

FAIRFAX COUNTY, VIRGINIA  
2005 SOUTH COUNTY AREA PLANS REVIEW  
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

Date Received: 9/21/05  
Date Accepted: \_\_\_\_\_  
Planning District: \_\_\_\_\_  
Special Area: \_\_\_\_\_

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Mohammad Fahim Ahmadzai Daytime Phone: (703) 981-8006  
Address: 5309 Mitchell St Alex Va 22319

Nominator E-mail Address: Fahim247@netscape.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):  
[Signature]

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):  
\_\_\_\_\_

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:  
\_\_\_\_\_

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district:  Braddock  Lee  Mason  Mount Vernon  Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 25128 sq. ft. 0.57 acres

Is the nomination a Neighborhood Consolidation Proposal:  Yes  No

**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.**

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS**

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property: **Use the Plan on the Web for your citation. It is the most up to date. Link: [www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/):**

Single Family residential Neighborhood Including Indian Spring 1-2 D.A

Current Plan Map Designation: Residential 1-2 Dwellings per Acre

Proposed Comprehensive Plan Designation:

The Land on Map 71-4 "7" 024A is planned for residential use at a density of 1-2 Dwellings per acre. We are proposing to the planner for a change in use of this parcel, since its next to a bus/gas station, to office use or a Bank or such in -

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
<b>TOTAL</b>	<b>100%</b>
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
<u>1 - 2 du/ac</u>	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

**SECTION 5: MAP OF SUBJECT PROPERTY**

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches. Maps in color will not be accepted.

**SECTION 6: JUSTIFICATION**

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 - September 21, 2005 to:

Fairfax County Planning Commission Office  
 Government Center Building, Suite 330  
 12000 Government Center Parkway  
 Fairfax, Virginia 22035-5505

**SPECIFIC INFORMATION TABLE**

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
07140700244	Mohamed Fahim Ahmed	5309 Mitchell St Alex Va 22312	Same	1518 sq ft 0.577 acres	
	Mohamed Ahmed				
	Robina Ahmed				

I live with my family at 5309 Mitchell St., a great location. One minute from 395 , two minute from 495 and 15 minutes from D. C, what more could one ask for! Unfortunately, everything did not turn out as rosy as I saw. After spending the first night we discovered that we have a problem a big one. All the bedrooms in the house are facing the 24 hour busy gas station in Edsall road. The gas station's major business in the morning relies on truckers between pulling in and out to purchase their Diesel. Sometimes one gets angry at the other and blows their horn at 5:30 in the morning. Not only that, but they also receive their delivery early in the morning between 4-6 AM. When taking the lads off of reservoir to hook the pipes, it makes too much noise and at that early in the morning noise echoes. And last but not least concern about gas station is their trash pick up around five to six in the morning and they bang the trash compartment several times to empty it out.

The entrance to Industrial drive apposite to Mitchell St. is a very busy intersection because of the high traffic. The turning lanes become very bumping and as trucks turn from Edsall to Industrial Drive or visa versa, they make too much noise and also when there is a cautious driver in front of a truck at turning point the trucker keep blowing their horn to face the driver in front of them. Several times a week between 5 and 6 AM my 3 year old daughter is woken by truck horn. She gets up crying until my wife or I go to comfort her.

My last but not least issue, there is a ten or twelve story high rise building to the east of the property on the Cherokee and Shawnee. Although, there is a buffer zone with trees but in the fall when leaves fall there is no privacy not only in the back yard but also inside of the house specially when we turn the lights on because even lat in the evening some times people work there.

5309 Mitchell ST. has only one residential neighbor in the north, east by an office building, south by gas station and industrial Drive entrance and west by Mitchell ST.

There are two gas stations at each north east and North West corners of Mitchell St. The one at north east (Crown) is allowed with no buffer zone to operate 24 hours. The one at North West (Exxon) is also allowed with no buffer zone, but they close between 10 PM and 6AM.

Since we can not change the nature of Industrial park's traffic and the 24 hours business at the Crown gas station. I like to ask the board to please consider my house to serve as a light industrial such as doctor's office, bank or a law firm to be a buffer between gas station and the residential. I might have the option to sell my house and dump my problem on to some else who may not have a 3 and 5 year old children whose 3 year old may not have as sensitive years as my 3 year old but what if they did?

I certainly will appreciate your consideration to this matter.

Thank You  
Fahim Ahmadzai  
Dan Chaffin



## A4 EDSALL COMMUNITY PLANNING SECTOR

### CHARACTER

The eastern and southern section of the Edsall Community Planning Sector is the location of the major portion of the Beltway South Industrial Area which is planned entirely for non-residential development. The northern segment of the sector is developed entirely as single-family residential neighborhoods, including the Edsall Park, Clearfield and Indian Springs subdivisions. Community retail uses are located in the southwestern portion of the sector (the Hechinger Backlick Plaza shopping center) and there are neighborhood retail uses along the Edsall Road corridor.

