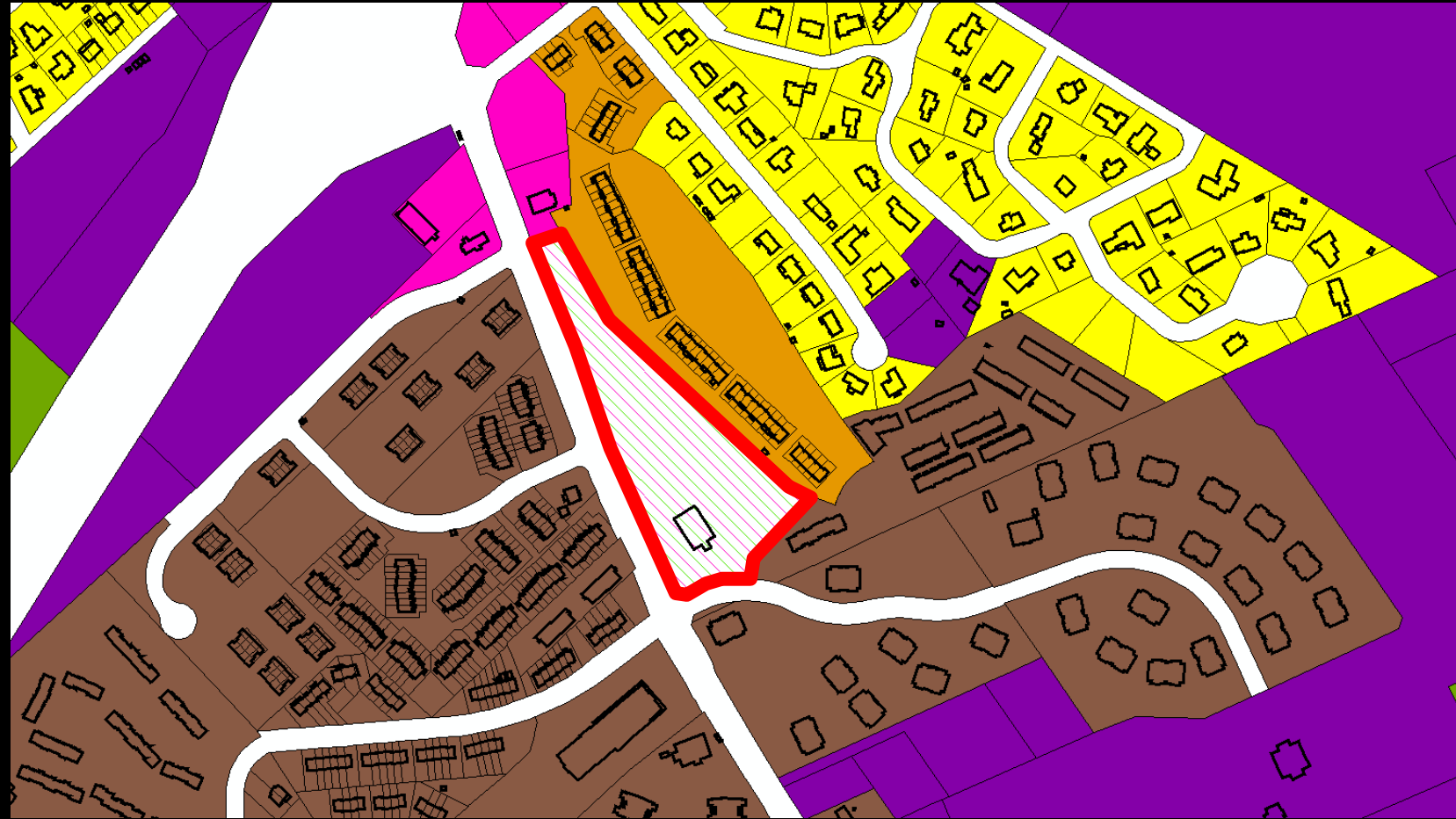




# Rezoning (Proffer Amendment) & SUPs 810 Port Republic Road



# Rezoning (Proffer Amendment) & SUPs 810 Port Republic Road





# Rezoning (Proffer Amendment) & SUPs 810 Port Republic Road



- 2008

- Rezoned from R-4 to B-2C.

- 2023

- Rezoning B-2C proffer amendment.

