

Yogi's Project Narrative:

Address: 3880 Hard Road, Dublin OH 43016

**Project description describing the proposed Planned Unit Development, outlining the basic scope, character, and nature of the project. Please state how the proposed Planned Unit Development relates to existing land use character of the vicinity, to the Dublin Community Plan, and any other applicable standards such as the Residential Appearance Standards.**

Yogi's Bar & Grill, located at 3880 Hard Road, Dublin OH 43016 in the existing Sawmill Hard Center Development, is excited to transform their patio experience. The project goal is to expand their overall footprint by approx. 165 SF. With a man door added to the existing storefront system in the Party Room, this would create more seating that could be utilized by groups renting the room out. In addition, they are updating the existing storefront system to include new operable folding walls, string lights, and patio heaters all in order to create a more dynamic indoor / outdoor dining experience for their customers. The new operable folding walls will maintain the integrity of the exterior of the building, matching the previous storefront opening size and finish.

**State how the proposal is consistent with the development plan for the Planned District. For an Amended Final Development Plan, explain how the proposal differs from the approved Final Development Plan**

This project differs from the approved Final Development Plan, as the existing patio plans to expand 14'-0" on the existing pad, to allow for more designated outdoor seating connecting to the existing Party Room for groups renting the room out. The proposal also includes replacing the existing fixed storefront systems with operable walls that match the existing size and finish of the systems to create a connection between the outdoor / indoor dining experience.

**Explain how the proposed development meets the review criteria for Final Development Plan approval by the Planning and Zoning Commission §153.055(B)**

Aside from the incorporation of operable walls and additional man door, the integrity of the exterior will remain the same, as well as the site. The proposal is utilizing the existing pad to expand the patio on and will use a patio railing to match the existing one.

**Describe the property and its intended use. Please provide operational details including hours of operation, number of employees and/or students etc.**

Hours of Operation:

Sun - Thurs: 11:00 a.m. – 12:00 a.m.

Fri - Sat: 11:00 a.m. - 2:00 a.m.

20 total employees

**State the necessity or desirability of the proposed use to the neighborhood or community**

Adding operable walls to replace the fixed storefront, will add a more interactive interior / exterior environment to the restaurant, and expanding the patio will add additional patio space to be better utilized by groups using the Party Room, giving them a designated patio space.

**State how the proposed use relates to adjacent properties, existing land uses in the vicinity, and the Dublin Community Plan or other applicable standards**

There will be no changes affecting the adjacent properties, existing land uses, and the Dublin Community Plan.