The east side of the Backlick Road corridor in this sector is the location of a number of institutional and office uses which create concerns regarding compatibility with adjacent residential neighborhoods. The presence of open space buffers adjacent to these neighborhoods helps to ameliorate potential negative impacts from the mix of residential and non-residential uses.

In this sector are portions of the Indian Run, Poplar Run and Backlick Run Stream Valleys, which are Environmental Quality Corridors (EQCs). The eastern edge of the sector is prone to soil-slippage, indicating that development constraints exist. In addition, the northeastern portion of this sector has a significant number of slopes in excess of 15 percent.

The older residential community and open space bounded by Edsall Road, Monroe Drive, Shawnee Road and Indian Run in the northeast corner of the sector is particularly sensitive for heritage resources. A large significant prehistoric archaeological site covers much of the area. In addition, the few remaining areas of open space in the sector have a moderate potential for other prehistoric and historic heritage resources.

### CONCEPT FOR FUTURE DEVELOPMENT

The Edsall Community Planning Sector includes lands which are recommended to develop as part of the Beltway South Industrial Area and those which fall outside of this area. The Beltway South Industrial Area is discussed in the section of this Plan following the district overview. The remainder of this sector is recommended to develop as Suburban Neighborhoods in the Concept for Future Development.

### RECOMMENDATIONS

#### Land Use

The Edsall Community Planning Sector is developed as stable single-family residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Figure 32 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. Uses requiring special permits and special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely



impact adjacent land uses and the overall low density residential character of the corridor to prevent commercial or quasi-commercial encroachment. [Not shown]

2. The land on Tax Map 71-4((1))38 and 71-4((2))4 is planned for residential use at a density of 2-3 dwelling units per acre.

An option for a medical care/assisted living facility for the elderly may be considered for this land if the following conditions are met:

- Both parcels are consolidated and developed as a single project with a predominantly residential appearance;
- The intensity does not exceed .35 FAR; this may require a rezoning to a district that allows densities greater than three units per acre;
- Adequate screening and buffering is provided along Backlick Road; and
- Building height is no more than 40 feet.

#### Transportation

Transportation recommendations for this sector are shown on Figures 33 and 34. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

#### Heritage Resources

A significant prehistoric archaeological site is located in the older residential community bounded by Edsall Road, Monroe Drive, Shawnee Road and Indian Run. Development of this area should be preceded by heritage resource surveys and appropriate preservation of significant heritage resources that are found.

#### Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 35. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

#### Trails

Trails planned for this sector are delineated on Figure 36 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system. While some of the segments have already been constructed, the

**Quintero, Clara**

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**From:** fahim247@netscape.com  
**Sent:** Monday, October 24, 2005 11:35 AM  
**To:** Quintero, Clara  
**Subject:** Re: 2005 APR Nomination for 5309 Mitchell Street

hello ms quintero

the far land use for 5309 mitchell st will be offices and the far will be 35-40% of the 0.57acr i hope we have given you enough info. if there is any other question please don't hesitate to contact me

Fahim Ahmadzai

--- "Quintero, Clara" <Clara.Quintero@fairfaxcounty.gov> wrote:

**From:** "Quintero, Clara" <Clara.Quintero@fairfaxcounty.gov>  
**Date:** Thu, 20 Oct 2005 15:45:00 -0400  
**To:** <fahim247@netscape.com>  
**Subject:** 2005 APR Nomination for 5309 Mitchell Street

Mohamad Fahim Ahmadzai,

Fairfax County Department of Planning and Zoning has received your APR nomination for the property located at 5309 Mitchell Street. In order for planning staff to continue review of this proposed change to the Comprehensive Plan, I will need the following information.

- 1) The nomination form you submitted indicates a number of proposed uses. Please review the APR Citizens guide on page 16, which indicates Comprehensive Plan land use categories and select the Comprehensive Plan land use categories you had intended. For instance, you may have intended to indicate "Retail and Other" or "Office".
- 2) Once you have clarified the intended Comprehensive Plan land use category, please indicate the proposed intensity, in terms of floor-area-ratio (FAR).

Please do not hesitate to contact me if you have any questions about the information requested.

Thank you,  
Clara

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*Clara Quintero Johnson*  
*Fairfax County, Department of Planning and Zoning*  
*Planning Division*  
*703-324-1372*  
*clara.quintero@fairfaxcounty.gov*

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