



Loudoun County, Virginia

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Department of Planning

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441


January 30, 2008

**RE: ZMAP 2007-0011 & SPEX 2007-0057  
Cameron Chase Village Center**

Dear Adjacent Property Owner:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of January 30, 2008. The application will be sent to the appropriate referral agencies for review with a comment due date of March 31, 2008. Should you wish to review the file, it is available in the file room located in the Department of Building and Development. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

  
Sophia Fisher  
Project Manager

cc: ~~Georgiana Pardo, Esquire, Reed Smith LLP~~  
Van Armstrong, Land Use Review Program Manager, Department of Planning

*Attachment*

**ZMAP 2007-0011 & SPEX 2007-0057**  
**Cameron Chase Village Center**

**APPLICANT:** CC-Loudoun Holdings, LLC  
David C. Todd, Project Manager  
8405 Greensboro Drive, Suite 830  
McLean, VA 22102  
571-382-1233

**OWNERS:** See attached parcel list

**REPRESENTATIVES:** Reed Smith LLP  
Georgiana M. Pardo, Esquire and Ann E. Goode, AICP  
44084 Riverside Parkway, Suite 300  
Leesburg, VA 20176  
703-729-8500

**PROPOSAL:** A **Zoning Map Amendment** to rezone approximately 15 acres from PD-IP to PD-CC(CC).  
A **Special Exception** to allow the Ashburn Ice House to be a legal nonconforming use in accordance with Section 1-405 of the Revised 1993 Zoning Ordinance.

**LOCATION:** Northwest corner of Farmwell Road and Smith Switch Road

**TAX MAP/PARCEL:** See attached list

**ZONING:** From PD-IP to PD-CC(CC)

**PROPOSED RESIDENTIAL UNITS:** N/A

**PROPOSED NON-RESIDENTIAL FLOOR AREA:** N/A

**SURROUNDING ZONING/LAND USES:**

<b>NORTH</b>	R-1	Cameron Chase Residential
<b>SOUTH</b>	PD-OP	UUNET / Vacant
<b>EAST</b>	PD-IP	Ashburn Business Park / Vacant
<b>WEST</b>	PD-IP	Loudoun County Site / Vacant

**ELECTION DISTRICT:** Broad Run

**Cameron Chase Center  
Subject Property  
October 12, 2007**

<b>MCPI Number</b>	<b>Tax Map Number</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Property Address</b>	<b>Owner Name/Address</b>
061-46-0385	79((67))1	1.58	PD-IP	44315 Ice Rink Plaza Ashburn, VA 20147	Navy Federal Credit Union P.O. Box 3600 Merrifield, VA 22119-3600
061-45-9365	79((67))1B	1.07	PD-IP	44305 Ice Rink Plaza Ashburn, VA 20147	Cameron Chase Village Center Partners 5613 DTC Pkwy Ste 800 Greenwood Village, CO 80111-3036
060-15-6750	79((67))3	4.62	PD-IP	44260 Ice Rink Plaza Ashburn, VA 20147	CC-Loudoun Holdings LLC c/o The Rappaport Companies 8405 Greensboro Dr Ste 830 McLean, VA 22102-5121
060-15-3377	79((67))4	1.90	PD-IP	44250 Ice Rink Plaza Ashburn, VA 20147	Cameron Chase Village Center Partners 5613 DTC Pkwy Ste 800 Greenwood Village, CO 80111-3036
060-16-1531	79((26))42A	5.90	PD-IP	21595 Smith Switch Road Ashburn, VA 20147	Commonwealth Recreation Partners LC PO Box 1548 Ashburn, VA 20146-1548
<b>Total</b>		15.07			