

Sec. 21-21-10. Street Standards for All Types.

- (n) Curbs, gutters, parkstrips, and sidewalks shall be required on all existing and proposed public and private street frontage of any lot within a subdivision or legal buildable parcel in conformance with the Standard Specifications. The Planning Commission may grant a special exception to waive any of these improvements, after considering a recommendation from the Director and City Engineer. They shall consider and evaluate the following criteria:
- (1) The number of homes within the subdivision;
 - (2) The length of a cul-de-sac;
 - (3) The precedence of adjoining improvements;
 - (4) The configuration of lots;
 - (5) Where the only other alternative is a private road design;
 - (6) Flood control and storm drainage;
 - (7) Pedestrian safety and walkable element demands;
 - (8) The proposal equitably balances the needs of the public and presents the most efficient use of land;
 - (9) The potential negative impacts created by the waiver(s); and
 - (10) The cumulative effect of all the waivers and any other exceptions requested for the development.