

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 4-SD-26-C **Related File Number:** 4-F-26-DP
Application Filed: 2/23/2026 **Date of Revision:**
Applicant: NATIVE SUN LLC, CARL LANSDEN

PROPERTY INFORMATION

General Location: South side of Middlebrook Pike and Copperwood Ln intersection
Other Parcel Info.:
Tax ID Number: 105 O C 023, 02401 **Jurisdiction:** County
Size of Tract: 3.63 acres
Accessibility: Access is via Copperwood Lane, a private cul-de-sac with a pavement width of 30 ft within a 115-ft right-of-way, and Middlebrook Pike, a median-divided minor arterial with a pavement width of 24 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Office, Commercial, single family residential - CA (General Business)
South: Single family residential - RA (Low Density Residential)
East: multifamily residential, agriculture/forestry/vacant land - RB (General Residential), CA (General Business)
West: Transportation/communications/utilities, commercial, agriculture/forestry/vacant land - PR (Planned Residential) up to 6 du/ac, CA (General Business)
Proposed Use: Townhouse development **Density:**
Planning Sector: Northwest County **Plan Designation:** CMU (Corridor Mixed-use), SMR (Suburban Mixed Resident)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1155 COPPERWOOD LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: F (Floodway), PR(k) (Planned Residential) up to 11 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Native Sun LLC, on Middlebrook Pike

No. of Lots Proposed: 39 No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.):

Staff Recomm. (Full):

Comments:

Action: Withdrawn

Meeting Date: 4/9/2026

Details of Action:

Summary of Action:

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 4/9/2026

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: