



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MEMORANDUM

DATE: March 19, 2004
TO: Montgomery County Planning Board
Michael Ma, Supervisor *Ma JRO*
Joseph R. Davis, Chief
Development Review Division
VIA: Mary Beth O'Quinn, Planner *MBO*
Development Review Division
FROM: (301) 495-4595



REVIEW TYPE: **Project Plan**
CASE NUMBER: **9-04004**
PROJECT NAME: **The Quarry**
APPLYING FOR: Extension of Review Period for:
97 Residential Units
380 Parking Spaces
REVIEW BASIS: Montgomery County Zoning Ordinance
Division D-2.11 Project Plan
ZONE: RMX-1/TDR-6
LOCATION: River Road, 2,000 feet west of Seven Locks Road
MASTER PLAN: Potomac Subregion Master Plan, Amended 2001
APPLICANT: Woodside Ventures, Inc.
FILING DATE: November 19, 2003
HEARING DATE: **March 25, 2004**

STAFF RECOMMENDATION: Approval of extension of time period for holding a public hearing on Project Plan 9-04004 to May 20, 2004.

Summary

Staff recommends approval of an extension of the time period for holding a public hearing on the above-referenced application to May 20, 2004, in order to allow the applicant sufficient time to: 1.) Secure preliminary review by the Montgomery County Department of Permitting Services (DPS) of significant, unique issues pertaining to the structural stabilization of the floor and walls of the subject site. The structural issues affect: safety for vehicular and pedestrian circulation, the provision and maintenance of forestation, and the boundary locations of the site's recreational areas; and 2.) Complete review and approval of the applicant's provision of MPDUs by the Montgomery County Department of Housing and Community Affairs (DHCA) prior to the Planning Board hearing.

Pursuant to Montgomery County Zoning Ordinance § 59-D-2.2 (Public Hearing –Notification), the Planning Board must hold a public hearing on a project plan application “no earlier than 60 days or later than 90 days after the filing of an

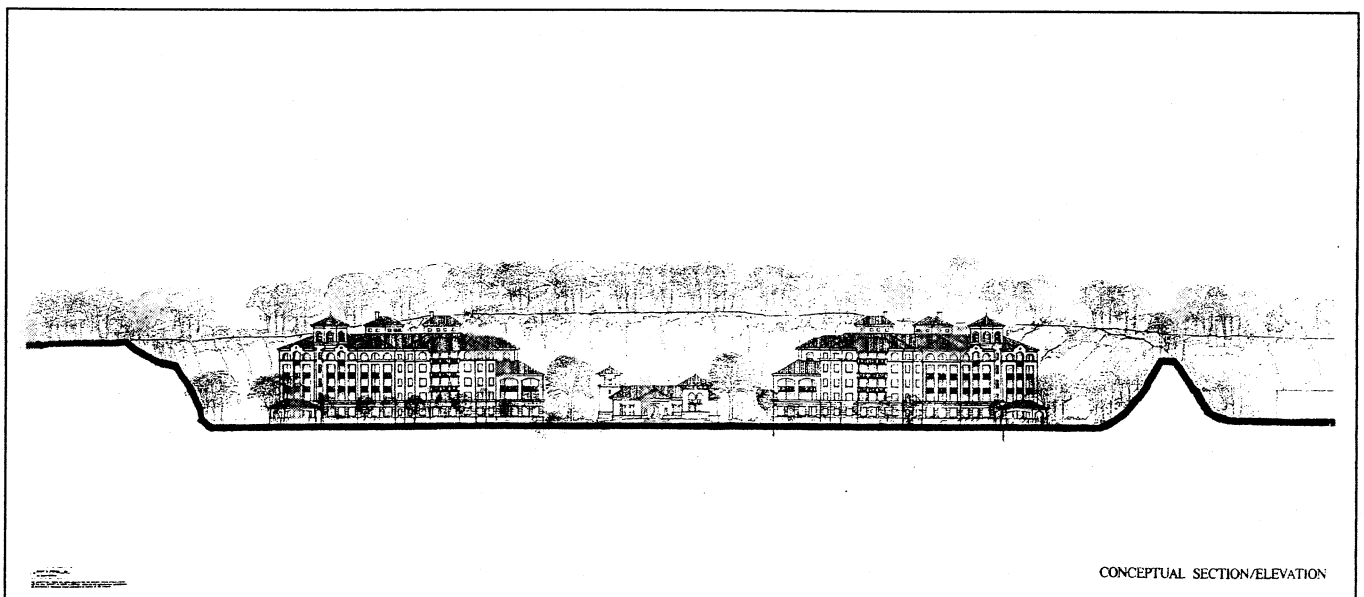
optional method of development application” The Zoning Ordinance, however, provides the Planning Board with the discretion to approve an extension of such time period, if requested by interested parties or by Planning Board staff, upon a finding that such extension request is “reasonable and [does] not constitute prejudice or undue hardship to any interested party.” Zoning Ordinance § 59-D-2.2. Staff presents this request with the applicant’s concurrence.

The project plan proposed features a design for a luxury condominium complex of four residential structures and a recreational clubhouse, with interconnected underground parking, sited within the existing Stoneyhurst Quarry site. The property was one of several rezoned subsequent to the Potomac Subregion Master Plan amendment.

