

## 21-017MPR/WR – BALTIMORE CORNER RESTAURANT (VALENTINA'S)

### Summary

Exterior and site modifications to accommodate a restaurant tenant including storefront alterations, an enclosed patio addition, a covered patio space, and associated design details located within Bridge Park, Block B.

### Site Location

The site is located southeast of the intersection of Bridge Park Avenue and Riverside Drive.

### Zoning

BSD-SRN, Bridge Street District – Scioto River Neighborhood.

### Property Owner

Bridge Park B Block, LLC.

### Applicant/Representative

Randy Roberty, Design Collective  
Wayne Schick, Cameron Mitchell Restaurants

### Applicable Land Use Regulations

Zoning Code Section 153.066

### Case Manager

Nichole M. Martin, AICP, Senior Planner  
(614) 410-4635  
[nmartin@dublin.oh.us](mailto:nmartin@dublin.oh.us)

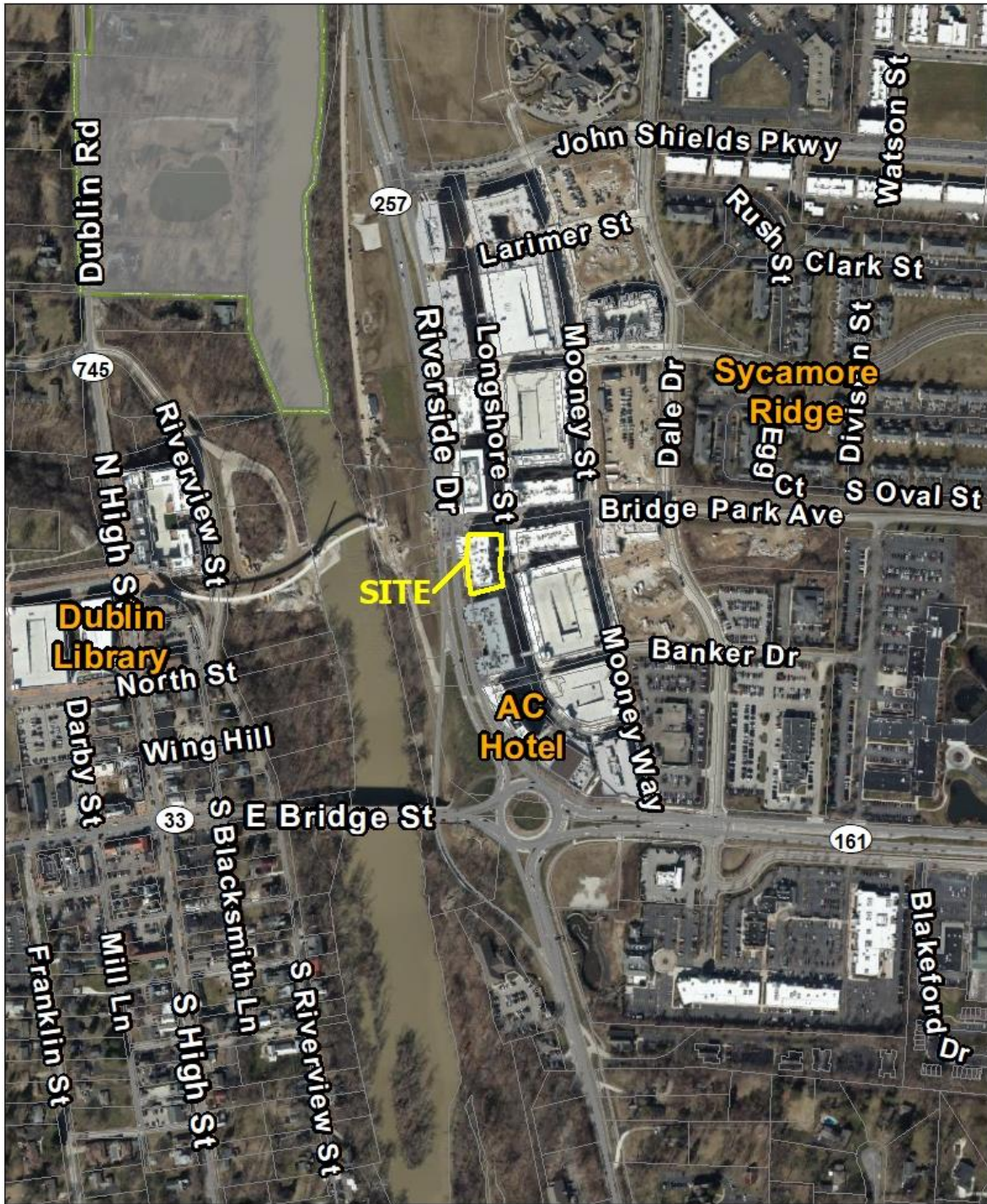
### Next Steps



Upon approval from the Planning and Zoning Commission (PZC), the applicant may submit for a Building Permit.

### Zoning Map



## 1. Context Map



 <p>City of Dublin</p>	<p>21-017MPR Minor Project Review Baltimore Center Restaurant 4595 Bridge Park Avenue</p>	<p>0 190 380 Feet</p> 
---	---	---

## 2. Overview

### Background

4595 Bridge Park Avenue is a vacant, approximately 6,200-square-foot tenant space located within Building B2 (Baltimore Building) of the Bridge Park development. The tenant space is located southeast of the intersection of Riverside Drive and Bridge Park Avenue adjacent to the Dublin Link pedestrian bridge and Riverside Crossing Park. The development is zoned Bridge Street District (BSD) – Scioto River Neighborhood District.

This is a request for the Planning and Zoning Commission's (PZC) consideration of a right-of-way (ROW) encroachment for a building addition and covered patio along Riverside Drive and of modifications to the Riverside Drive planters to maintain adequate sidewalk width. Should the Commission support the proposal, the applicant will pursue further development of the design to create a more cohesive architectural character and to enhance the public pocket plaza in alignment with the intent of the Bridge Street District.

### Updates

At the June 17, 2021 PZC meeting, the Commission provided informal feedback regarding a right-of-way (ROW) encroachment for an enclosed patio and a covered patio along Riverside Drive and feedback regarding modifications to the Riverside Drive planters to maintain adequate sidewalk width. At the time, the Commission supportive of right-of-way encroachments for enclosed and covered outdoor dining provided that the design details align with the BSD intent to invigorate the gateway corner.

