



**CITY OF HARRISONBURG**  
**COMMUNITY**  
**DEVELOPMENT**

**Special Use Permit Application**

[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

810 PORT REPUBLIC RD  
Property Address

092 A 1  
Tax Map

5.91  
Total Land Area

acres or sq.ft.  
(circle)

Existing Zoning Classification: B2C

Special Use being requested: Side & rear setback reduction down to 44' per Sec 10-3-91.(9)

**PROPERTY OWNER INFORMATION**

DCI PARTNERS LLC  
Property Owner Name

540-246-6666; 540-383-8141  
Telephone

1211 SULLY DR 2801  
Street Address

maslam7617@aol.com; imranaslam8328@gmail.com  
E-Mail

HARRISONBURG VA 22801  
City State Zip

**OWNER'S REPRESENTATIVE INFORMATION**

AES Consulting Engineers  
Owner's Representative

540-432-9555  
Telephone


566 E. Market St.  
Street Address

Ed.Blackwell@@aesva.com; Jeff.Craven@aesva.com  
E-Mail

Harrisonburg VA 22802  
City State Zip

**CERTIFICATION**

*I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.*

  
PROPERTY OWNER

5/9/25  
DATE

**REQUIRED ATTACHMENTS**

- ☐ Site or Property Map
- ☐ Letter explaining proposed use & reasons for seeking a Special Use Permit.
- ☐ Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis). This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

Date Application and Fee Received

Total Fees Due: \$  
Application Fee: \$425.00 + \$30.00 per acre

Received By



CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**

[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

810 PORT REPUBLIC RD

Property Address

092 A 1

Tax Map

5.91

Total Land Area

acres or sq.ft.  
(circle)

Existing Zoning Classification: B2C

Special Use being requested: Mixed use building per Sec 10-3-91.(17)

**PROPERTY OWNER INFORMATION**

DCI PARTNERS LLC

Property Owner Name

1211 SULLY DR 2801

Street Address

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VA

22801

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Telephone

Ed.Blackwell@aesva.com; Brian.Kinzie@aes.va.com

E-Mail

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PROPERTY OWNER

DATE

05/27/25

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- ☐ Site or Property Map
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**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

5-27-25  
Date Application and Fee Received

Total Fees Due: \$

Application Fee: \$425.00 + \$30.00 per acre

Received By



CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

**Change of Zoning District  
(Rezoning) Application**

[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

810 PORT REPUBLIC RD

Property Address

092 A 1

Tax Map Parcel/ID

5.91

Total Land Area acres or sq.ft.  
(circle)

Existing Zoning District: B2C

Proposed Zoning District: Proffer amendment to 2023 approved plan

Existing Comprehensive Plan Designation: B2

**PROPERTY OWNER INFORMATION**

DCI PARTNERS LLC

Property Owner Name

1211 SULLY DR

Street Address

Harrisonburg

City

VA

State

22801

Zip

540-246-6666; 540-383-8141

Telephone

maslam7617@aol.com; imranaslam8328@gmail.com

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**CERTIFICATION**

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[Signature]  
PROPERTY OWNER

5/9/25  
DATE

**REQUIRED ATTACHMENTS**

- ☐ Letter explaining proposed use & reasons for seeking change in zoning.
- ☐ Statement on proffers, if applying for conditional rezoning.
- ☐ Survey of property or site map.
- ☐ Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis).

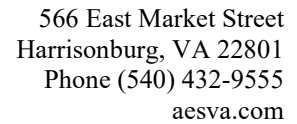
**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

Total Fees Due: \$

Application Fee: \$550.00 + \$30.00 per acre

Date Application and Fee Received

Received By



Civil Engineering ♦ Land Planning ♦ Surveying ♦ Landscape Architecture ♦ Municipal Utilities



As this ordinance did not exist in its current form at the time of the original rezoning, DCI Partners LLC is requesting a side and rear setback reduction which would eliminate the need for the two boundary line adjustments shown on the original rezoning development plan.

Per the Zoning Administrator Determination Letter dated October 6, 2023, the height of the building for setback purposes is 57.03' and the required setback is 52.08' (see the "Building Height Determination Table" on the Conceptual Plan). At the closest points, the proposed building is 51.2' from the rear property line adjacent to TM 12-L-14 and 45.1' from the eastern side property line adjacent to TM 92-A-2. As such, the applicant is requesting to reduce the required rear and side setback down to 44' (a 8.08' reduction from what is required per ZO section 10-3-91 for the side and 0.9' reduction from what is required for the rear).

We thank you for your time in considering our request for rezoning and SUP. If you have any questions, please feel free to reach out to Mohamad Aslam (540-246-6666) or myself (540-432-9555).

Cordially,

A handwritten signature in black ink, appearing to read "Ed H. Blackwell", with a stylized flourish at the end.

Edmond H. Blackwell, P.E.  
Civil Engineer

**PROFFER STATEMENT**  
**THE VISTA AT FOREST HILLS**

**Owner/Applicant:** DCI Partners LLC

**Rezoning Case No.:** \_\_\_\_\_

**Date:** June 5, 2025

**Tax Map No.:** 092-(A)-1 City of Harrisonburg

DCI Partners LLC hereby proffers that the use and development of the property comprised of approximately 5.91 acres known as City of Harrisonburg Tax Map No. 092-(A)-1 (the “**Property**”) shall be in strict accordance with the following conditions which shall take effect upon final approval by the City Council of the City of Harrisonburg of this conditional rezoning and final approval by the City Council of the City of Harrisonburg of the associated special use permit allowing residential use of the Property in accordance with applicable law. Upon effectiveness, these proffers supersede and replace all prior proffered conditions pertaining to the Property. The conditions set forth in this Proffer Statement supersede all conditions set forth in previous proffer statements and supporting materials submitted as part of this rezoning application.

