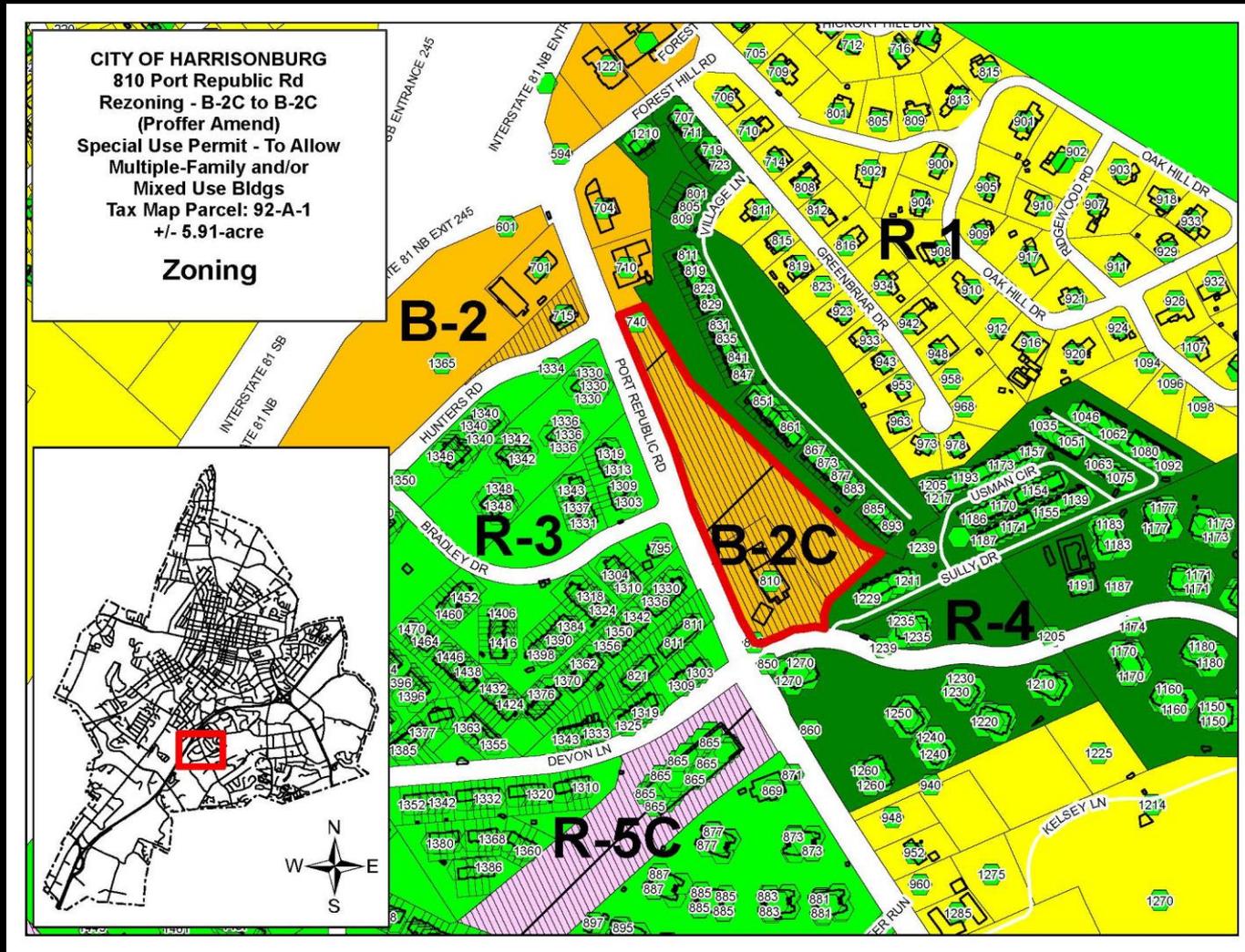




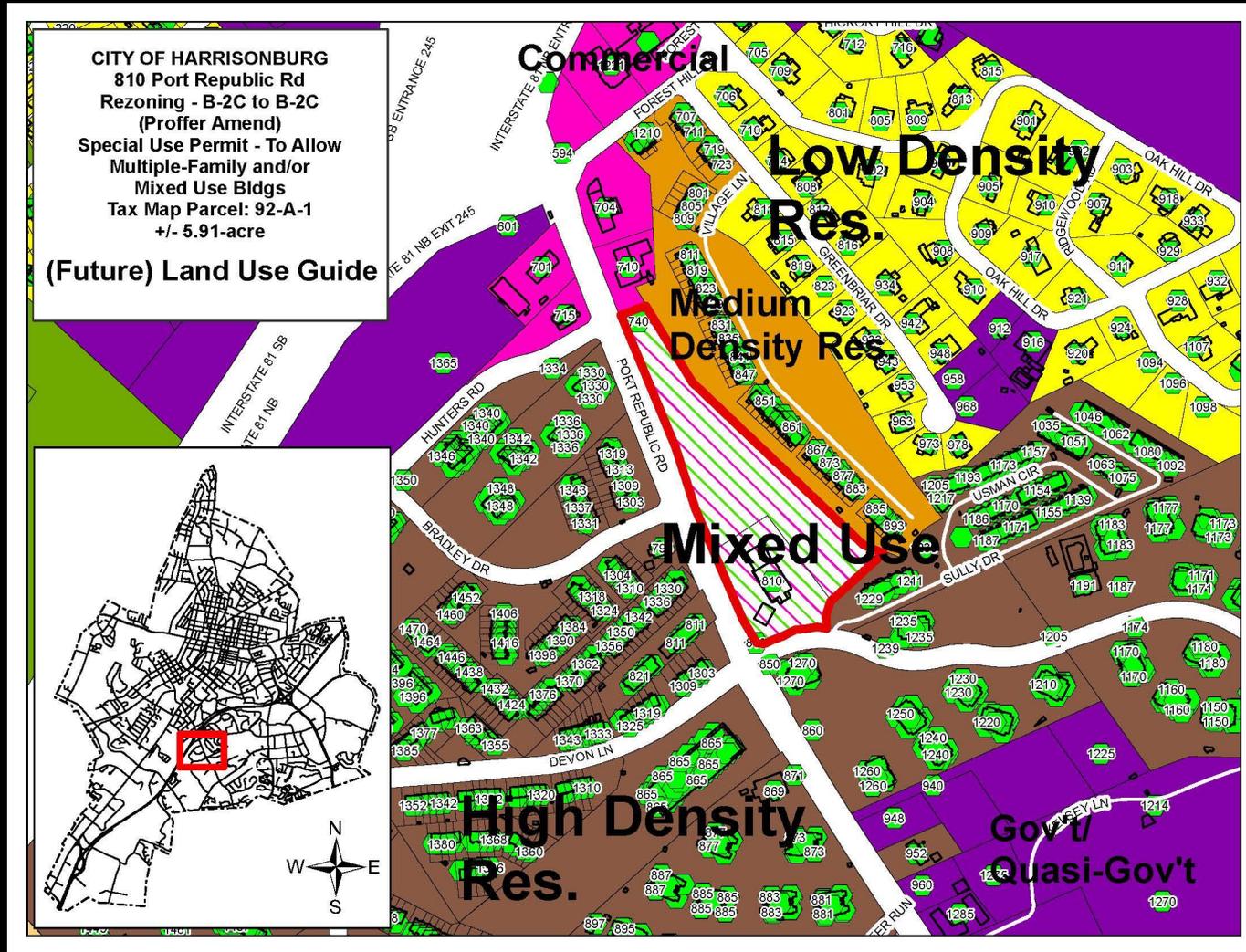
# Rezoning and Special Use Permit

## 810 Port Republic Road (The Vista at Forest Hills)



# Rezoning and Special Use Permit

## 810 Port Republic Road (The Vista at Forest Hills)



# Rezoning and Special Use Permit

## 810 Port Republic Road (The Vista at Forest Hills)



**CITY OF HARRISONBURG**  
810 Port Republic Rd  
Rezoning - B-2C to B-2C  
(Proffer Amend)  
Special Use Permit - To Allow  
Multiple-Family and/or  
Mixed Use Bldgs  
Tax Map Parcel: 92-A-1  
+/- 5.91-acre