Since April, the applicant has revised the proposal to:

- Retain the pocket plaza at Bridge Park Avenue and Riverside Drive with soft seating opportunities;
- Reduce the total square-feet of building and number of restaurant seats;
- Reinforce the gateway by exposing the base building's vertical pier including eliminating strong horizontal lines and prioritizing soft canopies;
- Add a tiered fountain within the right-of-way;
- Add a mixture of faux and living vegetation; and,
- Add café style furnishings including a gelato cart.

### Case History

#### *Administrative Review Team*

At the March 4, 2021 ART meeting, proposed tenant modifications were introduced and reviewed. In cases where complex issues are raised that warrant PZC review, the ART may forward cases to the Commission. At the time, the ART identified a number of items for the applicant's consideration detailed below:

- Projects in the BSD require a delicate balance between pedestrian circulation and streetscape activation.
- Riverside Drive frontage is an underutilized opportunity for Bridge Park tenants.
- Concern regarding constricted pedestrian circulation at the intersection of Bridge Park Avenue and Riverside Drive, acknowledging that in the future this may be one of the busiest pedestrian intersections in Dublin.

- The Gateway element, required by the Neighborhood Standards, at the intersection of Bridge Park Avenue and Riverside Drive should be maintained.
- Public art and open space, meeting the original intent, should be provided.
- Opportunity to provide more integration between the second story balcony, proposed canopy, and sign design at the intersection of Bridge Park Avenue and Riverside Drive.
- Encouraged a more organic arc to the proposed planter modifications.

At the March 11, 2021 ART meeting, the team determined that the proposal raises complex issues given the potential community-wide effects, including:

- 1) Elimination of a publically accessible pocket plaza intended to serve as a gateway element with public art meeting the Open Space and Neighborhood Standards requirements of the Code;
- 2) Encroachments into the right-of-way within a designated Shopping Corridor typically requiring a minimum 12 feet of clear pedestrian circulation area as established by the Neighborhood Standards; and
- 3) Modifications to public infrastructure (planters) within the Riverside Drive right-of-way to accommodate adequate clear pedestrian circulation area.