All references in this Proffer Statement to the Development Plan mean and refer to the conceptual plan entitled “Development Plan for The Vista at Forest Hills,” dated June 3, 2025, prepared by AES Consulting Engineers submitted as part of the Application (the “**Development Plan**”) and all references in this Proffer Statement to the Rendering mean and refer to the rendering entitled “Building Section,” dated June 2, 2025, prepared by Gaines Group Architects (the “**Rendering**”), provided that such Development Plan and Rendering are for illustrative purposes only and are not proffered except as expressly stated otherwise in this Proffer Statement.

1. **DESIGN STANDARDS.** The Development Plan for The Vista at Forest Hills contemplates retail, restaurant and commercial uses in each case as permitted by the underlying B-2 zoning, plus residential use as permitted by special use permit. Applicant proffers that the Development Plan will be used as the basis for engineered comprehensive site plan approval of the proposed development/redevelopment of “Future Lot 1” on the Development Plan, to include without limitation:

- The general location of the mixed-use building and other structures as illustrated,
- The number of stories within such building and structures, which Applicant proffers shall be comprised of five (5) stories of residential dwellings atop three (3) stories of parking garage 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,
- Applicant proffers to provide a minimum of 1.35 parking spaces per dwelling unit,
- One (1) large deciduous or evergreen tree shall be planted and maintained no less than every fifty (50) linear feet on center along the building façade facing the adjoining

property along Village Lane, with trees sizes meeting the requirements as defined in Section 10-3-24 of the Zoning Ordinance at the time of planting, and

- The general location of sidewalks and crosswalks within the Property.
2. **MAXIMUM DENSITY.** All traffic generating uses developed on site shall be limited to a total of vehicle trips in the AM peak hour and vehicle trips in the PM peak hour as set forth in the traffic impact analysis accepted by the City by letter dated July 21, 2023 (the “**Accepted TIA**”), calculated using the latest edition of the Institute of Traffic Engineer’s Trip Generation Manual, unless the Applicant first, at its cost: (a) completes a Traffic Impact Analysis accepted by the City Department of Public Works and (b) implements all identified mitigation measures or improvements shown as warranted by such Traffic Impact Analysis, whether on or off site, which are attributable to the then-existing and then-proposed traffic-generating uses on the Property on a cumulative basis (excluding any uses to be discontinued due to redevelopment as a part of such proposed plan). The City Department of Public Works may, in its discretion, waive completion of a Traffic Impact Analysis or any identified mitigation measures or improvements.
3. **TRANSPORTATION IMPROVEMENTS.**
- a. Bradley Drive. As part of the initial phase of redevelopment of the Property for commercial and/or residential purposes, Applicant will concurrently design and construct, at its expense, the roadway shown on the Development Plan as “Entrance Drive” (“**Bradley Drive**”) as a private access road with the “Potential Future ROW Corridor” shown on the Development Plan intended for future public dedication under certain conditions, all as set forth in the Street Improvement Agreement between the City and Applicant dated September 14, 2023 (the “**SIA**”).
- The entrance location of Bradley Drive onto Port Republic Road shall not be materially modified from what is shown on the Development Plan and the Accepted TIA, but the road design and alignment may deviate from what is shown on the Development Plan as necessary to address engineering considerations and site constraints, subject to approval as part of the City’s site plan review process.
- b. Port Republic Road Improvements. Applicant has and shall continue to participate in the cost of street improvements shown on the Development Plan within and along Port Republic Road in accordance with the SIA.
- c. Sully Drive Median. The project site plan will include a median within Sully Drive at its intersection with Devon Lane substantially as shown on the Development Plan, to be constructed by Applicant concurrently with development/redevelopment on Future Lot 1.
- d. Future Entrance from Port Republic Road. So long as the commercial entrances to the Property from Bradley Drive, Port Republic Road and Sully Drive (via Devon Lane) remain open substantially in accordance with the Development Plan and the Accepted TIA, Applicant shall only request a right-out connection to Port Republic Road to serve the northwestern portion of the Property shown as “Future Lot 2” on the Development Plan.

e. Pedestrian Interconnectivity and Bike Transportation.

i. Along Port Republic Road. The SIA contemplates the City's design and construction at Applicant's expense of a concrete sidewalk five feet in width and a separated asphalt bike lane of seven feet in width with adjoining buffer strips along the Property frontage with Port Republic Road substantially as shown on the Development Plan (the "**Trail Dedication**"), together with appropriate temporary construction easements, and Applicant proffers to dedicate such transportation facilities to public use and contribute to the costs thereof as provided in the SIA and shown on the Development Plan.

ii. Along Port Republic Road (Future). Applicant proffers to dedicate additional public right-of-way or public access easement for public use up to seven (7) feet wide adjoining the Trail Dedication, together with appropriate temporary construction easements, within thirty (30) days of written confirmation from the City that it intends to request authorization to bid construction of a second separated bike lane along the Property's Port Republic Road frontage and which extends beyond the boundaries of the Property as part of a larger bicycle and pedestrian corridor.

iii. Along Bradley Drive. Applicant shall dedicate to public use a perpetual non-exclusive easement for pedestrian travel across the concrete sidewalk five feet in width along Bradley Drive to the boundary of the adjoining property substantially as shown on the Development Plan.

iv. Connecting Path Dedication. Applicant shall dedicate to public use, within thirty (30) days of written demand by the City, a 20-foot wide perpetual non-exclusive easement for shared use path being shown as "20' Shared Use Path Easement" on the Development Plan.

