

**City Planning Commission
Meeting – November 11, 2014**

CONSIDERATION – SUBDIVISION DOCKET 124/14

Applicant: Algiers Development District and the State of Louisiana for the use and benefit of the Louisiana Community and Technical College System, Delgado Community College, Algiers Campus

Prepared By: Stephen Kroll

Date: November 4, 2014

Deadline: December 4, 2014 (deadline extended with applicant's consent)

GENERAL INFORMATION

Proposal: Re-subdivision of portions of the former Algiers Naval Air Station and Lots F and G of Prosper Marigny plantation into Square 1, Lots 1 and 2; Square 2, Lot 1; Square 3, Lots 1 and 2; Square 4, Lot 1; Square 5, Lot 1; Square 6, Lot 1; Square 7, Lot 1; Square 8, Lot 1; Square 9, Lot 1; Square 10, Lot 1; Square 11, Lot 1; Square 12, Lots 1 and 2; Square 13, Lots 1, 2, and 3; Square 14, Lot 1; Square 15, Lots 1 and 2; Square 16, Lot 1; Square 17, Lot 1; and the dedication of Hebert Street, Heerman Street, Hunley Lane, O'Bannon Street, Savage Street, Shirley Drive, Carmick Street, Constellation Street, Constitution Street, Coral Sea Street, Guadal Canal Street, Opelousas Street, Sanctuary Drive, and Patterson Street as public rights-of-way.

Location: Federal City, in the Fifth Municipal District, generally bounded by the Mississippi River, Hendee Street, Opelousas Avenue, Behrman Avenue, General Meyer Avenue, and Merrill Street. There are multiple municipal addresses. (PD 12)

Zoning: RD-2 Two-Family Residential District/LI Light Industrial District

Land Use: The site historically served as a Naval Support Activity (NSA) site of the United States Navy. As a former naval site, the site is formed by several large parcels that have historically been developed with large military facilities, including administrative buildings, dormitories, and recreation facilities. The site is traversed by a network of undedicated private streets that were historically restricted to authorized personnel and closed to the public at large.

The site was transferred from the Department of the Navy to the Algiers Development District, which became effective in May, 2013. Currently, the site remains a series of large parcels. The streets extending through the site remain undedicated private streets, although they are now available

for use by the public at large and an easement has been granted to the City to allow it to maintain the streets.

The Algiers Development District now proposes to re-subdivide the site into squares and street rights-of-way, as shown on the attached re-subdivision survey. The proposed street rights-of-way are to be dedicated to the City. The Algiers Development District intends for the site to be eventually redeveloped with a mix of commercial, residential, and institutional buildings. When fully developed, it is intended to include over 100,000 square feet of office space, 375,000 square feet of institutional space, 150 hotel rooms, and 1,400 residential units, according to the Algiers Development District's website for Federal City (nolafederalcity.com)

Required: As the re-subdivision proposal calls for the creation of more than five lots and a public street, it is classified as a major subdivision pursuant to **Article 3, Section 3.1.2** of the Subdivision Regulations. It is to be reviewed as a Policy D subdivision in accordance with **Article 3, 3.2.4** of the Subdivision Regulations, which requires it to be considered by the City Planning Commission following a public hearing. This report reviews the proposal's compliance with the applicable requirements contained within the Subdivision Regulations, the Comprehensive Zoning Ordinance, as well as the comments of other departments and agencies.

LOT SIZE

Existing Parcel:

The existing parcel is an approximately 122 acre property of irregular shape that extends from the approximate low water line of the Mississippi River's to General Meyer Avenue largely between Behrman Avenue on one side and Merrill Street on the other.

Proposed Lots:

The re-subdivision proposes the creation of 23 lots distributed across 17 squares. The widths, depths, and areas of the proposed lots are presented in the table below. For rectangular or approximately rectangular lots, the widths and depths shown are the average widths and depths for the lot. For lots which are irregular in shape and have widths and depths that vary greatly, widths and depths cannot be shown below. The exact dimensions of all lots and streets to be dedicated are shown on the re-subdivision survey.

Square	Lot	Width	Depth	Area
1	1	Varies	Varies	11,914 sq. ft. (0.27 ac.)
1	2	Varies	Varies	130,310 sq. ft. (2.99 ac.)
2	1	Varies	Varies	69,005 sq. ft. (1.58 ac.)
3	1	Varies	Varies	579,024 sq. ft. (13.29 ac.)
3	2	Varies	Varies	367,855 sq. ft. (8.44 ac.)
4	1	73.98'	293.84'	21,738 sq. ft. (0.50 ac.)
5	1	267.46'	312.84'	83,674 sq. ft. (1.92 ac.)
6	1	282.56'	321.05'	90,714 sq. ft. (2.08 ac.)
7	1	Varies	Varies	182,856 sq. ft. (4.20 ac.)
8	1	Varies	Varies	135,338 sq. ft. (3.11 ac.)
9	1	283.88'	302.03'	85,743 sq. ft. (1.97 ac.)
10	1	267.46'	302.03'	80,781 sq. ft. (1.85 ac.)
11	1	302.03'	581.94'	175,768 sq. ft. (4.04 ac.)
12	1	Varies	Varies	363,457 sq. ft. (8.34 ac.)
12	2	129.84'	260.81'	33,861 sq. ft. (0.73 ac.)
13	1	Varies	406.62'	83,002 sq. ft. (1.91 ac.)
13	2	Varies	Varies	215,794 sq. ft. (4.95 ac.)
13	3	8.01'	180.94'	1,450 sq. ft. (0.03 ac.)
14	1	603.36'	Varies	361,003 sq. ft. (8.29 sq. ft.)
15	1	Varies	Varies	197,741 sq. ft. (4.54 ac.)
15	2	Varies	Varies	Approx. 16.3 ac.
16	1	Varies	Varies	185,511 sq. ft. (4.26 ac.)
17	1	Varies	Varies	127,371 sq. ft. (2.92 sq. ft.)

ANALYSIS

Development in the Vicinity:

Zoning

Federal City is split between two zoning districts. The portion nearest the Mississippi River is included within an LI Light Industrial District that is bounded by the river, by Merrill Street (to the west), by Opelousas Avenue and a prolongation of Opelousas Avenue (to the south), and by a prolongation of Behrman Avenue to the west. The remainder of Federal City (including the subject site) is located within an expansive RD-2 Two-Family Residential District that also includes the residential neighborhoods just south and west of Federal City. Just east of the Federal City are a separate RD-2 District and an RD-3 Two-Family Residential District that include the residential area neighboring it to that side. The surrounding area also includes occasional commercial districts, including a B-1 Neighborhood Business District extending along Newton Street and General Meyer Avenue along the southern edge of Federal City and a separate B-1 District along General Meyer Avenue just east of Federal City.

Land use

Although the fact that a large portion of Federal City is within an RD-2 District that also includes much of the surrounding area would imply that its land use is similar to that of the surrounding area, Federal City has a land use pattern that is distinct from its surroundings. While the surrounding area is divided into rectangular squares composed of rectangular lots which were developed over the course of the 20th century for single- and two-family residential use, Federal City is formed by several large parcels that have historically been developed with large military facilities, including administrative buildings, dormitories, and recreation facilities. This differing land use, combined with the fact that the surrounding street network historically did not extend into Federal City, have caused it to be separate and apart from the surrounding neighborhood.

Subdivision and dedication of streets

The transfer of Federal City from the Department of the Navy to the Algiers Development District became effective in May, 2013. Currently, the site remains a series of large parcels. The streets extending through the site are not dedicated City streets, although an easement has been granted to the City to allow it to maintain the streets. The re-subdivision proposal considers not only the creation of new lots and squares, but also the dedication of those streets to the City.

Compliance with the Comprehensive Zoning Ordinance and the Subdivision Regulations:

Lot size requirements

The site is divided between two zoning districts, the LI District and the RD-2 District. In accordance with **Article 4, Section 4.5.7** and **Table 4.E** of the Comprehensive Zoning Ordinance, the RD-2 District requires a minimum lot width of 40 feet, a minimum lot depth of 90 feet, and a minimum lot area of 4,400 square feet for residential uses. For non-residential uses, it requires a minimum lot width of 100 feet, a minimum lot depth of 100 feet, and a minimum lot area of 20,000 square feet.

In the LI District, lots to be used for commercial or industrial purposes are required to measure at least 50 feet in width, 100 feet in depth, and 5,000 square feet in area, in accordance with **Article 5, Section 5.5.1** of the Subdivision Regulations. In accordance with Article 7, Section 7.3.7 of the Comprehensive Zoning Ordinance, lots used for residential purposes (where permitted) are required to measure at least 30 feet in width, 90 feet in depth, and 3,125 square feet in area.

Except for Square 13, Lot 3, which is a narrow strip of land that is to be landscaped but not developed, all of the proposed lots exceed the minimum requirements for at least residential use, most lots exceeding them by very large margins.