#### *Planning and Zoning Commission*

At the April 1, 2021 PZC meeting, the Commission provided informal feedback regarding a right-of-way (ROW) encroachment for an enclosed patio and a covered patio along Riverside Drive and feedback regarding modifications to the Riverside Drive planters to maintain adequate sidewalk width. At the time, the Commission identified:

- An opportunity to activate the streetscape with the tenant space design;
- The importance of the vertical expression of the building at the gateway;
- Support for the traditional storefront character specifically the conceptual design details depicted in the inspiration images;
- Reservations regarding occupation of the pocket plaza and right-of-way for indoor dining although generally supported the covered outdoor dining;
- The pocket plaza, including gateway and public art, serves a greater public purpose that should be preserved and enhanced; and,
- Differing views on alterations to the Riverside Drive streetscape and Shopping Corridor width.

#### **Process**

New development and modifications to existing development within Bridge Park are regulated by the Zoning Code and by a Development Agreement. The Zoning regulations for Bridge Park, specifically the Bridge Street District – Scioto River Neighborhood District (BSD-SRN), were adopted in 2014. Shortly followed by a Development Agreement (DA), entered into by the City and the Developer, executed by City Council in 2015.

The DA provides special allowances for the Bridge Park development including that the “Developer shall be permitted, subject to City approval, to encroach up to six (6) feet into the ROW and open spaces along 50% of any building frontage for dining patios”. Requests to encroach the right-of-way that fall under “dining patios” are typically handled administratively by the Administrative Review Team (ART).

The City has determined that enclosed patios fall outside the purview of the ART. Therefore, the Minor Project, due to the complex issues raised, was forwarded to PZC for a determination. In all cases, right-of-way encroachments are limited to a maximum of six feet unless otherwise considered and approved by City Council. The applicant elected to engage the Commission at the formative stage of this project with two Informal Reviews prior to this request for approval of the Minor Project.

In this case, the review process is as follows:

- 1) ART: Minor Project specifically whether the case raises complex issues forwarding the application to the PZC.
- 2) PZC: Informal Reviews (2) to provide input on the proposal.
- 3) PZC: Minor Project review and determination for tenant site and building modifications.

## **Zoning Code**

The Bridge Park development is located within the Bridge Street District (BSD) and zoned BSD-SRN – Scioto River Neighborhood District. The applicable development standards for building modifications, site modifications, parking and signs are those in the Bridge Street District (BSD) Zoning Code (Sections §153.057 through §153.066). Zoning districts identified in Neighborhood Districts are also subject to specific Neighborhood Standards in addition to all other provisions of the Code.

### *Neighborhood District*

The BSD Code establishes Neighborhood Districts where special attention to location and character of buildings, streets, and open spaces is important to establish a coordinated mix of uses that fulfills the objectives identified in the BSD Special Area Plan within the Community Plan. Each neighborhood anticipates the conceptual layout of critical elements including street connections, open spaces, and gateways.

The intent of the Scioto River Neighborhood District as outline in the BSD Code §153.063(F) is to establish a “well planned and designed neighborhood with a balanced mix of land uses... [with] a comfortable, walkable street network intended to convey a strong sense of connection between each of these diverse but complementary land uses”.

### Shopping Corridor

A Shopping Corridor identified in the Code as a Placemaking Element that is intended to “accommodate a mix of outdoor activities such as patios, seating area, pocket plazas, and spacious walkways”. Shopping Corridors are required to provide minimum of 12 feet of clear sidewalk area for pedestrian circulation. A minimum of 600 feet of Shopping Corridor was required to be dedicated with the development of Bridge Park. The dedicated Shopping Corridor area was established with Block B along the Riverside Drive and Bridge Park Avenue frontages.