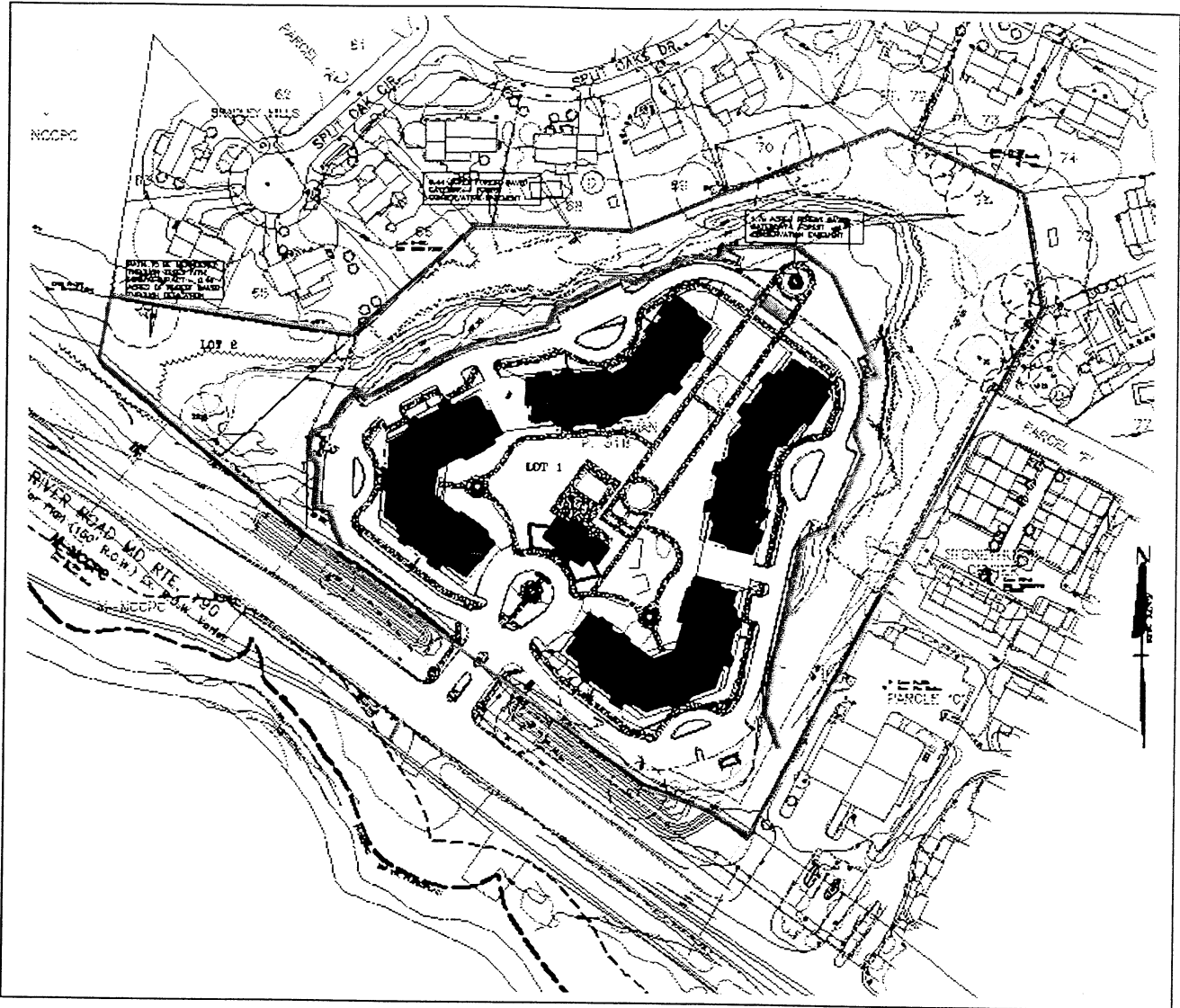
This unique site, currently an operating quarry bounded by shear rock face walls up to 75 feet in height, presents significant challenges for development: highly unusual grading and natural materials, difficult structural issues, pedestrian and vehicular circulation, to name a few. Existing site conditions require a high level of coordination between the numerous design specialties involved, specifically structural engineering, storm water management, environmental planning, and traffic engineering to render the site suitable for development, particularly for optional method density.

The applicant’s proposal features vehicular access from River Road, essentially around the perimeter of the existing excavated “bowl,” along the face walls of the quarry. Structural fill material will be employed to establish the construction grades for the foundation of this complex to be erected in reinforced concrete. The proposed plan provides for the stabilization of the quarry face walls with materials certified by verified engineering specifications. The proposal follows master plan recommendations for housing on the quarry site. The circulation patterns proposed would provide efficient, useful access for vehicles and pedestrians, along with access to the public use space. [See attached graphics.] The Planning Board is not being asked to review the merits of the proposal at this point in time.

At the time of this extension request, staff has requested Preliminary Review of the structural issues by the Department of Permitting Services Complex Structures Division. The division has communicated its requirements for documentation on proposed structural methods and has indicated verbally its expected favorable review subject to compliance with the stated requirements. The extended review period will allow time for the DPS to provide formal notification to MNCPPC of its preliminary approval, and for DPS design and safety specifications, including exact locations of the face walls, sidewalks, and drive aisles to be incorporated into the drawings required for Planning Board approval. Likewise, the extension of time period will allow the applicant to complete the proposal negotiations with DHCA for the provision of MPDUs.



Site section looking NE, showing the placement of buildings as viewed from the River Road elevation



Proposed site plan showing building locations and forrestation for The Quarry. The blue line indicates the site boundaries. The red line shows the locations of the shear rock face walls.



Stoneyhurst Quarry existing conditions, currently in use as an active stone quarry.