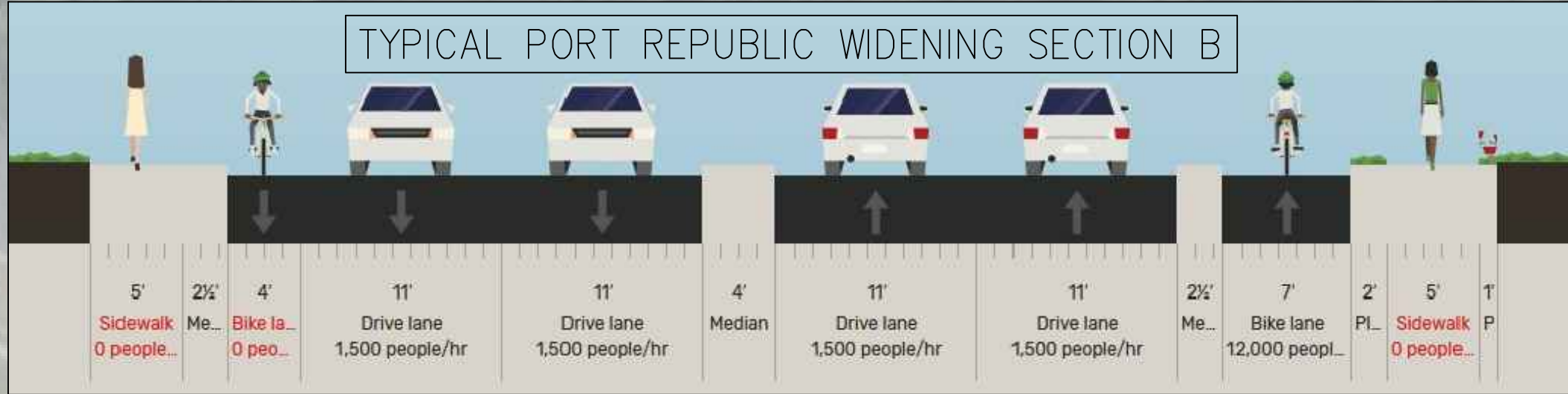
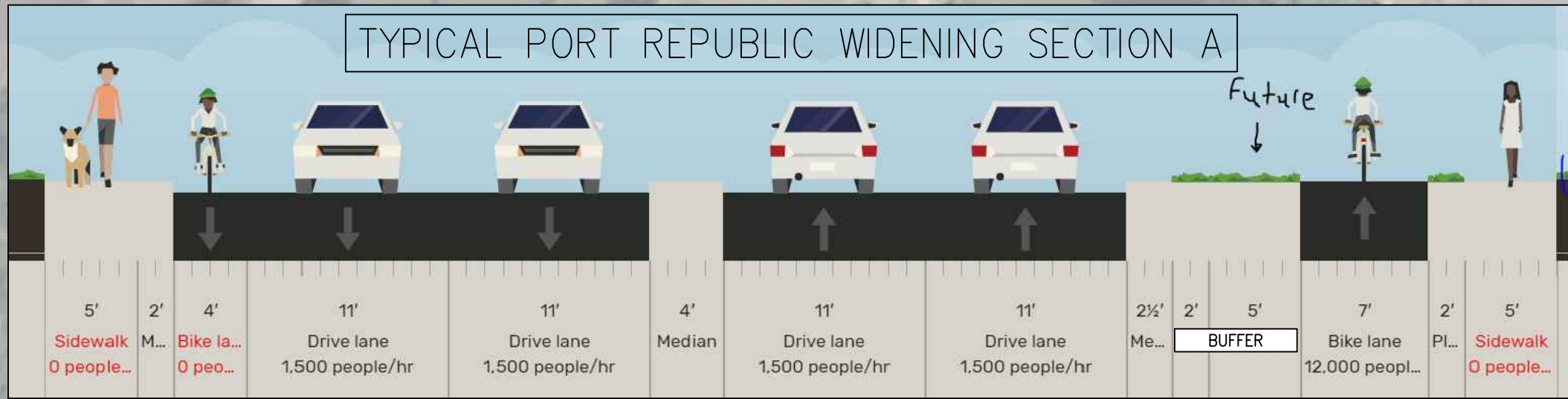
v. Forest Hills Manor Connection. Applicant will grant a private access easement for the benefit of the adjoining parcel known as Forest Hill Manor (being City of Harrisonburg tax parcel 92-A-2) and construct as part of development/redevelopment of Future Lot 1 a pedestrian connection (including crosswalks) from such Forest Hills Manor property to the Bradley Drive sidewalk which leads out to Port Republic Road, all as generally shown on the Development Plan.

f. Dedication of Devon Lane Parcel. Applicant proffers that it will quitclaim to the City, without consideration upon demand, all right, title and interest of Applicant to the parcel on the southern side of Devon Lane (opposite side of Devon Lane from Future Lot 1) which is shown on the City's GIS map as being a portion of City tax parcel 92-A-1.

