



## PLANNING

**To:** Planning & Zoning Commission

**From:** Dakari Hill, Senior Planner

**Through:** David Hoover, AICP, Director of Development Services

**Cc:** Suzanne Porter, AICP, Planning Manager

**Re:** Preliminary Plat of Mirabella

**Meeting:** June 17, 2025

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**Item No. 3m**

**Agenda Item:**

Consider and act upon a request for a Preliminary Plat of Mirabella, on 190.2± acres, located on the north side of University Drive and 1,000± feet west of Custer Road. (DEVAPP-25-0039)

**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 Preliminary Plat conforms to the development standards of Planned Development-114.

**\* Bolded items in this section represent what is reflected on the preliminary 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 – 190.2 Acres
    - Lot Count – 288 Lots
  - Lot Count – **No Max. Overall Lot Count**
    - Type A Lots (15,000 SF) – **73 Lots** (No Max. or Min.)

- Type B Lots (9,000 SF) – **105 Lots** (Max. of 105)
  - Type C Lots (7,000 SF) – **110 Lots** (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 – **9,600 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 – **7,700 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 Preliminary Plat is to construct a gated 288 single-family homes and 27 common area/open space lots. Seventy-three of these lots will be developed as Type A Lots (15,000 SF), 105 of these lots will be developed as Type B Lots (9,000 SF), and the remaining 110 lots will be developed as Type C Lots (7,000 SF). All Type A Lots (15,000 SF) are required to be located on the northwest side of the spine road running through the subdivision. All Type B (9,000 SF) and Type C Lots (7,000 SF) are required to be located on the southeast side of the spine road running through the subdivision.

A Preliminary Plat (D22-0036) was approved by the Planning & Zoning Commission on February 21, 2023. A Preliminary Plat has a validity of two years. A one-year extension was granted; however, the developer has submitted this revised preliminary plat to update the layout to preserve more trees and natural features on the site.

**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.

**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 Subdivision Ordinance.

**Hike & Bike Trail:**

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

**Companion Item:**

There is no companion item on this Planning & Zoning agenda.

**Attached Documents:**

1. Location Map
2. Preliminary Plat
3. Previously Approved Preliminary Plat (D22-0036)

**Town Staff Recommendation:**

Town Staff recommends approval of the Preliminary Plat.