
Sec. 86-230. General.

- (d) ~~Variances~~ Modifications. Whenever the tract to be subdivided is of such unusual size or shape, or is surrounded by such development or unusual conditions, that the strict application of the requirements contained in this chapter would result in unusual difficulties or substantial hardship or injustice, city council, after report by the planning commission, may ~~vary or~~ modify such requirements so that the subdivider may develop his property in a reasonable manner, but so that, at the same time, the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this chapter preserved.