- SUP to allow multiple family units and/or mixed use buildings (requires approval of a development plan).

- Current Request

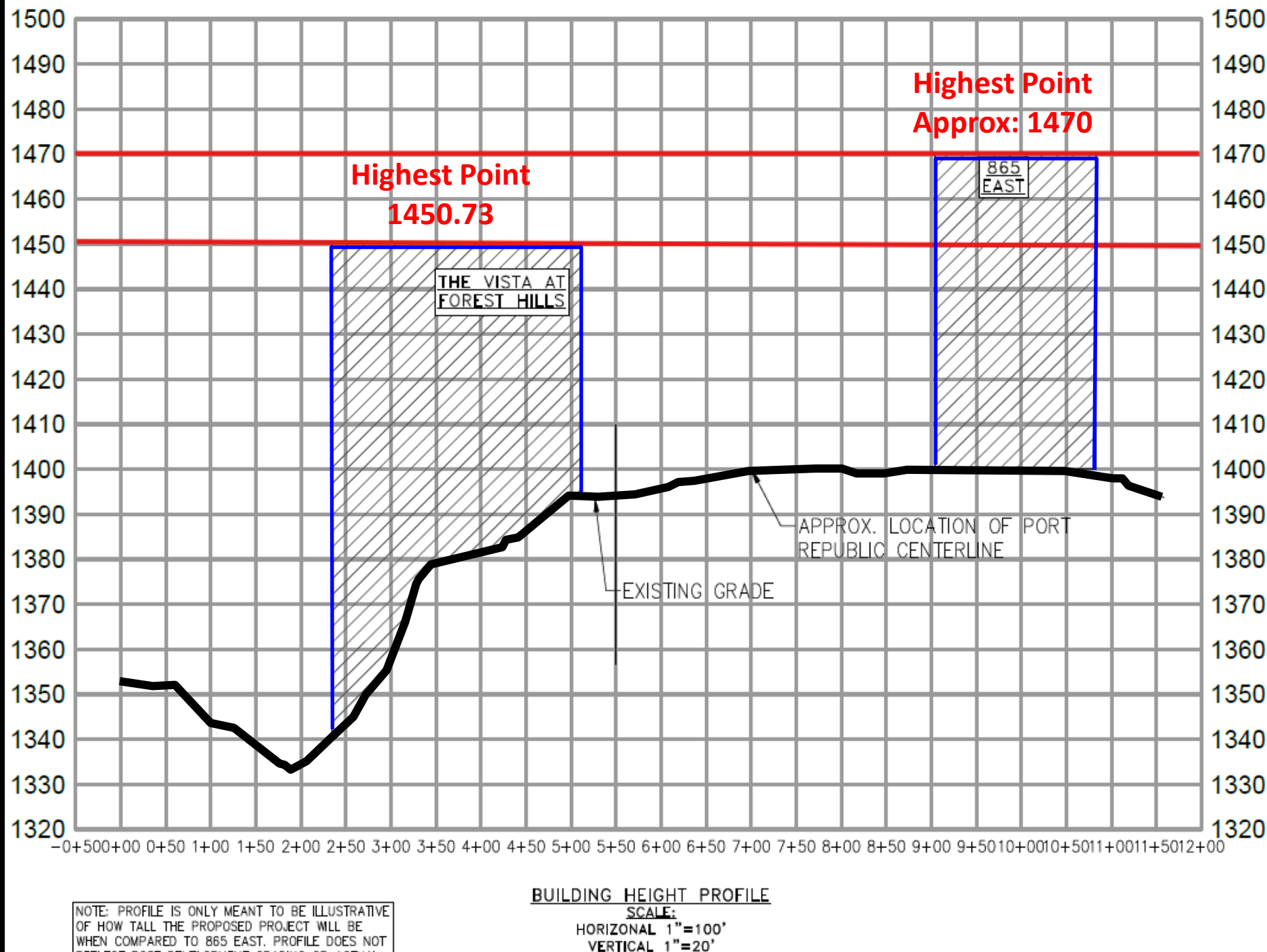
- Rezoning B-2C proffer amendment to allow an additional story of dwellings to the rear of the property above the proposed parking area.