DCI Partners LLC

By: \_\_\_\_\_  
I. Aslam, its Manager





Zoning Setback Table	
Front	20'
Side	10'
Rear	10'
Side/Rear Abutting Residential 30' + 1' per Building Height over 35'	
*Per Sec. 10-3-92	

Building Height Determination Table			
Level	FFE Elevation	Top of Curb Elevation	Difference (Ft)
Commercial	1380.9	1389.2	8.30
Commercial	1393.7		4.5

Level	Elevation	Retail FFE	Difference (Ft)
Roof + Parapet	1450.73	1393.7	57.03
Required Min. Rear/Side Setback 30 + 57.03 - 35 = 52.03'			
Requested Setback per Section 10-3-91 44'			
Reduction from Required Setback 8.03'			

LEGEND

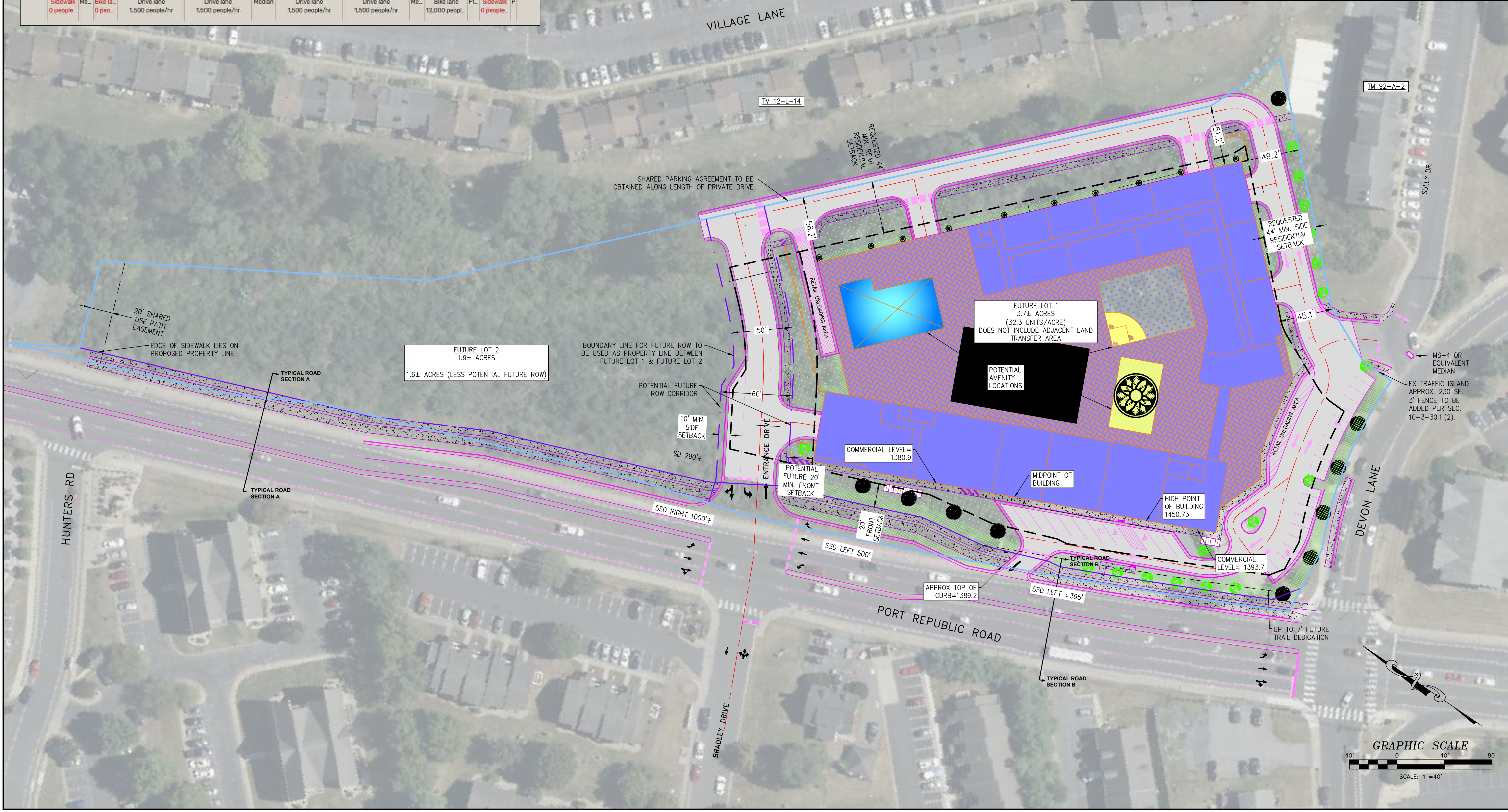
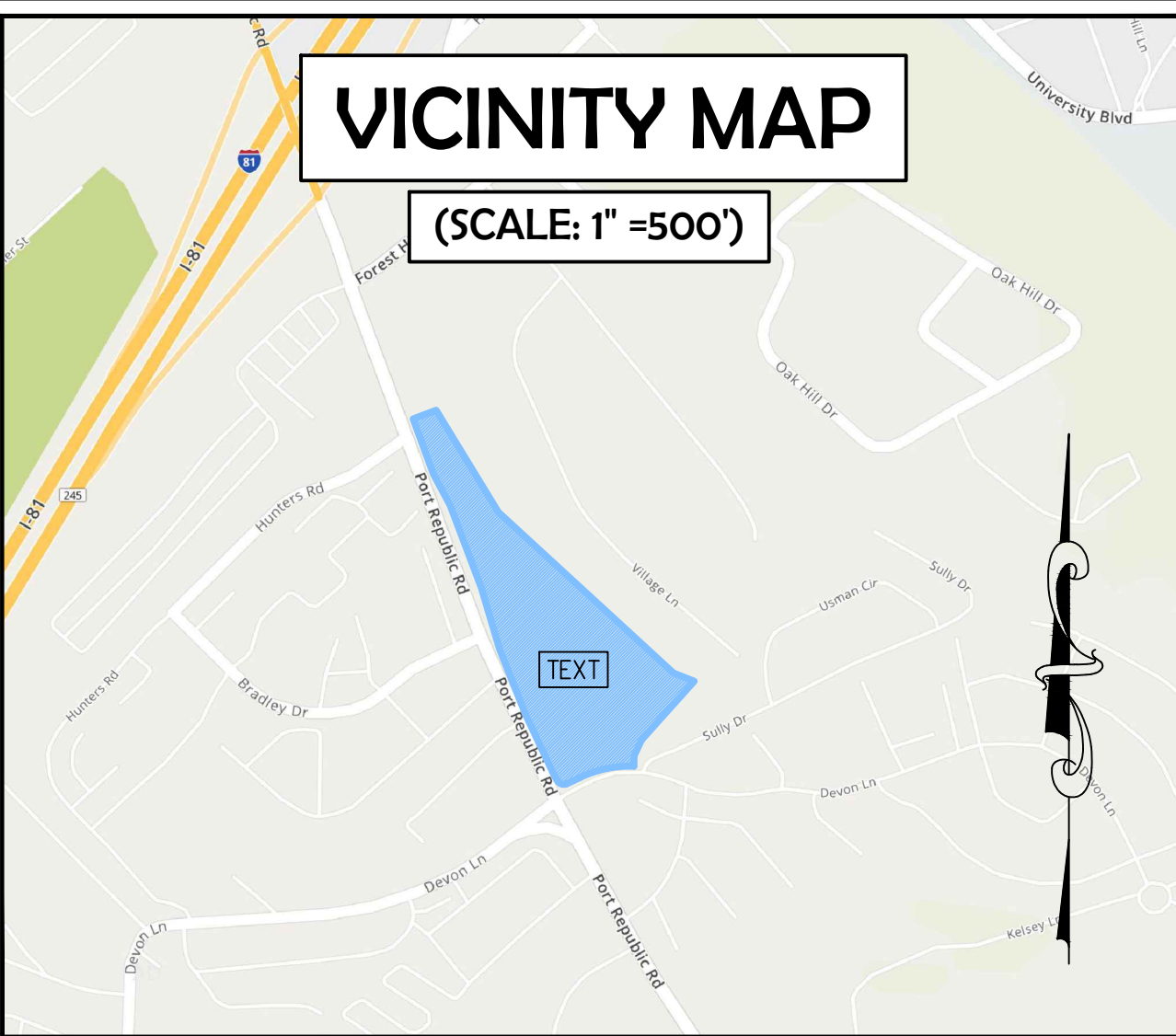
- PROPOSED BUILDING
- PROPOSED COURTYARD
- PRO SIDEWALK
- CENTER LINE
- PROPOSED ROAD/EOP
- CONCRETE AREA
- PAVED ROAD
- GRASS AREAS
- SITE PROPERTY LINE
- PRO ROW
- SETBACK

**CIVIL DESIGN**  
AES CONSULTING ENGINEERS  
ATTN: ED BLACKWELL  
566 EAST MARKET STREET  
HARRISONBURG, VA 22801  
540-432-9555

**DEVELOPER**  
DCI PARTNERS LLC  
ATTN: MOHAMAD ASLAM,  
1211 SULLY DR.  
HARRISONBURG, VA 22801  
540-246-6666

**PROPERTY INFO**  
TM#092-A-1  
DCI PARTNERS LLC  
810 PORT REPUBLIC RD  
HARRISONBURG VA 22801  
AREA= 5.91 ACRES  
ZONING: B2C  
EXISTING USE:  
COMMERCIAL-GAS STATION & C  
STORE  
PROPOSED USED: MULTIFAMILY  
RESIDENTIAL & COMMERCIAL  
FEMA FLOOD ZONE: X

**PROPERTY INFO**  
HEIGHT: NO MORE THAN 75'  
STORIES: NO MORE THAN 5  
PARKING GARAGE



THIS PLAN HAS  
NOT RECEIVED  
FINAL APPROVAL  
AND IS NOT  
APPROVED FOR  
CONSTRUCTION.

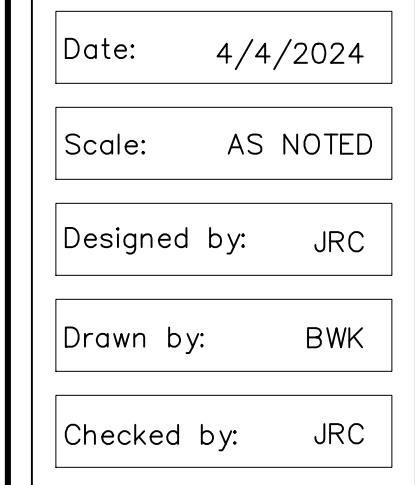
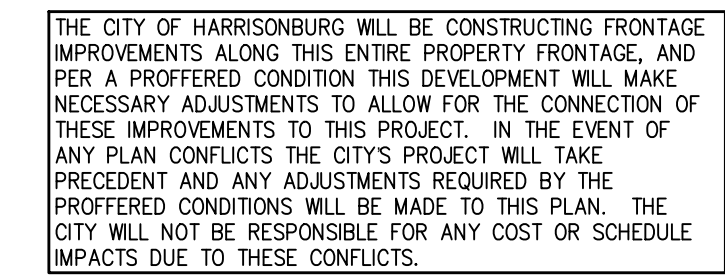
566 East Market Street  
Harrisonburg, Virginia 22801  
Phone: (540) 432-9555  
www.aesva.com

**AES**  
CONSULTING ENGINEERS  
Formerly Blackwell Engineering  
Hampton Roads | Central Virginia | Middle Peninsula | Shenandoah Valley