(above) On Port Republic Road looking downhill towards Forest Hills Road and I-81



(above) On Port Republic Road looking uphill towards Devon Lane



(above) From site looking towards townhomes on Village Lane



(above) From Sully Drive/Village Lane looking at subject site



CITGO





FOREST HILLS RENDERING 1  
2023-07-06

**MOSELEY**ARCHITECTS



FOREST HILLS RENDERING 2  
2023-07-06

**MOSELEY**ARCHITECTS

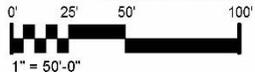




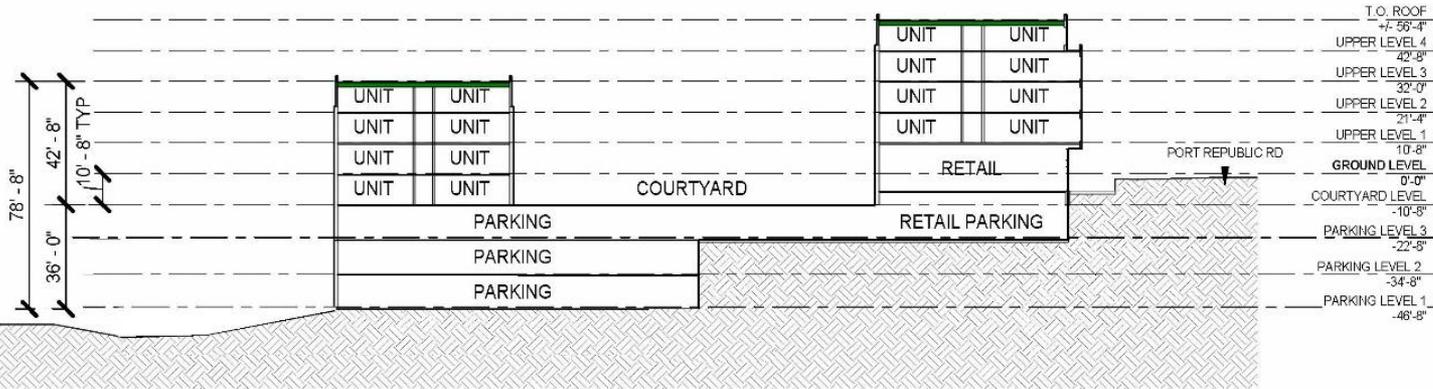
**West Elevation**



**South Elevation**



NOTE: TOPOGRAPHY SHOWN AS EXISTING



## BUILDING SECTION

# SUP Required Development Plan

- ZO requires SUPs for multifamily in B-2 to include Development Plans.
- Development Plans shall be used as a basis for subdivision and engineered comprehensive site plan approval.

# Proffers

## 1. Design Standards

- location of building, number of stories, off-street parking at 1.35 per dwelling unit), tree plantings along the rear, and sidewalks/crosswalks

## 2. Maximum Density

- tied to traffic generation

## 3. Transportation Improvements

- Includes reference to Street Improvement Agreement





**INSTALLING NEW TRAFFIC SIGNAL AND CONSTRUCTING LEFT TURN LANE AT BRADLEY RD & PORT REPUBLIC RD INTERSECTION WITH CONVERTING HUNTERS RD INTERSECTION INTO RIGHT-IN-RIGHT-OUT**

