

TOWN OF BLADENSBURG, MARYLAND

**ANNEXATION PLAN**  
**Resolution 22-2025**

FOR THE ANNEXATION OF CERTAIN TAX-EXEMPT OR OTHER PUBLICLY-OWNED REAL PROPERTY LOCATED GENERALLY EAST OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF BLADENSBURG INCLUDING A SEGMENT OF THE RIGHT OF WAY KNOWN AS LANDOVER ROAD (MD 202), A SEGMENT OF 55TH AVENUE (COUNTY ROUTE INDEX NO. CO 897), AND A SEGMENT OF QUINCY STREET (COUNTY ROUTE INDEX NO. 330) ABUTTING AND NEAR CERTAIN PROPERTIES COMMONLY KNOWN AS THE PUBLIC PLAYHOUSE CULTURAL ARTS CENTER AND VILLA HEIGHTS – POWELL’S ADDITION, INCLUDING APPROXIMATELY FOUR PARCELS AND THREE LOTS LOCATED AT OR NEAR 5401, 5445, & 5503 LANDOVER ROAD AND 5450 QUINCY STREET, WHICH IS A TOTAL OF 7.0642 ACRES OF LAND MORE OR LESS, AS FURTHER DESCRIBED BELOW IN THIS ANNEXATION PLAN.

WHEREAS, the Mayor and Town Council of the Town of Bladensburg (the “Town”) has initiated a resolution (Annexation Resolution 02-2025) proposing to annex certain property contiguous and adjoining to the boundaries of the Town (the “Annexation Area”), comprised of the following public roadways or rights of way (ROW):

**Rights of Way/Lands to be Annexed**

Parcel/ Lot/ ROW	Ac.	Tax ID No.	Address	Tax Map/ Grid No.	Owner/Gov’t w/Jurisdiction
MD 202 (Landover Rd.)	-	n/a	n/a (State Rd. between Annapolis Rd. and 56 <sup>th</sup> Ave.)	50/E3	Md. SHA
Parcel C	.49	17020166157	5401 Landover Rd.	50/E3	M-NCPPC
Parcel A	.38	17020125864	5445 Landover Rd.	50/E3	M-NCPPC
Parcel 103 (20’ Alley)	.09	17020146191	55 <sup>th</sup> Ave.	50/E3	M-NCPPC
Lots 7, 10 & 11 (Villa Hts.- Powell’s Addition)	.39	17020100875	5503 Landover Rd.	50/E3	M-NCPPC
Quincy St. (Rte. No. CO 330)	-	n/a	n/a (Co. Street between 56 <sup>th</sup> Ave. and near 55 <sup>th</sup> Ave.)	50/E3	Prince George’s County
Parcel B	.68	17020125872	5450 Quincy St.	50/E3	M-NCPPC
55 <sup>th</sup> Ave. (Rte. No. CO 897)	-	n/a	n/a (Co. Street between	50/E3 & E4	Prince George’s

			Landover Rd. and Macbeth St.)		County
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; and

WHEREAS, Kevin Norris Surveying, LLC has prepared a Map or Exhibit of the Annexation Exhibit – Phase 2 & 3 dated February 15, 2025 along with a DESCRIPTION OF 7.0642 ACRES OF LAND, MORE OR LESS, IN THE SECOND ELECTION DISTRICT PRINCE GEORGE’S COUNTY, MARYLAND (7 pages) prepared on February 13, 2025, attached hereto and incorporated herein as Exhibits A & B, which shall be interpreted to control as the official description of the area proposed to be annexed by said Annexation Resolution and this Annexation Plan; and

WHEREAS, said Annexation Resolution will be initiated by the Town Council pursuant to §4-403 of the LG Art., of Md. Ann. Code; and

WHEREAS, §4-415 of the LG Art. states that in addition to, but not as part of, an annexation resolution, the legislative body of the municipality shall adopt an annexation plan for the area to be annexed, and that the annexation plan shall be open to public review and discussion at the public hearing on the annexation resolution; and

WHEREAS, the Annexation Area currently has no known qualified voters or residents presently residing as residential occupants or tenants upon the premises, or land owned and maintained or held in trust for public use by said public entities; therefore, the Mayor and Council further finds and concludes that there are no qualified voters residing in the Annexation Area and the property owners of tax-exempt lands are not entitled to vote, petition, consent to, or otherwise participate in a municipal annexation referendum.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Town Council of the Town of Bladensburg hereby adopts, and approves the following:

**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. Pursuant to State law, said plan is not intended to be formally part of, but is approved contemporaneously thereto to compliment and be read together with Annexation Resolution 02-2025, along with any exhibits referenced therein, which is hereby incorporated by reference herein as if written herein word for word.

