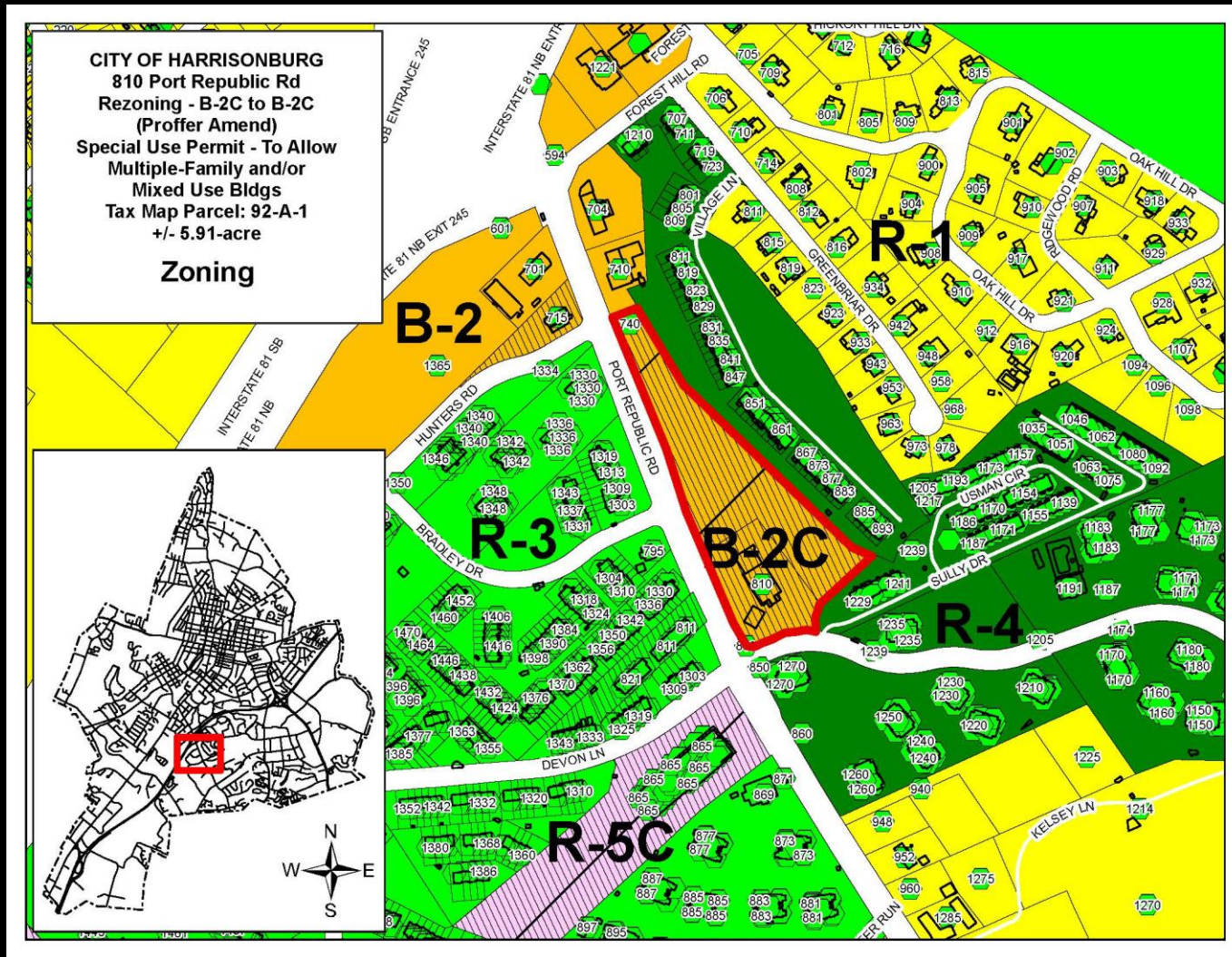




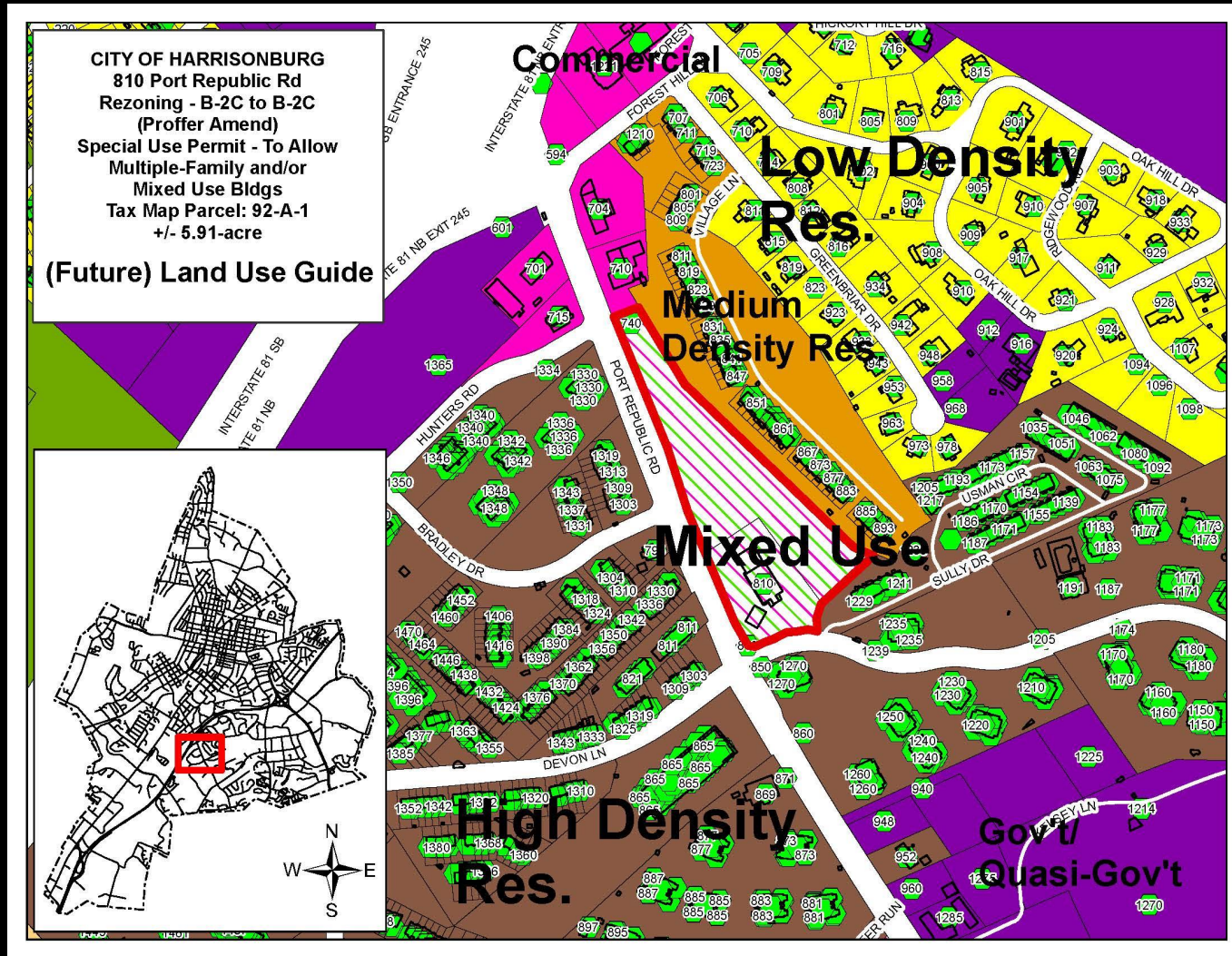
# Rezoning and Special Use Permit

## 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



CITGO

CITGO

CITGO





FOREST HILLS RENDERING 1  
2023-07-06

**MOSELEY**ARCHITECTS



FOREST HILLS RENDERING 2  
2023-07-06

**MOSELEY**ARCHITECTS





Setback (side)	30'
Edge	30'
Side	10'
Right	10'
Sub/Over Crossing (center) 30' ± per Building Height - cover 30'	
Front Set. 33'-0"±	
Building Height*	38.5'
*See Building Height Profile	

NO SITE ADJACENT LAND MAY BE CHANGED FROM EXISTING OR ADJACENT PROPERTY TO ANY OTHER USE UNLESS THE ADJACENT PROPERTY OWNER HAS WRITTEN CONSENT TO SUCH CHANGE. THE CITY OF HARRISONBURG WILL REVIEW ANY SUCH CHANGE TO THE ZONING MAP AND THE CITY OF HARRISONBURG WILL REVIEW ANY SUCH CHANGE TO THE ZONING MAP.

