

CITY OF TUPELO

DEPARTMENT OF DEVELOPMENT SERVICES

STAFF ANALYSIS | October 2026

TA26-03 | Ch. 6 CURB & GUTTER REQUIREMENTS

Application Type	Development Code Text Amendment
Code Section	Chapter 6 – Proposed Section 6.7.4.7
Meeting Date	November 3, 2026
Subject	Commercial Site Development – Curb and Gutter Along Adjoining Public Streets

PROPOSED TEXT AMENDMENT

Chapter 6: ADD Section 6.7.4.7:

“Commercial site developments shall provide curb and gutter improvements to all public streets adjoining the site, if not in place.”

STAFF ANALYSIS

The proposed amendment establishes a consistent requirement for commercial developments to install curb and gutter along adjoining public streets where those improvements are absent. This will help provide more complete drainage systems and clarify frontage improvement responsibilities during commercial site plan review.

The amendment responds to a gap in the existing standards identified during review of the Coley Road shopping center, where the developer agreed to construct curb and gutter along the property frontage. The proposed language would make that improvement a stated requirement for future commercial site developments.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of TA26-03, adding Section 6.7.4.7 to Chapter 6 of the Development Code as proposed.