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

(1) The Annexation Area, which includes exclusively public lands, as listed by each property (i.e., ROW, lot or parcel) and as described in the recitals of this Resolution and Plan and incorporated herein by reference is located approximately along the eastern boundary of the Town’s corporate limits near and including land situated along, nearby or within Landover Road (MD 202), 55th Avenue (SHA County Route Index No. CO 897), and Quincy Street (SHA County Route Index No. 330)). The Annexation Area shall be referenced as the “Phase 2 & 3 (2025 Extension).” The Annexation Area is specifically shown or described in a Map or

“Annexation Exhibit Phase 2 & 3 Prince George’s County, Maryland” dated February 15, 2025 (Scale 1” = 500’ – Sheet 1 of 1) prepared by Professional Land Surveyor, Mr. Kevin S. Norris, Maryland Registration #21115, which is attached hereto and incorporated herein by reference as Exhibit A, along with a DESCRIPTION OF 7.0642 ACRES OF LAND, MORE OR LESS, IN THE SECOND ELECTION DISTRICT PRINCE GEORGE’S COUNTY, MARYLAND (7 pages) prepared by said firm, which is attached hereto and incorporated herein by reference as Exhibit B. The Annexation Area is further located in Subregion II, Planning Area 69 (Bladensburg-New Carrollton & Vicinity).

(2) The abutting lands adjoining the Annexation Area are under the land use jurisdiction of the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) and the Prince George’s County Council sitting as the Regional District Council. The Annexation Property area comprising of three segments of rights of way (MD 202, 55<sup>th</sup> Ave. & Quincy St.) are not subject to the County Zoning Ordinance and several other lots or parcels as enumerated herein are zoned CS (Commercial Service). Upon annexation into the Town, the Annexation Property will likely remain as currently classified or zoned, if any, under the County Zoning Ordinance.

(3) The eastern terminus of the Annexation Area near the intersection of Landover Road and Quincy Street is in close proximity to the corporate limits of the Town of Cheverly.

**C. Availability of Land for Public Facilities.** There are no existing or pending agreements between the Town and the public landowners concerning dedication of portions of the Annexation Area 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. 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 Area shall be installed and maintained in accordance with sound engineering principles, and shall be subject to location, design and construction approvals and/or Mandatory Referrals or permits reviewed by Prince George’s County, M-NCPPC, WSSC, the Prince George’s Soil Conservation District or the County Planning Board.

**D. Public Water and Sewer.** Public water and sewer services are or will be supplied by the Washington Suburban Sanitary Commission for the Annexation Area. The sewer basin is basin ID: 09, basin name: Lower Anacostia. The current water and sewer categories are as follows: sewer category, sewer code: S-3, sewer description code: Community System and the Sewer Envelope Availability: Planned or Existing Community System. The water category is water code: W-3, water description code: Community System. According to the County’s 2018 Water and Sewer Plan, Category 3 - Community System means the property is or will be served by public water and sewer.

**E. Other Municipal or Related Services.**

(1) Police Service. As permitted by law, the Annexation Property is to be concurrently served or may be served by the Prince George’s County Police Department, the M-NCPPC Park

Police and the Bladensburg Police Department for purposes of police protection. Certain police services may be provided by either of the aforementioned police departments, or any of the said agencies, pursuant to any applicable state law, memoranda of understanding regarding jurisdictional police services or any mutual aid agreements as permitted by law and previously or subsequently entered into between the Town, the County and any bi-regional district governments. The Bladensburg Police Department will serve as the primary law enforcement agency having concurrent police jurisdiction over the Annexation Area. Such services will commence after annexation, using existing personnel and equipment, at a limited 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 Bladensburg Volunteer Fire Department & Rescue Squad presently provides fire protection and emergency medical services to the Annexation Area. 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 Area contains no streets or highways under the jurisdiction of the Town of Bladensburg for the general use of the travelling public. Any existing public streets or roadways located within, nearby or adjoining the Annexation Area will continue to be maintained for public use by the County, or State governments into the foreseeable future. Non-private driveways, aprons or access roads to land within the Annexation area will continue to be maintained by the County, another public entity or the abutting landowners.

(4) Refuse Collection. The Town presently offers only residential trash collection. The area proposed to be annexed consists in part of public ways, where litter control or removal thereon is the responsibility of the other jurisdictions; however, the Town may have police power jurisdiction to regulate human behavior regarding littering and other public safety matters along said roads or streets. The Public Works Department picks up all litter and debris on the Town maintained streets. If litter or debris is on private property, removal is the responsibility of the property owner. There is no residential development or occupancy within the Annexation Area and presently there are no municipal trash collection services proposed for the Annexation Area unless such services are deemed necessary by the current or subsequent property owners, or the Town finds that it is necessary for public health and safety. Any waste or trash generated by the public amenities located with the Annexation Area will continue to be collected by the County.

**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. Currently the area proposed to be annexed consists of roadways under the jurisdiction and maintenance responsibility of the State and the County. The largest source of tax revenues collected by the Town is attributable to the municipal property tax which is levied against taxable property of which the totality of the Annexation Area is owned by a tax-exempt entities may but are unlikely in the future to contain such taxable property especially where portions of the premises are leased to taxable entities; however, the Town may fund certain extended services by way of intergovernmental grants and/or memoranda of understanding.

BE IT FURTHER RESOLVED that this Resolution be and is hereby adopted this \_\_\_\_ day of April 2025 may be signed by the Mayor on behalf of the governing body and shall take effect immediately upon its adoption.

**APPROVED:** By the Mayor and Council of the Town of Bladensburg, Maryland.

**I HEREBY CERTIFY** that the above Annexation Plan was passed by the required yeas and nays vote of the Mayor and Council of the Town of Bladensburg on the \_\_\_\_ day of April 2025.

Attest:

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Regine R. Watson, Town Clerk

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Takisha D. James, Mayor