# Proffer Amendment

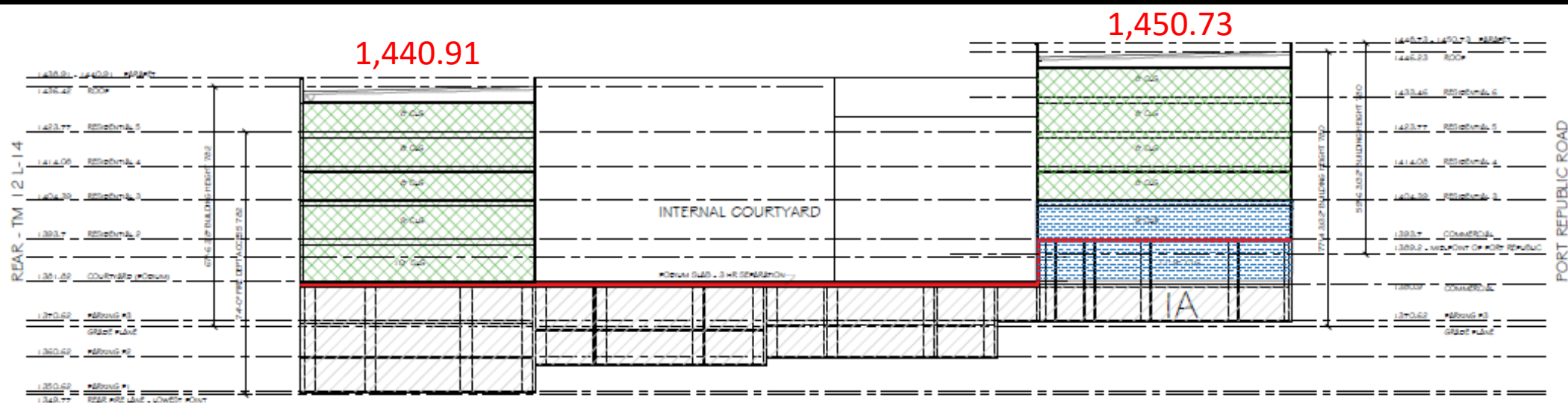
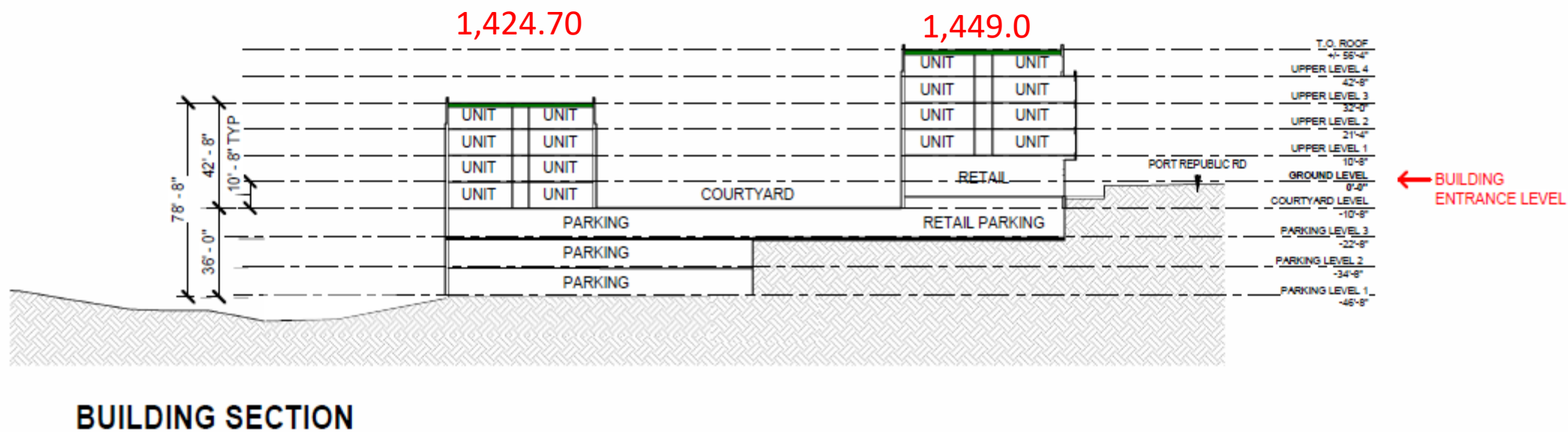
The number of stories within such building and structures, which Applicant proffers shall be comprised of ~~four (4)~~ five (5) stories of residential dwellings atop ~~either~~ three (3) stories of parking garage ~~or up to~~ in the rear and four (4) stories of residential atop three (3) stories of combined commercial/retail space and parking garage along Port Republic Road, as shown in the Rendering.

