARCEL 45; TAX MAP 96, PARCELS 135, 136, 206, 207, & 210; TAX MAP 104, PARCELS 4, 6, 44, 80, A, & OUTLOT A; AND TAX MAP 105, LOT 7, PARCELS 3, 5, 10, A & P/O A) INTO THE CORPORATE TERRITORY OF THE TOWN OF FOREST HEIGHTS

April 20, 2016

WHEREAS, the Town Council of the Town of Forest Heights (the “Town”) has initiated a resolution (Annexation Resolution 02-2016) proposing to annex certain property contiguous and adjoining to the boundary of the Town, comprised of 289.97 acres, more or less, and referenced among the Prince George’s County Tax Records as Tax Map 95, Parcel 45; Tax Map 96, Parcels 135, 136, 206, 207, & 210; Tax Map 104, Parcels 4, 6, 44, 80, A, & Outlot A; and Tax Map 105, LOT 7, Parcels 3, 5, 10, A & P/O A (ID No.’s 1362615, 1352426, 1352418, 1352400, 1203553, 1203546, 1304286, 1234764, 1292473, 1263847, 1320720, 1287598, 1287606, 5509597, 1260298, 1286178, 1203462, 1203470, & 1203652) (the “Annexation Property”);

WHEREAS, said Resolution was initiated by the Town Council pursuant to §4-403 of the LG Art., of Md. Ann. Code, and seeks to ratify, re-enact and cure certain alleged defects in notice originally provided in Dec. 2014 through Jan. 2015 pursuant to Annexation Resolution 02-2014 et al. as described in the Opinion and Order of the Circuit Court for Prince George’s County dated January 29, 2016 in Case No. CAL15-04255;

WHEREAS, the Annexation Property consists of lands owned by the Government of the United States of America, the State of Maryland, Prince George’s County, the Prince George’s County Board of Education, the Maryland-National Capital Park and Planning Commission (the “M-NCPPC”) and the Oxon Hill Methodist Church; and

WHEREAS, on the 20th day of April 2016, 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 southern boundary of the Town’s corporate limits and includes lands situated along Oxon Hill Road occupied by the John Hanson Montessori School (Board of Education), and the Oxon Hill Methodist Church (Oxon Hill Cemetery);

and, lands situated within and/or approximately south of the Potomac Business Park including Southlawn Local Park (M-NCPPC), and Oxon Hill High School (Board of Education); and, lands situated along Oxon Hill Road including Oxon Hill Manor (M-NCPPC), the Potomac Vista Recreation Area and the Betty Blume Neighborhood Park (M-NCPPC) and other tax exempt or publically-owned lands. The Annexation Property is specifically shown on the Prince George's County Tax Records as Tax Map 95, Parcel 45; Tax Map 96, Parcels 135, 136, 206, 207, & 210; Tax Map 104, Parcels 4, 6, 44, 80, A, & Outlot A; and Tax Map 105, LOT 7, Parcels 3, 5, 10, A & P/O A. The Annexation Property is further located in Assessment District 12 and Subregion 7 (Planning Area 76B – "Henson Creek") and (Planning Area 80 – "South Potomac"). The Annexation Property is more particularly described or depicted on an map exhibit entitled "Map of the Seventh 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 45), R-55 (Parcels A, 3, 5, 10, 135 & 136), I-3 (Parcels 6, 206, 207, 210, A and Lot 7) and R-O-S (Parcels 4, 44, & 80) with a CBCA R-C-O Overlay District on portions of Parcel A (Betty Blume Neighborhood Park) 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: R-55 (One Family Detached Residential), R-R (Rural Residential), C-S-C (Commercial Shopping Center), & M-X-T (Mixed Use Transportation Oriented);
- b. East: R-55 (One Family Detached Residential), R-18 (Multi Family Medium Density Residential), & C-S-C (Commercial Shopping Center);
- c. South: R-55 (One Family Detached Residential), & R-18 (Multi Family Medium Density Residential) and
- d. West: R-R and R-O-S (Reserved Open Space) with R-C-O (Resource Conservation) and L-D-O (Limited Development) 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, Prince George's County (the "County"), the County Board of Education and the State of Maryland (including the State Highway Administration ("SHA") 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, the Prince George's Soil Conservation District 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 all or a portion of the Annexation Property. (The Annexation Property is located within WSSC Grids 208SE01, 210SW01, 209SW01 & 209SE01.) The

current water and sewer categories are S-3 and W-3 for all parcels except Parcels 6 & 44 (ID No.'s 1292473 & 1320720) which are S-4 & W-4; and, Parcel A and Outlot A (ID No.'s 1287598 & 1287606) which are S-5 & W-5 located in the western 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. According to the 2008 Water and Sewer Plan, Category 5 - Future Community Service means that the area consists of properties inside the Sewer Envelope that are eligible for public water and sewer, but should not be developed until adequate public facilities, including water and sewer lines are available to serve the proposed development.

E. Other Municipal or Related Services.

(1) Police Service. The Annexation Property is primarily served by the Prince George's County Police Department, the Maryland State Police and the Prince George's County Division of the Maryland-National Capital Park Police, and also, as permitted by law, 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 previously 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 other police agencies.

(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 State governments 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 appears to contain such taxable property; however, the Town may fund certain extended services by way of intergovernmental grants and/or memoranda of understanding.

THE TOWN OF FOREST HEIGHTS, MARYLAND



Jacqueline Goodall, Mayor



C. Lynn Smith-Barnes, Council President