### Gateways

Potential Gateway locations are identified within the Neighborhood Standards as a Placemaking Element. A Gateway is intended to “provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features, and/or public open spaces”. An open space area (pocket plaza) was

designated with original approval of Block B at the intersection of Riverside Drive and Bridge Park Avenue. A condition of approval agreed to at the time was that:

*"That the applicant continue to work with the City and the Dublin Arts Council as they develop the final elements for the building B2 and Bridge Park Avenue pocket plaza located at the terminal vista of the pedestrian bridge." (Case 15-052 DP-BSD/SP-BSD/CU, August 20, 2015).*

The special attention paid to this Gateway location is due to it also being in a Terminal Vista location as pedestrians exit the Dublin Link Pedestrian Bridge and Riverside Crossing Park. As originally approved the termination was into an 'open space', which is the preferred solution in the Code. In instances where a termination is not into an open space, the Code provides guidance that it should terminate with "a tower, a bay window, courtyard with sculpture, pronounced increase in building height or other...vertical element".

#### *Open Space*

The BSD Code requires designation of publically accessible open space with development. Open space is required to be provided at a rate of 200 square feet per residential dwelling unit and 50 square feet of commercial space. With the original development of Block B a total of 1.08-acres of open space was required to be provided. At the time, 0.33-acre of open space was provided on-site and 0.75-acre of open space was provided off-site in Riverside Crossing Park. A 514-square-foot Pocket Plaza was designated at the intersection of Riverside Drive and Bridge Park Avenue.

#### *Street Network Map*

As part of the BSD Code, the Street Network Map establishes the framework, for vehicular and pedestrian connectivity, to efficiently distribute traffic across the network. The Street Network Map establishes existing and planned streets within the BSD. The Street Network Map defines a hierarchy of street classifications including Corridor Connectors, District Connectors, Neighborhood Streets, and Alley/Service Streets.

Corridor and District Connectors, in some cases, may be designated Principal Frontage Street (PFS). As outlined in the BSD Code Section 153.061(D), "Principal Frontage Streets are designated to ensure certain street types are lined with continuous pedestrian-oriented block faces".

For this site, the Street Network Map designates Riverside Drive as Corridor Connector – Principal Frontage Street; and Bridge Park Avenue as a District Connector – Principal Frontage Street. Riverside Drive is a high-capacity thoroughfare providing regional connectivity, and Bridge Park Avenue is a medium-capacity thoroughfare providing district connectivity.

### **Site Characteristics**

#### *Existing Conditions*

4595 Bridge Park Avenue is a vacant, approximately 6,200-square-foot tenant space located within Building B2 (Baltimore Building) of the Bridge Park development. The tenant space is located southeast of the intersection of Riverside Drive and Bridge Park Avenue adjacent to the Dublin Link pedestrian bridge and Riverside Crossing Park.

*Surrounding Zoning and Land Use*

North: BSD-SRN, Bridge Street District – Scioto River Neighborhood (Commercial)  
East: BSD-SRN, Bridge Street District – Scioto River Neighborhood (Commercial)  
South: BSD-SRN, Bridge Street District – Scioto River Neighborhood (Commercial)  
West: BSD-P, Bridge Street District – Public (Riverside Crossing Park)

*Road, Pedestrian, Bike, and Open Space Network*

*Riverside Drive and Bridge Park Avenue*

The Riverside Drive realignment project was a multi-year public improvement project, which included the construction of a realigned Riverside Drive, including the roundabout at Riverside Drive and State Route 161. The project also constructed portions of on-street parking and sidewalk along Riverside Drive, including the provisions for any necessary public utilities and duct bank for private utility routing. Modifications to two of the planter areas along Riverside Drive are proposed with this application. Bridge Park Avenue is a public street that was constructed from Riverside Drive to Dale Drive with the development of Block C of the Bridge Park development.

*Riverside Crossing Park and Dublin Link Pedestrian Bridge*

Riverside Crossing Parking is a 35+ acre public park spanning the east and west sides of the Scioto River. The park represents a sizable public investment. The east side incorporates plaza gathering spaces, great lawn, waterfalls, river overlooks, respite areas, cycle track connections, multi-use paths, park pavilion restrooms with a large overhang that provides shaded space and a fireplace. The west side of the park that will be developed over the years to come will remain more natural. Most of the open area is intended to be reforested providing a natural river buffer. There will also be trails installed to provide access to the Scioto River. It is expected that Riverside Crossing Park will be highly utilized by both the residents and visitors to the Bridge Park Development but, also local and regional greenway and blueway users.