# The Vista at Forest Hills



# 865 East

2025



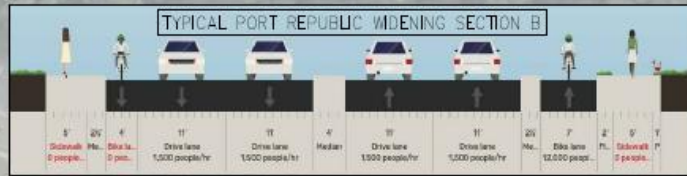


## SUP – Multiple-Family Dwellings and/or Mixed Use

- As required, the 2023 Development Plan included the number of stories of the building.
- A new Development Plan is required, in addition to the proffer amendments.

### Recommended Condition:

The number of dwelling units shall be limited to 119 with no more than 440 bedrooms.



Level	F4 Elevation	Top of Curb Elevation	Difference (F)
Commercial	1380.9		3.80
Commercial	1393.7	1389.2	4.5

Level	Elevation	Retail FFE	Difference (H)
Roof + Parapet	1450.73	1393.7	57.03

Required Min. Rairy/Side Setback	30 + 57.03 - 35 =	52.03'
Requested Setback per Sections 10-3-50		44'
Reduction from Required Setback		8.03'



Required Min. Rear/Side Setback	$30 + 57.03 - 35 =$	52.03'
Requested Setback per Section 10-3-01		44'
Reduction from Required Setback		8.03'

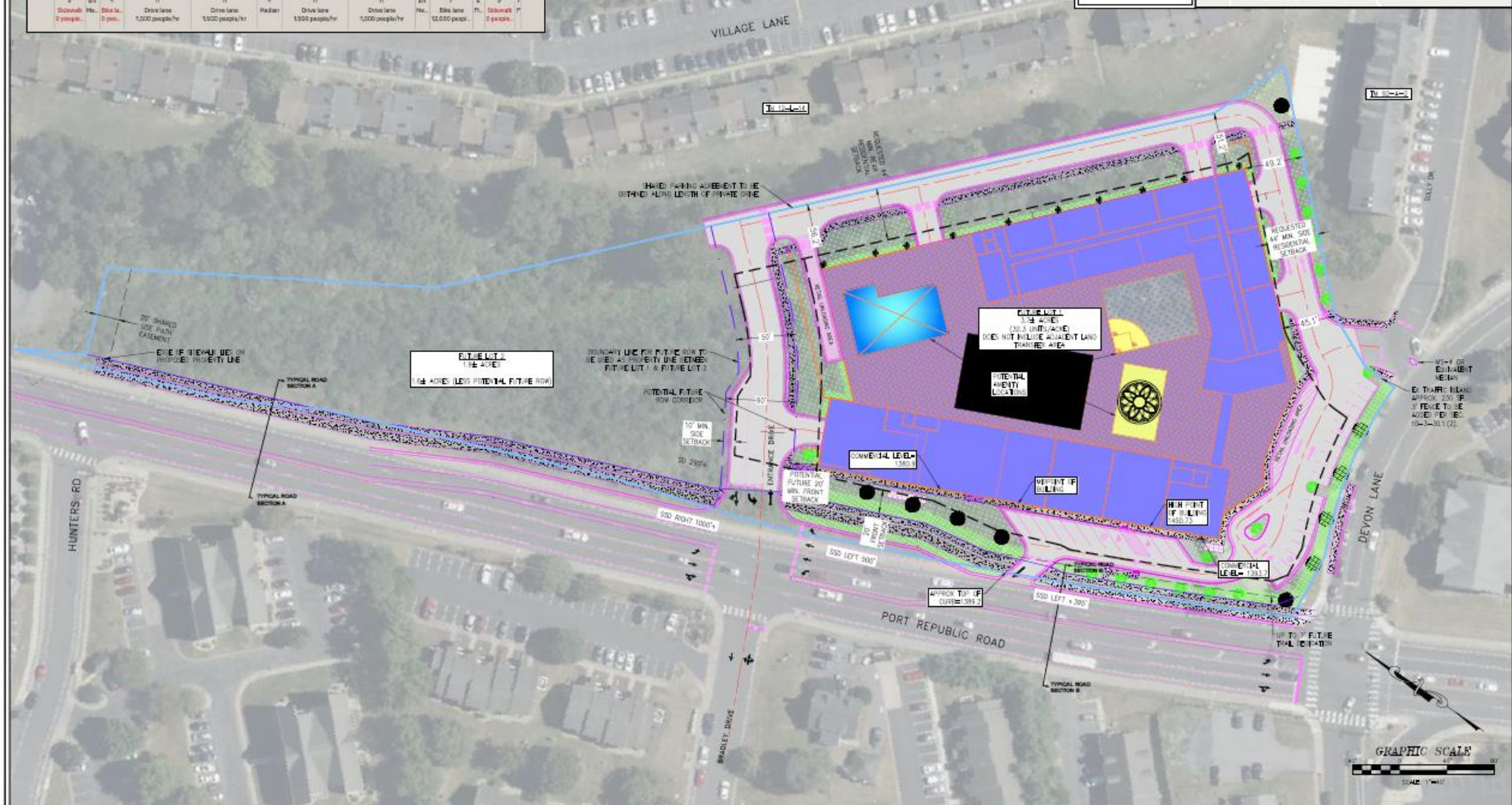
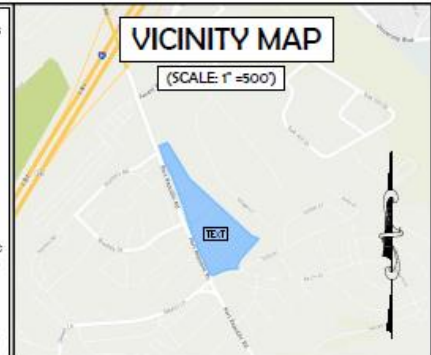


