



Resolution 19-17
Approving an Annexation Plan for the Annexation of certain
Good Luck Rd., Sunset Terrace and Harland St. Properties

Effective Date: May 1, 2019

**RESOLUTION OF THE CITY COUNCIL OF NEW CARROLLTON ADOPTING AN
ANNEXATION PLAN FOR THE ANNEXATION OF THOSE PROPERTIES
COMMONLY KNOWN AS 6705 AND 6711 GOOD LUCK ROAD, LANHAM, 6000 AND
6010 HARLAND STREET, LANHAM, 6703, 6707, 6709, 6711, 6805, 6807, 6809 AND 6811
SUNSET TERRACE, LANHAM, AND THE STREET KNOWN AS SUNSET TERRACE**

WHEREAS, the Annotated Code of Maryland, Local Government Article, Division II, Title 4, Subtitle 4 authorizes municipalities to annex land and sets forth the process therefor; and

WHEREAS, Md. Code Ann., Local Government, §4-415 requires municipalities to prepare an Annexation Plan for each annexation, which Plan is in addition to, not a part of, the annexation resolution and is required to be open to public review and discussion at the public hearing on the annexation resolution; and

WHEREAS, the Council of the City of New Carrollton desires to annex those properties commonly referred to as 6705 and 6711 Good Luck Road, Lanham, 6000 and 6010 Harland Street, Lanham, 6703, 6707, 6709, 6711, 6805, 6807, 6809 and 6811 Sunset Terrace, Lanham, and the street known as Sunset Terrace (hereinafter referred to as the “Annexation Area”, whose tax identification numbers, tax map reference, parcel identification and acreage information is set forth in the attached Exhibit A “Table of Properties Subject to Annexation” (*See* Resolution 19-15); and

WHEREAS, at least thirty (30) days prior to the public hearing on Resolution 19-15 annexing the Annexation Area, a copy of the annexation plan for the Annexation Area (attached Exhibit B) was provided to Prince George’s County, the Md. Department of Planning and the Maryland-National Capital Park and Planning Commission, as required by State law; and

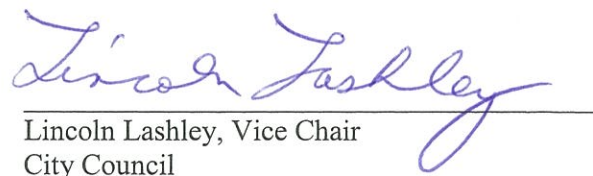
WHEREAS, the Annexation Plan was open to public review and discussion at the public hearing on Resolution 19-15, annexing the Annexation Area, as required by State law.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of New Carrollton, in legislative session assembled, that the Annexation Plan for the Annexation Area set forth in Exhibit B is hereby approved.

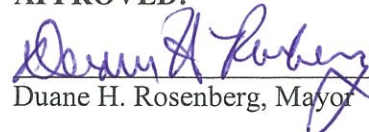
INTRODUCED AND PASSED by the City Council of New Carrollton on the 1ST day of May, 2019.

ATTEST:


Douglass A. Barber, CMC
City Clerk


Lincoln Lashley, Vice Chair
City Council

APPROVED:


