



PLANNING

To: Planning and Zoning Commission

Item No. 3e

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Final Plat of Mirabella Phase 1

Meeting: July 7, 2026

Agenda Item:

Consider and act upon a request for a Final Plat of Mirabella, Phase 1, on 94.0± acres, located on the north side of University Drive and 1,000± feet west of Custer Road. (DEVAPP-25-0069)

Future Land Use Plan:

The Future Land Use Plan designates this area as Medium Density Residential and the US Highway 380 District.

Zoning:

The property is zoned Planned Development-114 (Single Family-10).

Conformance:

The Final Plat conforms to the development standards of Planned Development-114.

*** Bolded items in this section represent what is reflected on the Final Plat while the items in parenthesis show the requirements outlined in the Planned Development. ***

• **Density:**

- Overall Density – **1.5 UPA** (Max. of 3.0 UPA)
 - Acreage – 94 Acres
 - Lot Count – 142

- Lot Count – **No Max. Overall Lot Count**
 - Type A Lots (15,000 SF) – **44** (No Max. or Min.)
 - Type B Lots (9,000 SF) – **67** (Max. of 105)
 - Type C Lots (7,000 SF) – **31** (Max. of 145)
- **Size of Yards:**
 - Type A Lots
 - Minimum Front Yard – **25'** (Min. of 25')
 - Minimum Side Yard – **7'** (Min. of 7')
 - Minimum Rear Yard – **20'** (Min. of 20')
 - Type B Lots
 - Minimum Front Yard – **20'** (Min. of 20')
 - Minimum Side Yard – **7'** (Min. of 7')
 - Minimum Rear Yard – **20'** (Min. of 20')
 - Type C Lots
 - Minimum Front Yard – **20'** (Min. of 20')
 - Minimum Side Yard – **5'** (Min. of 5')
 - Minimum Rear Yard – **20'** (Min. of 20')
- **Size of Lots:**
 - Type A Lots
 - Minimum Lot Size – **15,000 SF** (Min. of 15,000 SF)
 - Minimum Lot Width – **80'** (Min. of 80')
 - Minimum Lot Depth – **125'** (Min. of 125')
 - Type B Lots
 - Minimum Lot Size – **9,000 SF** (Min. of 9,000 SF)
 - Minimum Lot Width – **70'** (Min. of 70')
 - Minimum Lot Depth – **125'** (Min. of 125')
 - Type C Lots
 - Minimum Lot Size – **7,000 SF** (Min. of 7,000 SF)
 - Minimum Lot Width – **55'** (Min. of 55')
 - Minimum Lot Depth – **125'** (Min. of 125')

Description of Agenda Item:

The purpose of the Final Plat is to construct 142 single-family homes and 16 open space lots. Of these 142 single-family residential lots, 44 will be developed as Type A Lots (15,000 SF), 67 will be developed as Type B Lots (9,000 SF), and 31 will be developed as Type C Lots (7,000 SF).

A Preliminary Plat for Phase 1 and Phase 2 of Mirabella (DEVAPP-25-0039) was approved by the Planning and Zoning Commission on June 17, 2025. The plat consisted of 288 single-family residential lots. Of the 288 lots, 73 were to be developed as Type A Lots (15,000 SF), 105 were to be developed as Type B Lots (9,000 SF), and 110 were to be developed as Type C Lots (7,000 SF).

This phase is consistent with the total number of each lot type shown on the approved Preliminary Plat as represented below.

- **Lot Breakdown:**

- Preliminary Plat of Both Phases (288 Lots)
 - Type A Lots (15,000 SF) – **73**
 - Type B Lots (9,000 SF) – **105**
 - Type C Lots (7,000 SF) – **110**
- Final Plat of Phase 1 (142 Lots)
 - Type A Lots (15,000 SF) – **44**
 - Type B Lots (9,000 SF) – **67**
 - Type C Lots (7,000 SF) – **31**

Access:

Access is provided from Custer Road and University Drive.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Hike and Bike Trail:

A ten-foot hike and bike trail is being provided from the entrance of the subdivision on Custer Road to the proposed gate location where it will then connect to trails that extend from the northern subdivision, Wandering Creek.

Major Creek:

The proposed subdivision is located adjacent to a major creek, Rutherford Branch. However, per Planned Development-114, the single-family tract is not required to comply with the creek frontage requirements listed in the Unified Development Code.

Companion Item:

There is no companion item on this Planning and Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Final Plat
3. Approved Preliminary Plat (DEVAPP-25-0039)

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat subject to approval of the Parks Agreement.