

**ANNEXATION PLAN**  
**TOWN OF CHEVERLY – HOSPITAL HILL**

**I. Introduction**

When annexing property into the corporate limits of a municipality, the legislative body of a municipal corporation is required to adopt an annexation plan for the area proposed to be annexed. *See Md. Code Ann., Local Gov't Article, 4-415.*

The annexation plan is in addition to, not as part of, the annexation resolution. The annexation plan is required to include:

1. A description of the land use pattern proposed for the area to be annexed, which may include a county master plan already in effect for the area;
2. The schedule to extend each municipal service performed in the municipality at the time of the annexation to the area to be annexed;
3. A statement as to the general methods by which the municipality anticipates financing the extension of municipal services to the area to be annexed; and
4. Demonstrate the available land for public facilities that may be considered reasonably necessary for the proposed use, including facilities for schools, water or sewage treatment, libraries, recreation or fire or police services.

It is required to be consistent with the Municipal growth element of the comprehensive plan of the municipality.

At least thirty (30) days before the public hearing on an annexation resolution, a copy of the annexation plan is required to be provided to: the governing body of the county in which the municipality is located; the Department of Planning and any regional or State planning agency with jurisdiction in the County.

**II. Property Description and Land Use Pattern for the Area to be Annexed**

The area to be annexed into the corporate boundaries of the Town of Cheverly approximately 44.1867 acres of land and is comprised of a residential and commercial development to be constructed as depicted on the attached Exhibit A.

The Annexation Area is located within an established community and Prince George's County's growth boundary and is a residential and commercial development to be constructed.

**III. Availability of Public Facilities and Services**

On the effective date of the annexation, the Annexation Area, which is a residential and commercial development, upon completion of the commercial and residential development, will be eligible to receive all applicable Town services, to include: trash, recycling and yard waste collections, special pick-ups, including right-of-way tree pruning, animal control, police, and code compliance inspection, as needed for the developed residential and commercial purposes as contiguous to the existing Town of Cheverly.

a) Water and Sewer

The Washington Suburban Sanitary Commission (WSSC) currently serves the Annexation Area with public water and sewer and will be constructed pursuant to development plans approved by Prince George's County. This service will not be affected by this annexation.

b) Electric Service

The Potomac Electric Power Company (PEPCO) provides electric service to the Annexation Area and will be constructed pursuant to development plans approved by Prince George's County. This service will not be affected by this annexation.

c) Public Safety and Fire/Rescue Services

The Annexation Area is within the service area of the Prince George's County Police Substation, District 3. The Town will provide primary police service to the Annexation Area.

The Closest location for fire engine, basic life support/ambulance personnel and medic personnel are the Cheverly VFD.

As a result of this annexation being development plan uses, the Town does not foresee any additional impact on these services beyond the current services and will address future uses as the development occurs.

d) School, Library and Recreational Facilities

County public schools currently serve the Annexation Area and will be determined by the County upon completion of the development plans. The review for Libraries, Parks and other recreation areas is not applicable as this annexed area will be determined by the County upon completion of the development plans. As a result of the annexation, the Town does not foresee any impact on these services and will be determined by the County upon completion of the development plans.. These additional services shall be reviewed as the development occurs.

e) The Town of Cheverly has the capacity to provide the additional services as needed.

**IV. Extension of Municipal Facilities and Services to Annexation Area**

The Town will extend all applicable municipal services as described above to the Annexation Area upon the effective date of the annexation upon the completion of the development. At that time, the Charter and Code of the City shall have full force and effect within the Annexation Area.

**V. Cost to the City in Having to Provide Each Service**

The Town will incur some operational costs as a result of the annexation due to the fact that the owners of the properties within the Annexation Area will not pay Town taxes as this is a current use for the first three (3) years after this adoption and until the development of various properties occurs. However, these costs are deemed to be nominal and well within the Town resources.

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