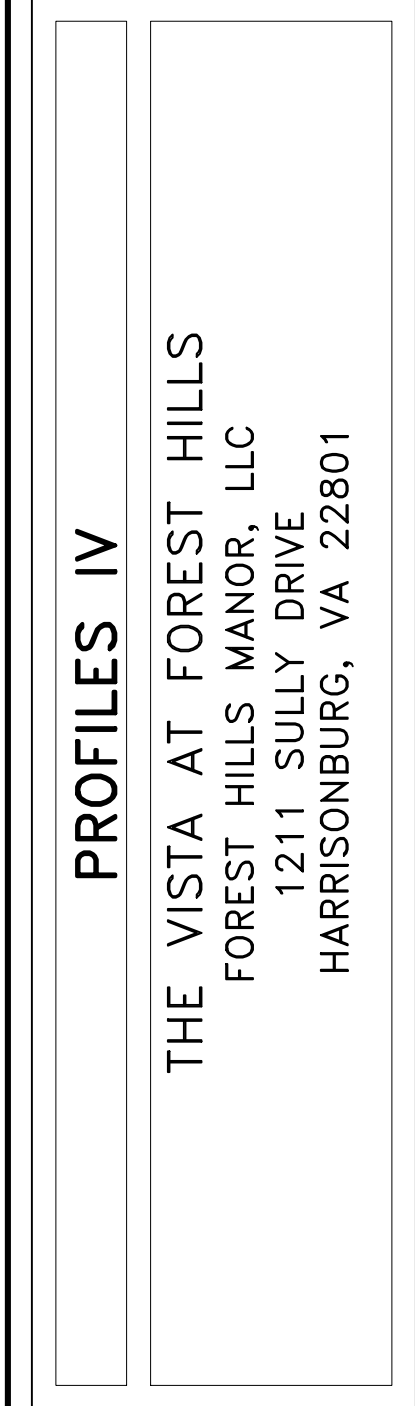
DEVELOPMENT PLAN  
FOR  
**THE VISTA AT FOREST HILLS**  
DCI PARTNERS LLC  
CITY OF HARRISONBURG, VIRGINIA

Project Contacts:	EBH
Project Number:	B2916
Scale:	Date:
AS NOTED	6-5-25
Sheet Title:	
DEVELOPMENT PLAN	





