

Yogi's Bar & Grill 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 is located at 3880 Hard Road, Dublin OH 43016 in the existing Sawmill Hard Center Development. They are excited to transform their patio experience by expanding their overall patio footprint by approx. 175 SF. They plan on converting (2) existing storefront sections to new operable folding walls systems, adding string lights, and patio heaters to create a more dynamic indoor / outdoor dining experience for their customers and the community. They would like to include direct access from their party room to the new expanded patio. This expansion would create more seating that could be utilized by groups. The new operable folding walls will maintain the integrity of the exterior of the building, matching the previous storefront opening size and finish and allow for more access to natural light and fresh air.

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

Based on the limited scope of work of this exterior patio refresh project, (expanding the patio and adding operable folding walls) we were advised we could proceed to the Final Development Plan process.

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, which will use a matching railing to 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. - 2:30 a.m.

20 total employees

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

(EKK): The proposed use is socialization and entertainment, as well as allowing for better access to natural light and fresh air. By adding operable walls we are creating a more interactive indoor/outdoor experience for the restaurant and the surrounding community and expanding the patio will offer additional seating choices for their patrons.

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.