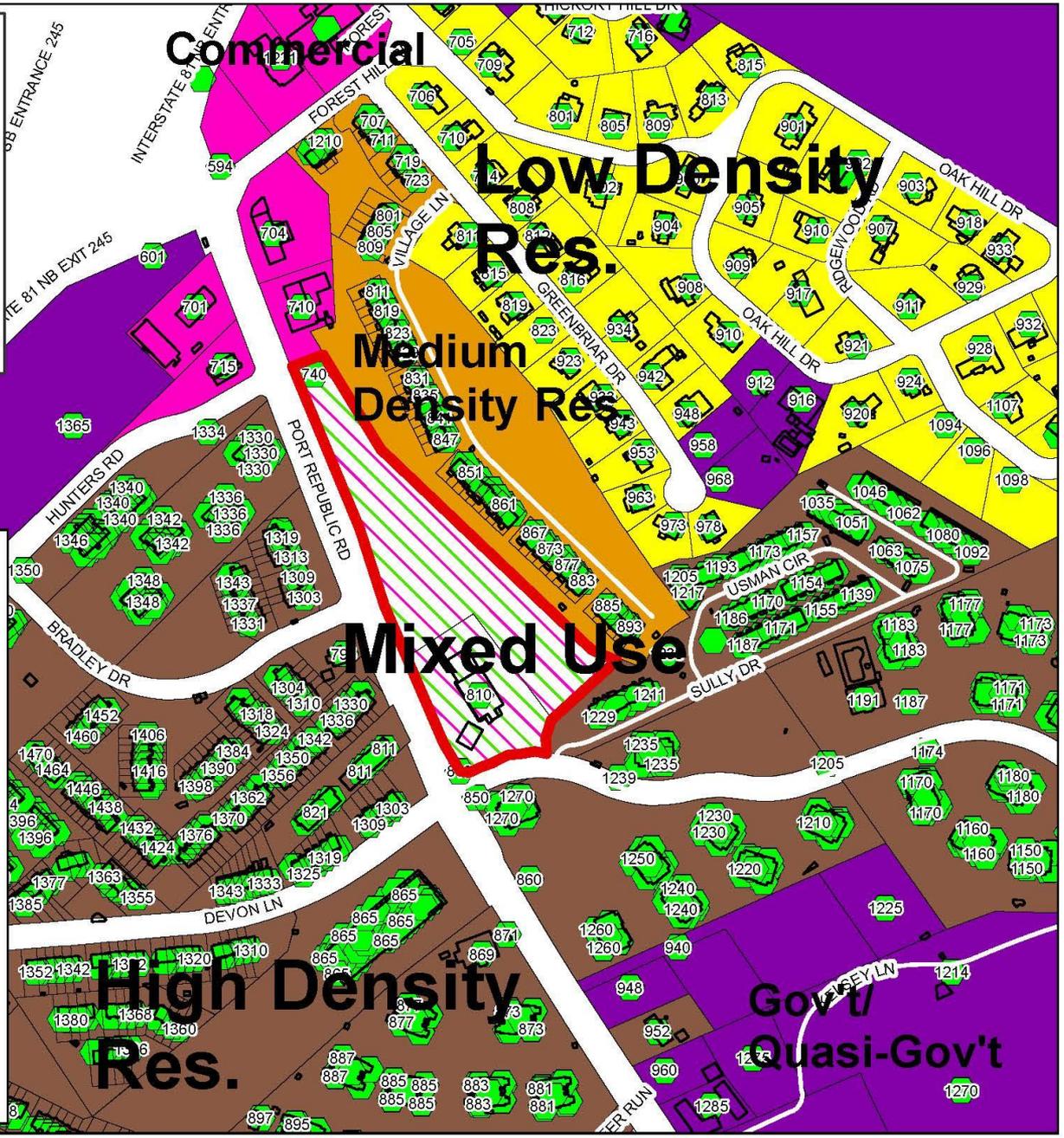


**CITY OF HARRISONBURG, VA**



**CITY OF HARRISONBURG**  
 810 Port Republic Rd  
 Rezoning - B-2C to B-2C  
 (Proffer Amend)  
 Special Use Permit - To Allow  
 Multiple-Family and/or  
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**(Future) Land Use Guide**



# Recommendation

Staff and Planning Commission recommends (3-4) approval of the rezoning.

Staff and Planning Commission (5-2) recommends approval of the SUP with the following condition:

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