**LEGEND**

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED COLLECTOR ROAD/ROADWAY
- NO SIDEWALK
- EXISTING SIDEWALK
- EXISTING ROAD
- PROPOSED ROAD/COPI
- PROPOSED ROAD/COPI
- CONCRETE AREA
- PAVED ROAD
- GRASS AREA
- SITE PROPERTY LINE
- EXISTING PROPERTY LINE
- NO SIDEWALK
- POTENTIAL FUTURE ROW
- ADJACENT LAND TRANSFER
- NO ACCESS (BARRIERS)
- SPRINKLER
- EX JOINT POLE
- 2X STREET POLE

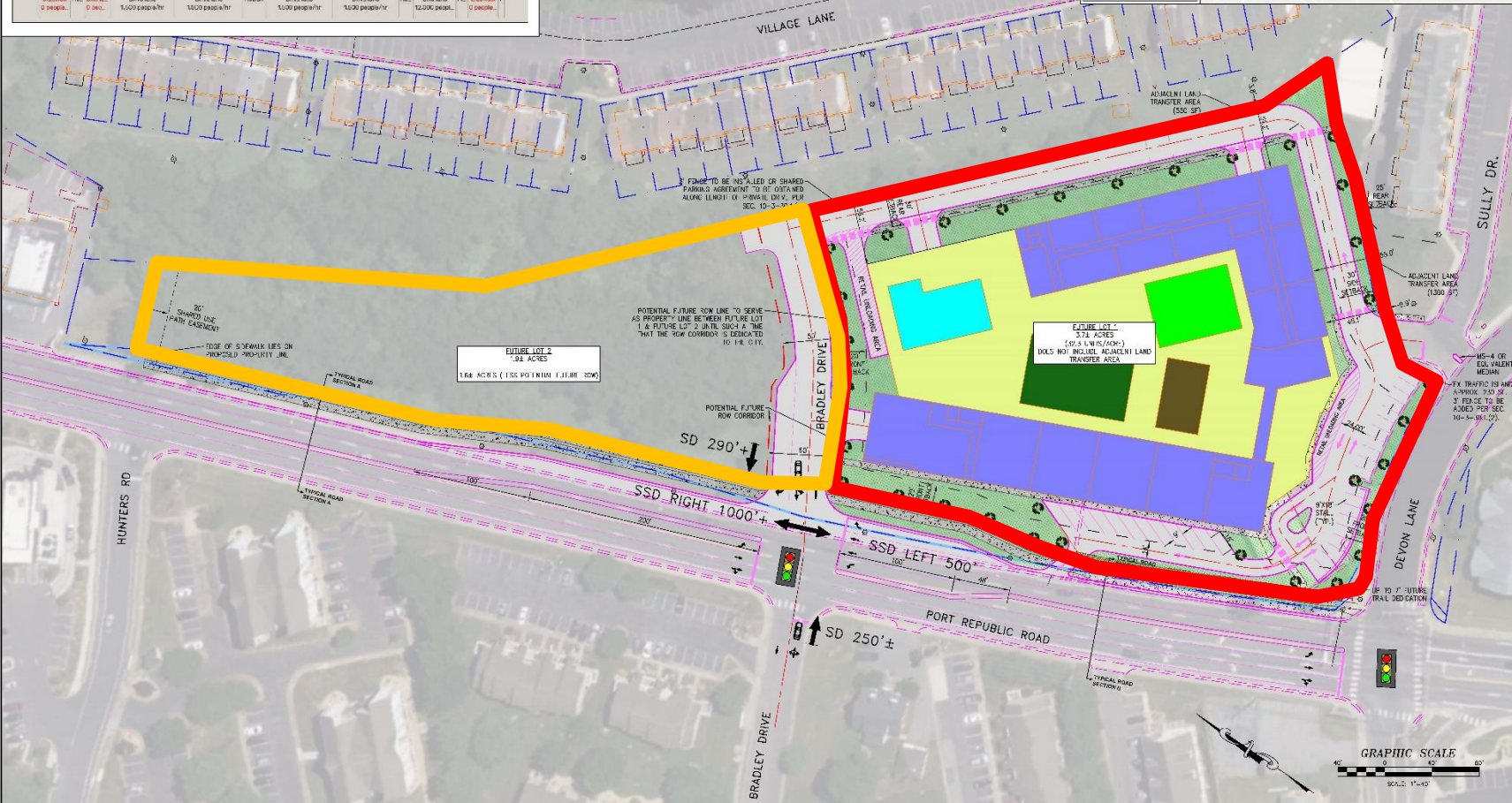
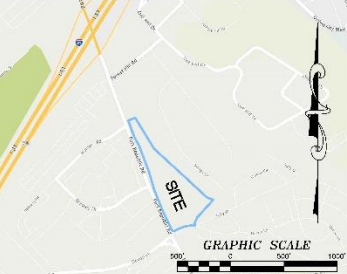
NOTE: UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).