Square 13, Lot 3 is the only proposed substandard lot. Lot 3 is located in the RD-2 District and is to measure 8.01 feet in width, 180.94 in depth, and 1,450 square feet and area. Its width would be substandard of the RD-2 District's 40 foot minimum width requirement for residential uses and its area would be substandard of the 4,400 square feet area requirement.

It should be noted that Lot 3 is not actually intended for development. Rather it is to function as a landscaped strip of land extending along Hebert Street adjacent to a row of military residences that are not included in the re-subdivision application. Although Lot 3 is not intended for residential use, the RD-2 District's lot size standards for residential uses still apply as the Comprehensive Zoning Ordinance and Subdivision Regulations do not contain special minimum lot size standards for lots such as this which are not intended for use or development. Since Lot 3 is substandard of those lot width and area standards, the Board of Zoning Adjustments would have to grant variances of the standards to permit the creation of this lot.

The staff does not believe that there are special circumstances that justify variances of the RD-2 District's lot width and area requirements to allow the creation of Lot 3. The creation of the lot is motivated only by the applicant's desire to create a landscape strip and not by any true hardship. As such, the staff believes that the applicant should eliminate Lot 3 by incorporating it into the adjacent Site A, which is not a part of the subdivision application. Alternatively, the applicant could incorporate that area into the Hebert Street right-of-way.

- The applicant shall modify the subdivision proposal to eliminate Square 13, Lot 3.

In addition to these lot size requirements, **Section 5.5** of the Subdivision Regulations also contains requirements for the shapes of proposed lots. The proposal is generally compliant with the requirements of that section. The only conflict with that section involves the discouragement of double frontage lots in **Section 5.5.5**. That section discourages the creation of double frontage lots except where essential due to location relative to major streets, specific aspects of topography, or non-compatible land uses, or where a similar development pattern already exists and a second frontage will provide for off-street parking and fire access.

This discouragement of double frontage lots is not appropriate for the site, which is distinct in history and use from the suburban residential area that surrounds it. The discouragement of double frontage lots is clearly oriented toward residential lots, not lots such the proposed lots which are to ultimately to be developed with a mix of uses and for which double frontages may be sensible. Additionally, it does not account for large lots that are to cover the entireties of their squares, as most of the proposed lots will. Given these characteristics, the staff finds the proposed double frontage lots to be acceptable. It should be noted that as the site is developed, these double frontage lots may eventually be further re-subdivided into smaller lots which are not double frontage lots.

- The applicant shall be granted a waiver of **Article 5, Section 5.5.5** of the Subdivision Regulations, which generally discourages the creation of double frontage lots, to allow the double frontage lots proposed on the re-subdivision survey.

Design standards and principles of acceptability

The subdivision is consistent with most of the design standards and principles of acceptability enumerated in **Article 5** of the Subdivision Regulations, which relate to the size and arrangements of lots, blocks, the characteristics of streets and sidewalks, and other miscellaneous requirements. Many of requirements governing street characteristics are oriented toward entirely new streets and ensuring that they are of sufficient width and adequately connect with the existing street system. Since this subdivision involves the dedication of existing private streets which are improved and long-established, many of these requirements are not applicable to this proposal.

While portions of **Article 5** governing the exact locations of streets are not applicable here, it does contain in **Section 5.3** regulations regarding the acceptable widths and characteristics of streets and sidewalks. For example, **Section 5.3.2** requires street rights-of-way to be at least 50 feet in width and **Section 5.3.4** requires sidewalks to be at least 4 feet in width. Given this unusual proposal involving streets and sidewalks within this site are existing and this application considers their dedication to the City, these standards may not be appropriate. The Department of Public Works should make the determination as to whether the existing rights-of-way meet the appropriate City standards and whether they are acceptable to the City.

- The applicant shall comply with all requirements of the Department of Public Works regarding the design of the proposed Hebert Street, Heerman Street, Hunley Lane, O'Bannon Street, Savage Street, Shirley Drive, Carmick Street, Constellation Street, Constitution Street, Coral Sea Street, Guadal Canal Street, Opelousas Street; Sanctuary Drive, and Patterson Street rights-of-way.

Section 5.4.1 specifies that blocks should generally be between 300 and 1,000 feet in length. Most of the blocks created through the proposed subdivision would comply with this standard, although there would be some blocks that are less than 300 feet in length (for example, along Heerman Street adjacent to Squares 4, 5, and 6) and some that are greater than 1,000 feet in length (for example, along Behrman and General Meyer Avenues adjacent to Square 3). Since these block lengths are existing conditions that result from the existing private street network, the staff finds them acceptable and believes that **Section 5.4.1** should be waived to allow them.