The Dublin Link Pedestrian Bridge connects the east and west sides of Riverside Crossing Park with the east bridge landing terminating at the intersection of Riverside Drive and Bridge Park Avenue. The bridge also connects the western and eastern portions of the cycle track and proposed riding loops that connect to multi-modal hubs, which further links other Central Ohio communities to the Bridge Park development. With completion of Riverside Crossing Park it is anticipated that the intersection of Riverside Drive and Bridge Park Avenue will be one of the busiest pedestrian crossings in the City.

*Utilities*

Water service is provided to the site via existing water services. Existing storm sewer is in place to accommodate drainage that is compliance with City of Dublin Stormwater Management requirements. Sanitary sewer is provided via an eight-inch line along the south property line. Sanitary service to this building is provided via constructed sanitary laterals.

**Proposal**

The proposal includes façade/storefront alterations, an enclosed patio, a covered patio, and outdoor gathering space with three-tier fountain. The tenant modifications are intended to establish a brand identity and to activate the streetscape consistent with the goals and objectives of the BSD.

## **Site Modifications**

The primary tenant entrance is proposed to be located along Bridge Park Avenue. The tenant improvements along Bridge Park Avenue do not encroach the right-of-way. Along Riverside Drive, the enclosed patio, covered patio, and three-tier fountain are located within the right-of-way. The proposal retains the pocket plaza at the intersection of Riverside Drive and Bridge Park Avenue although does not incorporate public art as required with the 2015 approval. The applicant should work the Staff and the Dublin Arts Council to fulfill the original condition of approval.

Along Riverside Drive, the encroachment into the right-of-way is a consistent 6 feet. In order to provide additional pedestrian circulation area, the applicant is requesting to alter the Riverside Drive streetscape by reducing the width of two existing planters. The first planter south of the intersection of Riverside Drive and Bridge Park Avenue is proposed to be reduced by a consistent width of 2 feet-4 inches. The second planter south of the intersection of Riverside Drive and Bridge Park Avenue is proposed to be reduced by a variable 2 feet-4 inches at the north to 0-inches at the south. Full civil engineering drawings are required with the building permit.

As a practice, the City Engineer requires no less than 8 feet of clear pedestrian circulation area throughout the BSD. The Zoning Code requires a greater minimum circulation within a Shopping Corridor of 12 feet of clear pedestrian circulation area. The streetscape modifications are able to accommodate a variable 8-feet-2-inches to 8-feet-7-inches. Staff is recommending approval of the Waiver request for the enclosed patio and covered patio, and is recommending disapproval of the request for the tiered fountain/seat wall. The footprint of the fountain/seat wall is approximately 50 square feet in size. As determined by Planning, Engineering, Parks and Recreation and Police, the tiered fountain constricts necessary clear pedestrian circulation area at the intersection of Riverside Drive and Bridge Park Avenue due to the volume of pedestrian traffic at the terminus of the Dublin Link Pedestrian Bridge.

## **Building Modifications**

The storefront character blends traditional details and modern aesthetics with a mix of high-quality materials, textures, furniture, finishes, and lighting.

### *North Elevation*

The main entrance along Bridge Park Avenue is highlighted by a structured black canopy with polycarbonate roof supported by six columns. Planter boxes with gold accents and metal trellises are located on either side of the entrance. Both a frame and revolving entry doors are proposed. The design includes an awning valence, marquee light bulbs, post-mount coach lamps, and lush vegetation.

The pocket plaza, publically accessible open space area, located at the intersection of Riverside Drive and Bridge Park Avenue is proposed to be retained. The area incorporates a variety of seating options and placemaking elements. The façade incorporates operable sliding windows to increase the permeability of the tenant space, and a partial striped awning in continental stripe (sand/olive/ivory) by Weblon Coastline Plus softens the glazed area. The proposed window and door modifications increase the transparency of the north elevation of the tenant space by five percent.



Immediately west of the main entrance an Italian gelato cart is proposed. A decorative iron-railing further defines the space and three metal columns are proposed to support festoon lighting. The plaza seating includes three, two-person tables and lounge couch with two club chairs are specified. Specifications for the two additional lounge chairs and all non-dining tables within the lounge area should be provided, subject to Staff approval. The proposal includes hanging planters suspended from the underside of the second-story patio. The applicant should eliminate the hanging planters and work with the Dublin Arts Council to identify and install a hanging public art installation.