**CIVIL DESIGN**  
 BLACKWELL ENGINEERING  
 ATTN: ED BLACKWELL, P.E.  
 EAST MARKET STREET  
 HARRISONBURG, VA 22801  
 540-432-3555

**DEVELOPER**  
 DCI PARTNERS LLC  
 ATTN: MOHAMMAD ALKHALIL  
 1211 SULLY DR.  
 HARRISONBURG, VA 22801  
 540-244-6666

**PROPERTY INFO**  
 TRACT 2 A 1  
 DCI PARTNERS LLC  
 1211 SULLY DR  
 HARRISONBURG VA 22801  
 AREA: 5.91 ACRES  
 EXISTING ZONING: B3C  
 EXISTING USE: COMMERCIAL-GAS STATION & C STORE  
 PROPOSED USE: MULTIFAMILY RESIDENTIAL & COMMERCIAL FROM FLOOR 2000S 2

**PROPERTY INFO**  
 HEIGHT: NO MORE THAN 75'  
 STORES: NO MORE THAN 4  
 STORIES OVER THE RETAIL OR PARKING GARAGE



Date: 7-8-23  
 Scale: 1" = 40'  
 Designed by: EHB  
 Drawn by: BMK  
 Checked by: EHB

**Blackwell Engineering**  
 Consulting Engineers  
 200 EAST MARKET STREET  
 HARRISONBURG, VA 22801  
 Phone: (540) 432-3555

