

- a) The consistency of the proposed amendment with the purposes of this chapter.
The proposed amendment would allow limited upper-story signage in the C-2 district, consistent with other zoning districts.
- b) The existing uses and zoning classifications of properties in the vicinity of the subject property.
The C-2 district exists around the C-1 core downtown district. The buildings within the district are varied in type, size and construction type.
- c) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.
Not applicable.
- d) The extent to which the value of the subject property is diminished by its present zoning classification.
Not applicable. Amendments would apply to all properties in the C-2 zoning district.
- e) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.
Not applicable.
- f) The extent, if any, to which the use and enjoyment of adjacent properties would be adversely affected by the proposed amendment.
Not applicable. Signage is already permitted in the C-2 zoning district.
- g) The extent, if any, to which the value of adjacent properties would be adversely affected by the proposed amendment.
Not applicable. Signage is already permitted in the C-2 zoning district.
- h) The extent, if any, to which the future orderly development of adjacent properties would be adversely affected by the proposed amendment.
Not applicable. All signs would be required to be installed on property controlled by the party requesting sign permits.
- i) The suitability of the subject property for uses permitted or specially permitted under its zoning classification.
Not applicable.
- j) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
Not applicable. Proposed text amendment will not affect ingress and egress.
- k) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or specially permitted under its present and proposed zoning classification.
Not applicable.
- l) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
Not applicable.
- m) The community need for the proposed amendment and for the uses and development it would allow.
The amendment would permit limited additional signage for advertising of upper-story locations of offices or other business and would allow the public to better identify such locations.