



Legislation Text

File #: 17-2540, **Version:** 1

Review and Consideration of a Request to Approve a Minor Modification of the Development Plan for The Backyard PD (ZC#16-003A)

To consider the proposed minor modification of the Development Plan

On April 25th, 2016, the City Council approved the original Development Plan for The Backyard, a unique destination place within downtown. The property is located immediately south of Mellow Mushroom and across from The LOT (Live Outdoor Theater). The applicant has developed the property for three restaurants - Twisted Root, Tacos and Avacados and an ice cream shop, Hypnotic Emporium. There is a courtyard for outdoor seating, which is popular among some restaurant patrons (see attached approved site plan and perspectives). Two of the buildings have overhead doors that purposely open the interior to the courtyard.

The development is located within the Historic Mansfield Tax Increment Reinvestment Zone. It is part of the redevelopment encouraged and envisioned by the City in its downtown redevelopment plans. The location of the restaurants will take full advantage of the linear trail along Pond Branch, under construction, which is approximately 120 feet to the east, and the entertainment venues in the area. The development includes parallel parking on Main St, buildings near the front property line and parking in the rear.

The developer is seeking a minor modification to the sign package for the development. Generally signage allowed in the City is either monument or wall mounted signage. The applicant proposed signs that project from the wall as well as signage on the roof tops of the buildings.

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