The pocket plaza is located at the terminal vista of the Dublin Link Pedestrian Bridge as well as at a Gateway location required as part of the Scioto River Neighborhood Standards. The existing building pier is fully exposed to reveal the vertical element contemplated in the Neighborhood Standards and approved by the Planning Commission as part of Building B2. The proposed fountain obscures the vertical element and is visually incongruent with the modern design of the building pier and surrounding public improvements. Staff is conditioning that the tiered fountain and seat wall be eliminated from the design.

#### *West Elevation*

Along Riverside Drive, the exterior modifications include both enclosed and covered patio spaces. The proposed window and door modifications increase the transparency of the west elevation of the tenant space by seven percent.

The enclosed patio is detailed similarly to the building façade along the pocket plaza. Specifically, the façade incorporates operable sliding windows to increase the permeability of the tenant space, and a partial striped awning in continental stripe (sand/olive/ivory) by Weblon Coastline Plus softens the glazed area. Three planters are proposed along the length of the enclosed patio. Plantings are intended to rotate seasonally.

The covered patio is defined by a decorative iron railing with hanging planters and covered by two striped awnings. Narrower black awnings are proposed to bridge the gap between the three sections of striped awnings. The façade of the building adjacent to the covered patio will be replaced with operable nanawalls.

Artificial vegetation is proposed along the extent of the north and west facades above the awnings. The plan indicates that a faux ivy or boxwood is proposed due to the year round color. Staff recommends eliminating the artificial greenery due to concerns that it may create a habitat for birds along the façade resulting in accelerated ageing of the artificial plant material and awnings.

#### *East Elevation*

Minor modifications are proposed along the east façade to accommodate louvers and a 42-inch service door. The applicant is also proposing window film. Transparency is calculated by building elevation and not by tenant space. Glazing that is covered with window film to screen operational area can be approved administratively provided that the modification does not result in a deficiency. No calculations are provided for the east elevation. The applicant should indicate the window film color and provide calculations to confirm compliance with the building permit submittal.

## Details

### *Furniture/Landscape/Lighting*

A variety of site furnishing and light fixtures are proposed as part of the design. Generally, tables are proposed to have a metal base (Bruni, black) with solid surface top (Cambria, Kelvingrove) and chairs are aluminum with a bamboo-look frame and brown woven seat. Soft seating includes a couch and chairs with a brown woven frame and ivory cushions (Gar Products, Avon, Safari Brown).

The proposal includes a variety of free standing and hanging planters. An ipe bench with black metal frame is proposed along Bridge Park Avenue (Hauser, Skyline backless). The applicant should submit a full landscape plan detailing the use of faux and live vegetation, subject to Staff review and approval, prior to permitting.

A total of five light fixtures are proposed in various locations including: exposed marque lights, festoon lights, carriage lanterns, coach lights, and suspended globes. The enclosed patio is accented with the carriage lanterns (Kichler, Courtyard Collection, Rubbed Bronze), and the covered patio is accented with coach lights (Troy, Owings Mill, Natural Bronze) and suspended globes (Kichler, Halleron, Londonberry). The applicant should provide a photometric plan demonstrating compliance with the Code, prior to permitting, subject to Staff approval.

### *Signs*

Conceptual sign designs are depicted with the proposed building modifications. Signs are not under consideration and are not reviewed for compliance as part of the Minor Project application. All signs are required to meet the approved Master Sign Plan for Bridge Park. The applicant should submit for sign permits, with a landlord approval letter, for review of the proposed signs relative to the adopted regulations.

## 3. Criteria Analysis

### Waiver Reviews

#### 1) 153.063(E)(5)(c) — Neighborhood Standards, Pedestrian-Oriented Streetscape

Requirement: A minimum of 12 feet of clear sidewalk width shall be provided along designated shopping corridors through the combination of public right-of-way and required building zone area with public access easements. Outdoor dining and seating areas shall not be permitted within this clear area.

Request: To reduce the clear sidewalk width along Riverside Drive to 8 feet-2inches permitting outdoor seating and dining within a required Shopping Corridor.

