



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Item # *4*
MCPB
05.20.04

MEMORANDUM

DATE: May 5, 2004
TO: Montgomery County Planning Board
VIA: Michael Ma, Supervisor
Richard Hawthorne, Chief
Development Review Division
FROM: Mary Beth O'Quinn, Planner Coordinator *mb09*
Development Review Division
(301) 495-4595



REVIEW TYPE: Project Plan
CASE NUMBER: 9-04004
PROJECT NAME: The Quarry
APPLYING FOR: 97 Multi-family Residential Units, including 15 MPDUs
50,000 square feet Club House
28 Transfer Development Rights
289 Underground Parking Spaces, 91 Surface Parking Spaces

REVIEW BASIS: Montgomery County Zoning Ordinance
Division D-2.11 Project Plan Review
§59-C-10.3.11, Project Plan required for Optional Method RMX-TDR Zones
§59-C-1.395, Footnote 1, Special Provisions for TDR Developments

ZONE: RMX-1/TDR-6
LOCATION: River Road, 2,000 feet west of Seven Locks Road

MASTER PLAN: Potomac Subregion Master Plan, 2001

APPLICANT: Woodside Ventures c/o Thomas Brault
FILING DATE: November 19, 2003
HEARING DATE: May 20, 2004

The QUARRY PROJECT PLAN 9-04004

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Compliance with the intents and requirements of the zone	
Conformance to the approved and adopted sector plan	
Compatibility with the general neighborhood	
Adequacy of the existing or programmed public services	
More desirable than the standard method of development	
Provision of moderately priced dwelling units	
Development involving more than one lot or one CBD zone	
Requirements for forest conservation	
Requirements for water quality resource protection	

LIST OF ATTACHMENTS

- 1 Memorandum from Ki Kim, MNCPPC Transportation Planning, March 2, 2004
- 2 Memorandum from Callum Murray, MNCPPC Community-Based Planning, May 11, 2004
- 3 Memorandum from Doug Powell, MNCPPC Park Planning and Resource Analysis, May 13, 2004
- 4 Letter from Shahriar Amiri, Chief, Division of Building Construction Services, April 12, 2004
- 5 Letter from Elizabeth B. Davison, Director,
Department of Housing and Community Affairs, April 13, 2004
- 6 Letter from Richard R. Brush, Manager, Water Resources Section,
Montgomery County Department of Permitting Services, January 26, 2004
- 7 Letter from C. Edmon Larrimore Manager, Mining,
Maryland Department of the Environment, February 18, 2004
- 8 Letter from Maryland State Highway Administration,
Maryland Dept of Transportation, December 18, 2003
- 9 Letter from Doug Bellomo, Acting Chief, Hazard Identification Section,
Federal Emergency Management Agency, February 26, 2003
- 10 Excerpt, Resolution 14-1170 by the District Council for Montgomery County MD, re approval of
Planning Board Draft Potomac Subregion Master Plan, pp. 11-13.