Revision Dates
7-28-23
8-4-23
8-7-23
9-7-23

**DEVELOPMENT PLAN**  
 THE VISTA AT FOREST HILLS  
 DCI PARTNERS LLC  
 1211 SULLY DRIVE  
 HARRISONBURG, VA 22801

Drawing No.  
**1**  
 of 2 Sheets  
 Job No. 802916



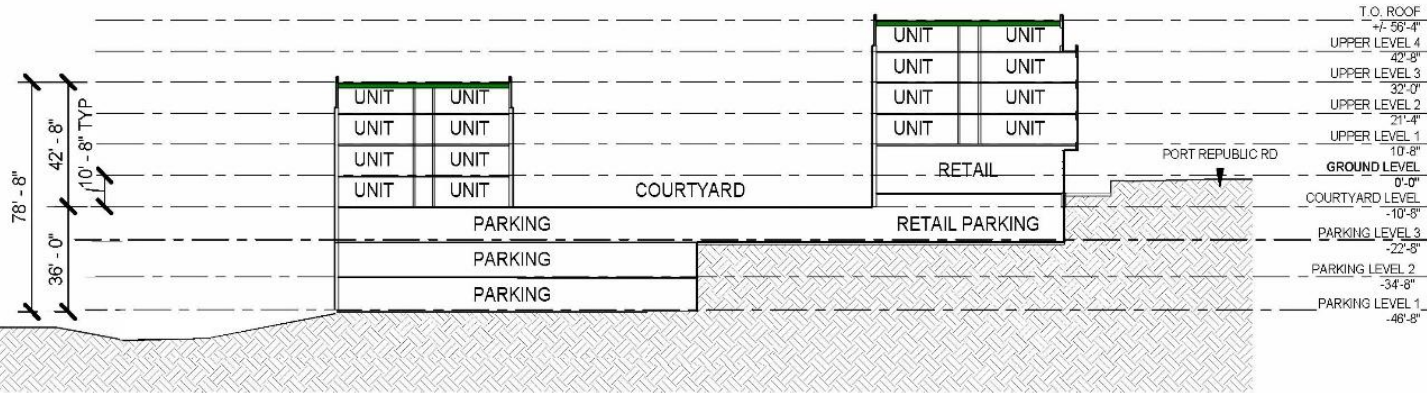
**West Elevation**



**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**



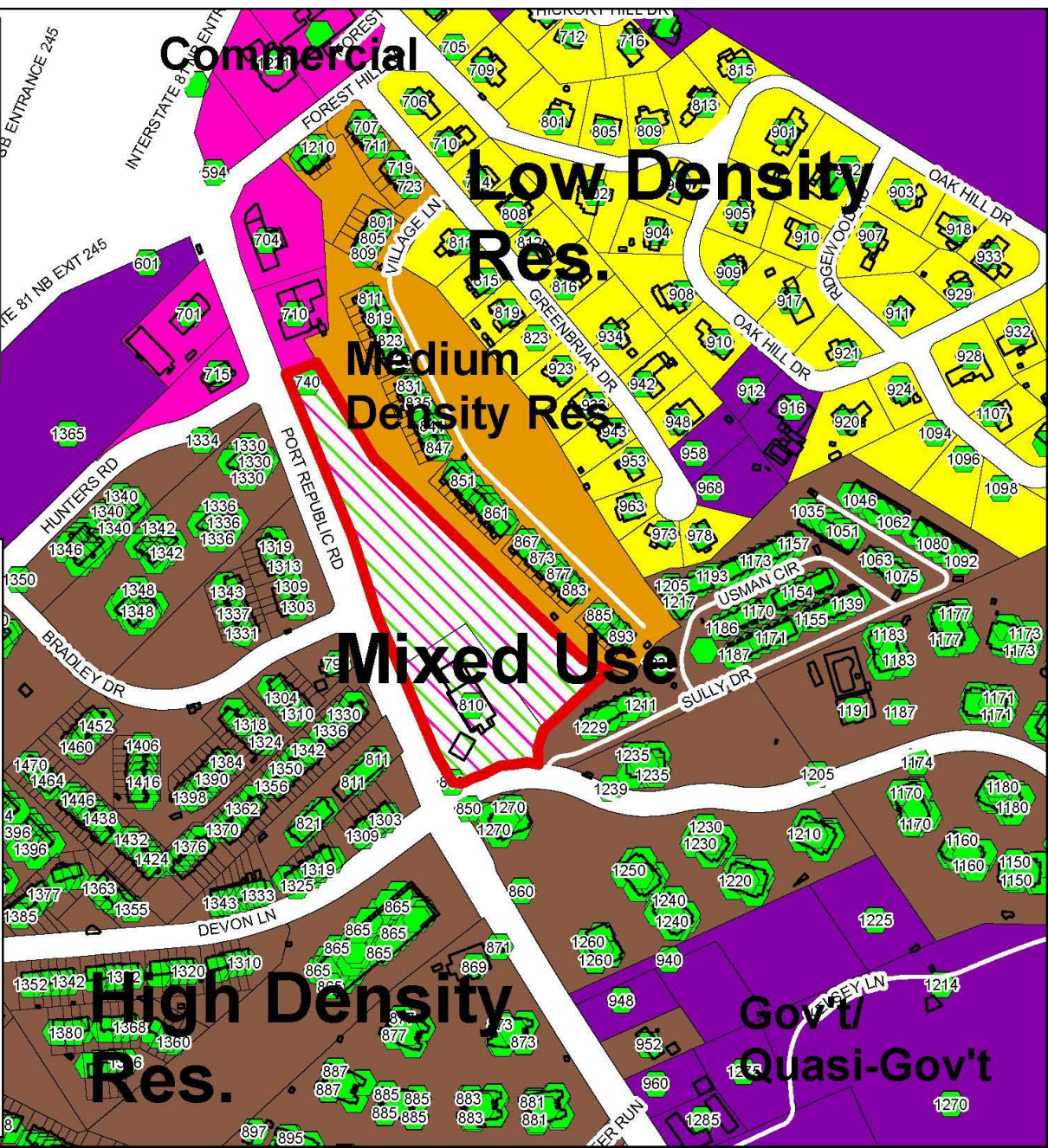
**CITY OF HARRISONBURG, VA**





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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