- The applicant shall be granted a waiver of **Article 5, Section 5.4.1** of the Subdivision Regulations, which requires blocks to measure between 300 feet and 1,000 feet in length, to allow the block lengths proposed on the re-subdivision survey.

Construction and dedication of streets and utilities

Article 6 of the Subdivision Regulations includes standards for the construction of streets and utilities, including water lines and sewer lines, as well as the landscaping of the street right-of-way. It is necessary that the subdivision comply with all applicable requirements, as determined by the relevant agencies. Furthermore, the proposed street rights-of-way shall be dedicated in accordance with the requirements of **Article 6** and all other applicable sections of the Subdivision Regulations and other applicable City requirements.

- The applicant shall comply with all requirements of the Subdivision Regulations and all requirements of the Department of Public Works regarding the design and construction of streets and sidewalks.
- Construction plans for the subdivision and all associated improvements (streets, sidewalk, sewer, water, drainage, utilities, street lighting and landscaping) shall be submitted to and approved by the City Planning Commission and the Departments of Public Works, Safety and Permits, Fire, Parks and Parkways, and the Sewerage and Water Board.
- The applicant shall submit a letter from Entergy, Inc. indicating the availability of electric utilities.
- The applicant shall submit a landscape plan prepared by a licensed Louisiana landscape architect indicating the planting of new trees and vegetation in the proposed street rights-of-way, in accordance with the requirements of **Article 6, Section 6.9** of the Subdivision Regulations. The landscape plan shall be subject to the review and approval of the staff of the City Planning Commission and the Departments of Public Works and Parks & Parkways.
- All required landscaping of the public right-of-way shall be completed prior to the issuance of a Use & Occupancy Certificate for any structures constructed on any lots. The landscaping may be installed on a lot by lot basis. It is the responsibility of the applicant to inform and declare this requirement to any purchasers or developers of said lots. A note should be added to the final subdivision plan reflecting this requirement.
- All on-site improvements, which include but are not limited to sewer, water, drainage, sidewalks and utilities, shall be completed and accepted by the City; or a bond sufficient to cover the proposed improvements shall be submitted for review prior to Final Approval.
- A street dedication plan and a draft of the ordinance authorizing the dedication of the streets shall be submitted to the Department of Property Management, Division of Real Estate and Records and the City Planning Commission for review and approval. If the submitted plans and ordinance are in accordance with

the approved plans and specifications, the draft ordinance shall be submitted to the City Council by the Division of Real Estate and Records for its consideration and adoption.

Municipal addresses

In accordance with normal procedures, municipal addresses for all lots are to be assigned by the Department of Safety and Permits. The City Planning Commission staff has met with the Chief Building Inspector of the Department of Safety and Permits and has agreed upon an addressing scheme for the proposed re-subdivision. The re-subdivision survey will have to be revised to include the addresses assigned by the Department of Safety and Permits.

- Municipal addresses for each of the proposed lots shall be assigned by the Department of Safety and Permits. These municipal addresses shall be placed on the subdivision plan by the surveyor.

Utilities & Regulatory Agencies:

The City Planning Commission, when reviewing a proposed subdivision, requests written responses from the Department of Property Management Division of Real Estate and Records, Department of Public Works, Department of Safety and Permits, Sewerage and Water Board, and Entergy regarding the compliance of the proposed subdivision with the building codes, zoning ordinance, and other regulatory documents governing development in the city.

As of the writing of this report, the representative of the Department of Safety and Permits noted that it has no objection to the proposal. The City Planning Commission has not received written responses from the Department of Public Works, the Department of Property Management, Division of Real Estate and Records, the Sewerage and Water Board, and Entergy regarding the proposal.

Planning Advisory Committee

In addition to providing written comments, representatives of City departments were asked to comment on the subdivision proposal at the Planning Advisory Committee meeting of October 22, 2014. The representative of the Department of Public Works noted that that department had concerns relative to the City's acceptance of the streets which are proposed to be dedicated because of potential maintenance issues associated with those streets.

The representative of the Sewerage and Water Board noted that once it accepts the utilities within the dedicated streets, it would require full access to those facilities.

The representative of the Office of Information Technology and Innovation noted that aspects of the naming schemes for streets and squares (such as the name of a proposed

street as “Guadal Canal Street” rather than “Guadalcanal Street and the specific proposed square numbers) could be problematic for technical reasons related to the City’s Geographic Information Systems and requested minor modifications to address those concerns.

The Committee passed a motion of no objection subject to further review by the City Planning Commission and the Department of Public Works.

- The applicant shall revise the naming scheme for streets and squares in accordance with the requirements of the Office of Information Technology and Innovation, subject to the review and approval of the Office of Information Technology and Innovation and the City Planning Commission staff.