Duane H. Rosenberg, Mayor

05/01/2019
Date

EXHIBIT A

TABLE OF PROPERTIES SUBJECT TO ANNEXATION

Parcel	Tax Map	Tax ID #	Address	Acreage	Owner
A	43	2235604	6705 Good Luck Rd, Lanham	2.9	Trustee Corinthn Baptist Church
75 *	43	2235620	6711 Good Luck Rd., Lanham	1.87 Acres	Trustees Corinthn Baptist Church
Lot 1 Franklin Prop. *	43	2202117	6010 Harland St.	1.25 Acres	Wilson, James; Wilson, Daniela
Lot 4, Blk A Oakwood Knolls	43	2197952	6811 Sunset Ter.	9,717 SF	Guardado, Lorena O.
Lot 3. Blk A Oakwood Knolls	43	2248607	6809 Sunset Ter.	10,000 SF	Garcia, Matilde O.
Lot 2, Blk A Oakwood Knolls	43	2184018	6807 Sunset Ter.	8,125 SF	Clementjoku, Barbara N.
Lot 1, Blk A Oakwood Knolls	43	2262541	6805 Sunset Ter.	8,125 SF	Perezfigueroa, Jackelyn et al
Lot 6 Chase Subdivision *	43	3666930	6711 Sunset Ter.	10,302 SF	Wang, Nam & Patricia G.
Lot 7 Chase Subdivision *	43	3666948	6709 Sunset Ter.	10,500 SF	King, Rameda L & Lawrence J
Lot 8 Chase Subdivision *	43	3666955	6707 Sunset Ter.	11,399 SF	Slutsky, Jonathan, Genest, Anna
Parcel 88 *	43	2181063	6703 Sunset Ter.	1.49 Acres	Butler, James M & Janet H
Parcel 87 *	43	2181071	6703 Sunset Ter.	21,780 SF	Butler, James M & Janet H
Parcel 100	43	2263440	6000 Harland St. Lanham	2.87 Acres	City of New Carrollton
Sunset Terrace	N/A	N/A	N/A	33,951 SF	N/A
TOTAL ASSESSED ACREAGE				13.2767 Acres	

EXHIBIT B

SUNSET TERRACE/HARLAND STREET/GOOD LUCK ROAD PROPERTIES ANNEXATION PLAN

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 City of New Carrollton includes approximately 13.2767 acres of land and is comprised of thirteen (13) properties and a portion of Sunset Terrace (which consists of 33,951 square feet), as depicted on the attached Exhibit A ("Exhibit of 13.2767 Acres of Land to be Annexed into the Corporate Boundary of the City of New Carrollton" prepared by Charles P. Johnson & Associates, Inc.) (hereinafter referred to as the "Annexation Area").

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The Annexation Area is zoned R-55 and R-80, both of which are One-Family Detached Residential zones. In the Table of Properties Subject to Annexation, those properties that are zoned R-80 have an asterisk in the Parcel column. All of the properties that comprise the Annexation Area are currently developed. Parcel A is the site of the Corinthian Baptist Church and Parcel 75, which has the same owner, is improved with a single family dwelling. Parcel 100 is the site of the former Suburban Aquatic Club pool and was purchased by the City of New Carrollton in 2016. The remainder of the properties, but for Sunset Terrace which is a street, are developed with single family homes. Accordingly, the overall character of the Annexation Area is residential. Since the Annexation Area is fully developed, it is already served by water and sewer.

The Annexation Area is located within an established community and Prince George's County's growth boundary. *See* PLAN Prince George's 2035.

III. Availability of Public Facilities and Services

On the effective date of the annexation, the Annexation Area will be eligible to receive all applicable City services, to include: trash, recycling and yard waste collections, special pick-ups, street maintenance (Sunset Terrace), including right-of-way tree pruning, animal control, police, code compliance inspection, and snow removal.

A. Water and Sewer

The Washington Suburban Sanitary Commission (WSSC) currently serves the Annexation Area with public water and sewer.

B. Electric Service

The Potomac Electric Power Company (PEPCO) provides electric service to the Annexation Area.

C. Public Safety and Fire/Rescue Services

The Annexation Area is within the service area of the Prince George's County Police Hyattsville Substation, District 1, Sector B and the City's Police Department. The City will provide primary police service to the Annexation Area.

The closest location for fire engine, basic life support/ambulance personnel and medic personnel are West Lanham Hills Volunteer Fire Department (Station 28) and Prince George's County Fire/EMS Station 848.

D. School, Library and Recreational Facilities

County public schools currently serve the Annexation Area and include: Lamont Elementary School, Charles Carroll Middle School and Parkdale High School. The newly renovated New Carrollton Public Library located at the intersection of Riverdale Road and Lamont Drive serves the Annexation Area. The City has sixteen (16) parks which are available to the residents of the Annexation Area. M-NCPPC operates the Good Luck Community Center, which is proximate to the Annexation Area and serves it currently.

IV. Extension of Municipal Facilities and Services to Annexation Area

The City will extend all applicable municipal services as described above to the Annexation Area upon the effective date of the annexation. 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 City 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 City taxes for a period of five (5) years from the effective date of the Annexation Resolution. The costs are neither expected to be significant nor require the creation of a special tax district.