Criteria: Approval. The intent of the BSD Scioto River Neighborhood District is to activate streetscapes through high-quality design and intentional placemaking. Outdoor seating and dining play a crucial role in achieving the intent of the Code particularly in designated Shopping Corridors. The Waiver is appropriate along the Riverside Drive frontage for outdoor dining although Planning, Engineering, Parks and Recreation and Police are recommended disapproval of fountain/seating wall within the right-of-way as it constricts safe pedestrian circulation at the intersection of Riverside Drive and Bridge Park Avenue.

## Minor Project Review

1) The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.

Criteria Met with Conditions. The proposal is generally consistent with the Community Plan, and all BSD adopted plans, policies, and regulations. The BSD Scioto River Neighborhood District seeks to activate the pedestrian realm through high-quality design while prioritizing safe pedestrian and bicycle circulation. At the recommendation of Planning, Engineering, Parks and Recreation and Police, the tiered fountain constricts necessary clear pedestrian circulation area at the intersection of Riverside Drive and Bridge Park Avenue due to the volume of pedestrian traffic at the terminus of the Dublin Link Pedestrian Bridge. The tiered fountain/seat wall should be eliminated from the proposal.

2) The Minor Project is consistent with the approved Final Development Plan.

Criteria Met with Conditions. The MPR is largely consistent with the approved FDP with the exception that a condition of approval of the approved FDP was to work with the Dublin Arts Council to identify and install public art within the pocket plaza. The applicant should fulfill the intent of the original condition. Additionally, the proposed fountain should be eliminated as it obscures the verticality of the building pier approved with the FDP and is visually incongruent with the modern design of the base building and surrounding public improvements. The applicant should provide civil engineering drawings to ensure modifications are consistent with the FDP.

3) The Minor Project is consistent with the record established by the Planning and Zoning Commission

Criteria Met with Conditions. The proposal is consistent with the record established by the PZC as it activates the public and private realm in a high-quality manner. Staff recommends eliminating the artificial greenery due to concerns that it may create a habitat for birds along the façade resulting in accelerated ageing of the artificial plant material and awnings. The applicant should provide a full landscape plan detailing the use of artificial and live vegetation, prior to permitting, subject to Staff approval. The applicant should also provide a photometric plan to ensure lighting is sensitive to the surrounding area consistent with all numeric requirements of the Code. Outstanding furniture specifications should also be provided.

4) The Minor Project meets all applicable use standards.

Criteria Met. Eating/Drinking is a permitted use within the BSD-SRN. There are associated use specific standards, which are met with the proposal.

5) The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.

Criteria Met with Waiver and Conditions. The proposal meets the requirements of the BSD Code with approval of a Waiver Review to allow for a decreased clear area of pedestrian circulation within the a Shopping Corridor. The applicant should submit transparency details for the east elevation to confirm Code compliance.

## 4. Recommendations

### Waiver Review

- 1) 153.063(E)(5)(c) — Neighborhood Standards, Pedestrian-Oriented Streetscape: To reduce the clear sidewalk width along Riverside Drive to a minimum of 8 feet-2inches permitting outdoor seating and dining within a required Shopping Corridor.

### Minor Project Review

Staff recommends **approval** of the application with the following conditions:

- 1) The applicant eliminate the hanging planters and work with the Dublin Arts Council to identify and install a hanging public art installation.
- 2) The design be modified to eliminate the tiered fountain and seat wall located within the City of Dublin right-of-way.
- 3) The applicant eliminate all artificial plant material located along the top of the awnings.
- 4) For all alterations and additions located within the right-of-way, full civil engineering drawings be submitted as part of the building permit.
- 5) The applicant provide a full landscape plan detailing the use of artificial and live vegetation, prior to permitting, subject to Staff approval.
- 6) The applicant provide a photometric plan demonstrating compliance with the Code, prior to permitting, subject to Staff approval.
- 7) Specifications for furniture selections within the pocket plaza area that are not already specified be provided, subject to Staff approval.
- 8) The applicant provide the window film color and calculations, at permitting, to confirm transparency requirements are met along the east façade.
- 9) The applicant submit for sign permits, with a landlord approval letter, for review of the proposed signs relative to the adopted regulations.