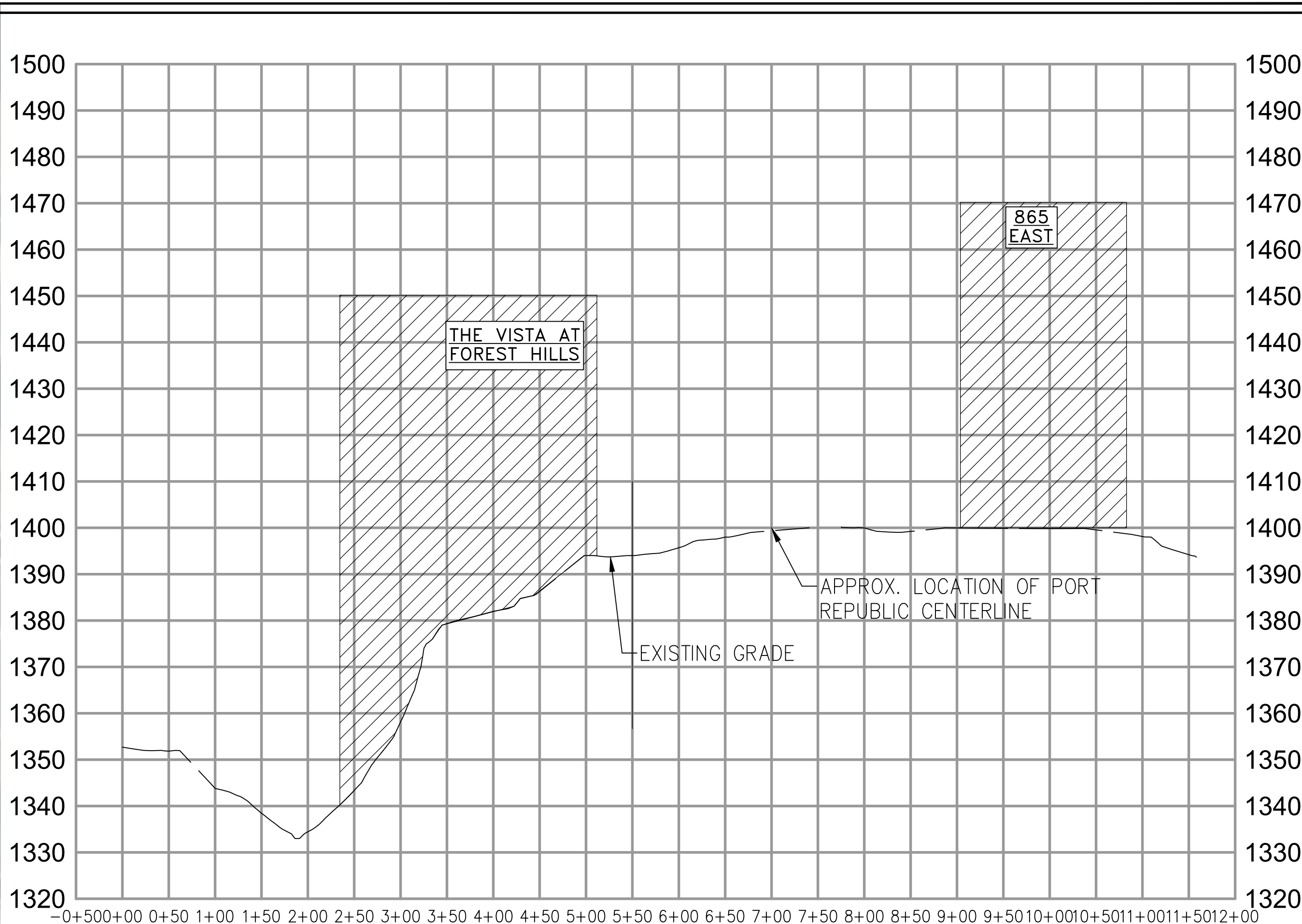
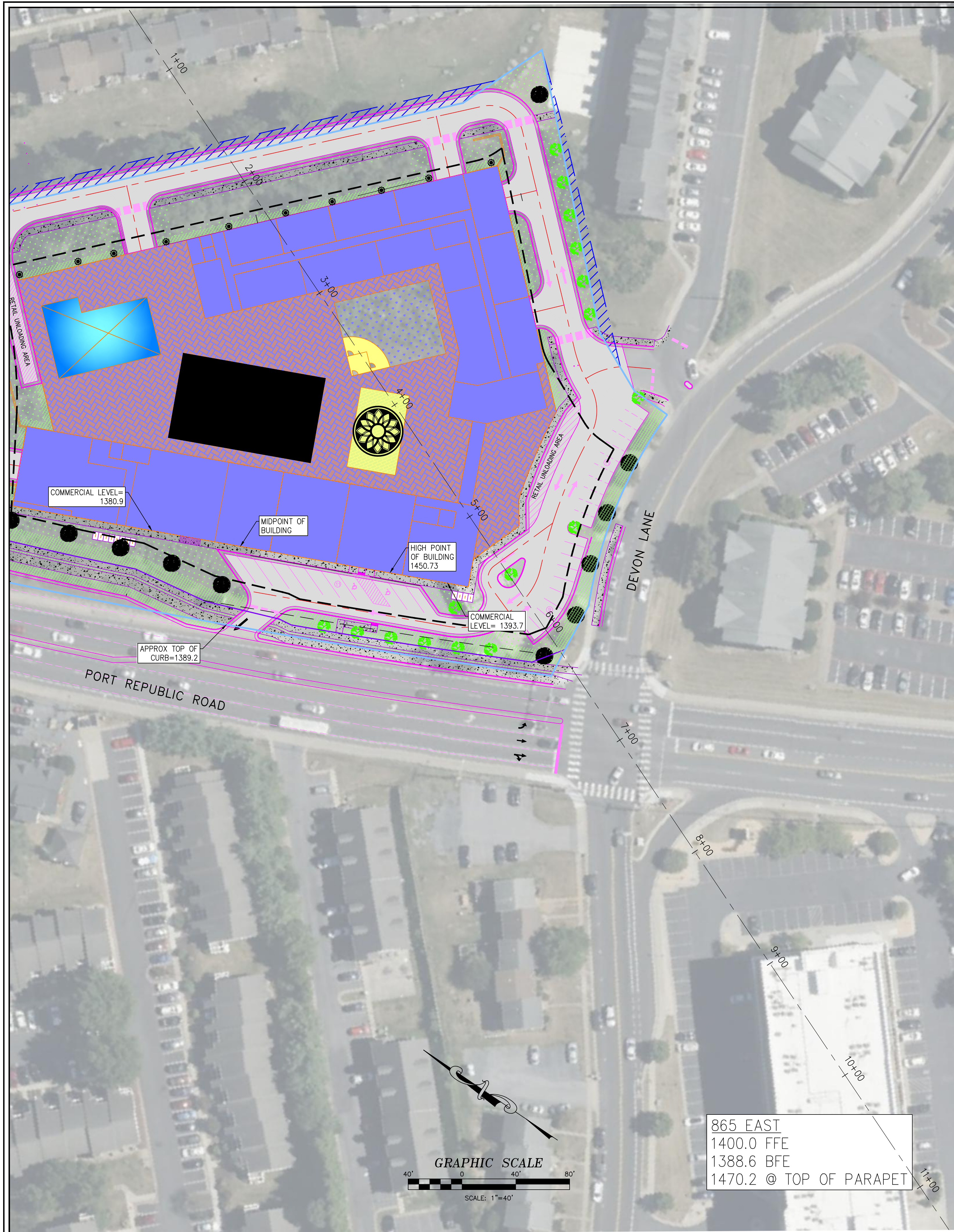
Revision Dates
5/23/2024 PER CITY
6/28/2024 PER CITY
7/25/2024 PER CITY
10/10/2024 PER CITY
10/28/2024 PER CITY



Drawing No.
14

Job No.	B2916
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NOTE: PROFILE IS ONLY MEANT TO BE ILLUSTRATIVE OF HOW TALL THE PROPOSED PROJECT WILL BE WHEN COMPARED TO 865 EAST. PROFILE DOES NOT REFLECT POST DEVELOPMENT GRADING OR ACTUAL CROSS SECTION OF THE PROPOSED OR EXISTING BUILDING. FOR PROPOSED BUILDING CROSS SECTION SEE THE "VISTA AT FOREST HILLS" BUILDING SECTIONNDING DRAWING FROM GAINES GROUP ARCHITECT DATED 6-2-25

BUILDING HEIGHT PROFILE  
SCALE:  
HORIZONTAL 1"=100'  
VERTICAL 1"=20'

Rev	Date	Description	Reviewed By

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL AND IS NOT APPROVED FOR CONSTRUCTION.