**CIVIL DESIGN**

**PROPERTY INFO**  
TINAGRE & 1  
DCI PARTNERS LLC  
810 PORT REPUBLIC RD

HARRISONBURG VA 22801  
AREA= 5.91 ACRES  
ZONING: BDC  
DISTING USE:  
COMMERCIAL-GAS STATION & C  
STORE  
PROPOSED USE: MULTIFAMILY  
RENTAL & COMMERCIAL  
FEMA FLOOD ZONE: X

**PROPERTY INFO**  
HEIGHT: NO MORE THAN 75'  
STORES: NO MORE THAN 5  
STORES OVER THE RETAIL OR  
PARKING GARAGE



# SUP – Reduction in Required Side and/or Rear Yard Setbacks

- If a B-2 property abuts a residential district, the setback is 30 feet, plus 1 foot for every foot the building is over 35 feet.
- The 2023 rezoning and SUP relied on acquiring land from the neighboring properties for the needed setback.
- January 2024, Zoning Ordinance was amended to allow for the reduction in side and rear yard setbacks by SUP
- Current request is to reduce the side and rear yard setbacks from the required 52.03 feet to 44 feet.

# SUP – Reduction in Required Side and/or Rear Yard Setbacks

## Recommended Condition:

The special use permit shall be applicable only to the planned building in the location shown on the Development Plan and no closer than 44 feet from the property lines adjacent to tax map parcels 12-L-14 (Forest Hills Townhomes) and 92-A-2 (Forest Hills Manor).



## Recommendation

Staff and Planning Commission (6-1) recommends:

- Approval of the rezoning request.
- Approval of the SUP to allow multi-family/mixed use with the recommended condition.
- Approval of the SUP to reduce side/rear yard setbacks with the recommended condition.

# Recommended SUP Conditions

## SUP to allow multi-family/mixed use:

- The number of dwelling units shall be limited to 119 with no more than 440 bedrooms.

## SUP to allow reduced side/rear yard setbacks:

- The special use permit shall be applicable only to the planned building in the location shown on the Development Plan and no closer than 44 feet from the property lines adjacent to tax map parcels 12-L-14 (Forest Hills Townhomes) and 92-A-2 (Forest Hills Manor).