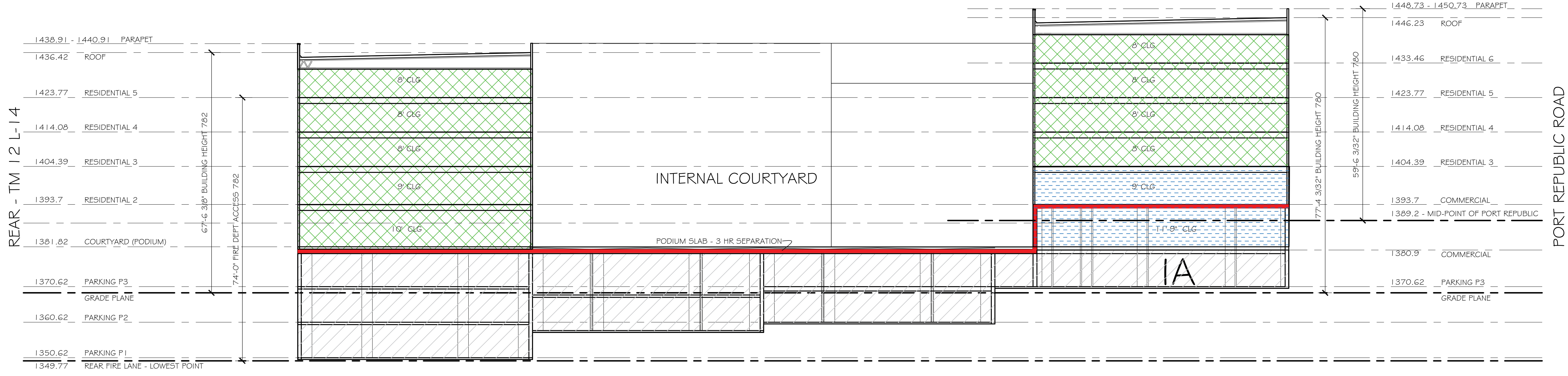
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DEVELOPMENT PLAN  
FOR  
**THE VISTA AT FOREST HILLS**  
DCI PARTNERS LLC  
CITY OF HARRISONBURG, VIRGINIA

Project Contacts: EHB	
Project Number: B2916	
Scale: AS NOTED	Date: 6-5-25
Sheet Title: <b>BUILDING HEIGHT PROFILE</b>	
Sheet Number: <b>1</b>	





BUILDING SECTION  
SCALE: 1/16" = 1'-0"

PROGRESS PRINTS  
NOT FOR CONSTRUCTION USE

THE VISTA AT FOREST HILLS  
1211 SULLY DRIVE  
HARRISONBURG, VIRGINIA

JOB NO:  
2501  
DATE:  
6-2-25  
DRAWN:  
ADS

X 1



BUILDING SECTION

PER CITY COMMENTS

REVISIONS

6-5-25



CITY OF HARRISONBURG  
**PUBLIC  
WORKS**

320 EAST MOSBY ROAD, HARRISONBURG, VA 22801

OFFICE (540) 434-5928 • FAX (540) 434-2695

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July 21, 2023

Carl Hultgren, PE  
Gorove Slade  
1140 Connecticut Avenue NW, Suite 600  
Washington, DC 20036

RE: Forrest Hills Tower TIA

The Public Works Department staff have completed a review of the fourth submission of the Traffic Impact Analysis (TIA) that was received July 13<sup>th</sup>, 2023.

Public Works staff has come to conclusion that the TIA sufficiently represents both the present and future conditions of portions of the City's road network most impacted by the proposed Forrest Hills Tower development. Staff has also reviewed recommended measures to mitigate the increase in volume projected to be caused by the development and have concluded that they are adequate for the needs of the road network.

Thank you for your work on this TIA.

Timothy Mason  
Public Works – Transportation Systems Specialist



City of Harrisonburg, VA  
Department of Public Works

**Determination of Need for a  
Traffic Impact Analysis (TIA)**

[www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis)

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

<b>Contact Information</b>				
Consultant Name:	AES Consulting Engineers			
Telephone:	540-432-9555			
E-mail:	Ed.Blackwell@aesva.com; Brian.kinzie@aesva.com			
Owner Name:	DCI PARTNERS LL			
Telephone:	540-246-6666; 540-383-8141			
E-mail:	maslam7617@aol.com; imranaslam8328@gmail.com			
<b>Project Information</b>				
Project Name:	The Vista at Forest Hills			
Project Address:	810 PORT REPUBLIC RD			
TM #:	TM# 092 A 1			
Existing Land Use(s):	Commercial, Gas Station			
Proposed Land Use(s): (if applicable)	Mixed use			
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input checked="" type="radio"/>	Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Applicant seeks to build a mixed use apartment building including residential units and commercial uses.			
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>				
AM Peak Hour Trips:	127			
PM Peak Hour Trips:	113			

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No ☒

**Comments:**

The trips generated do not exceed the amount previously studied in the accepted TIA dated July 21st 2023. See the attached acceptance letter:

Accepted by: Terrell Mason

Date: 06/05/2025



### Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Off -Campus Student Apartment (Low Rise) (Over1/2 mile from Campus)	225	Bedroom	440	78	136
2	Proposed #2	General Retail (<40k SF)	822	SF	3000	13	33
3	Proposed #3	Convenience Store	851	SF	3000	188	147
4	Proposed #4	Fast Casual Restaurant	930	SF	3000	4	38
5	Proposed #5	High-Turnover Sit-Down Restaurant	932	SF	3000	29	27
6	Proposed #6						
7	Total New Trips					312	381
8	Existing #1	Convenience Store/Gas station-VFP (2-8)	945	SF	5520	185	268
9	Existing #2	Vacant	-	-	-	-	-
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					185	268
15	Final Total (Total New – Total Existing)					127	113

#### Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

- Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
- Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
- Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.