PLAN FOR THE 21ST CENTURY

Are the proposed actions supported by or in conflict with the policies and strategies of the *Plan for the 21st Century: New Orleans 2030*?

A land use action is consistent with the *Plan for the 21st Century* (commonly referred to as the Master Plan) if it furthers, or at least does not interfere with, the goals, policies, and guidelines, including design guidelines, in the Land Use Element of the Master Plan and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. “Chapter 14: Land Use Plan” of the Master Plan designates the future land use of the site as **Mixed-Use High Density**, with the exception of proposed Square 15, Lot 2, which stretches along the bank of the Mississippi River. The goal, range of uses and development character for the **Mixed-Use High Density** future land use designation are copied below:

MIXED-USE HIGH DENSITY

Goal: Encourage compact, walkable, transit-oriented (or transit-ready) neighborhood centers with medium-to-high density multifamily residential, office, and commercial services at key, underutilized, centrally located parcels within neighborhood and along edges.

Range of Uses: Medium- to high-density multifamily residential, office, hotel and commercial retail.

Development Character: These areas will provide proper transitions to surrounding areas with lower densities/heights. Many structures will require ground-floor retail with residences or offices or both on upper floors.

“Chapter 14: Land Use Plan” of the Master Plan designates the future land use of proposed Square 15, Lot 2 as **Parkland and Open Space**. The goal, range of uses and development character for the **Parkland and Open Space** future land use designation are copied below:

PARKLAND AND OPEN SPACE

Goal: Provide areas for parks, recreational facilities and open space networks owned by public or semi-public entities while offering the opportunity to utilize such space for stormwater management measures.

Range of Uses: Parks, playgrounds, recreation facilities and athletics fields; neutral grounds and passive open spaces, rain gardens, bioswales and other stormwater management measures.

Development Character: Ranges from programmatic parks and indoor and outdoor recreational areas to preserved open space, with the opportunity to provide for stormwater management measures.

This application considers only the re-subdivision of the site into squares, lots, and dedicated streets, but does not consider the land uses that might ultimately occupy the site. However, the applicant has indicated a desire to develop most of the site with a mix of commercial, residential, and institutional buildings, all of which would be consistent with the range of uses acceptable for the portion of the site designated for Mixed-Use High Density future land use. As the re-subdivision is necessary to allow this development and all other development envisioned by the Master Plan to take place, the re-subdivision would further the goals of the Master Plan and is therefore **consistent with** the Master Plan.

SUMMARY

Subdivision Docket 124/14 considers the re-subdivision of the Federal City site in Algiers, which was recently transferred from the federal government to the Algiers Development District. This proposal calls for the site to be re-subdivided into 23 lots distributed across 17 squares, in addition to the dedication of existing private streets as public streets. The proposal meets most applicable requirements of the Subdivision Regulations, the Comprehensive Zoning Ordinance, and promotes the land use goals of the *Plan for the 21st Century*. The staff is therefore supportive of the proposal in concept and recommends waivers of standards within the Subdivision Regulations that are not appropriate for the proposal, as well as the imposition of provisos necessary to ensure all aspects of the re-subdivision, including the dedication of the streets, are in accordance with the Subdivision Regulations and all other applicable requirements.

PRELIMINARY STAFF RECOMMENDATION¹

The staff recommends that the City Planning Commission grant **Tentative Approval** of Subdivision Docket 124/14 with Final Approval subject to two (2) waivers and thirteen (13) provisos:

Waivers

1. The applicant shall be granted a waiver of **Article 5, Section 5.5.5** of the Subdivision Regulations, which generally discourages the creation of double frontage lots, to allow the double frontage lots proposed on the re-subdivision survey.
2. The applicant shall be granted a waiver of **Article 5, Section 5.4.1** of the Subdivision Regulations, which requires blocks to measure between 300 feet and 1,000 feet in length, to allow the block lengths proposed on the re-subdivision survey.

Provisos

Preliminary Approval shall be subject to:

1. The applicant shall modify the subdivision proposal to eliminate Square 13, Lot 3.
2. The applicant shall comply with all requirements of the Department of Public Works regarding the design of the proposed Hebert Street, Heerman Street, Hunley Lane, O'Bannon Street, Savage Street, Shirley Drive, Carmick Street, Constellation Street, Constitution Street, Coral Sea Street, Guadal Canal Street, Opelousas Street; Sanctuary Drive, and Patterson Street rights-of-way.
3. The applicant shall comply with all requirements of the Subdivision Regulations and all requirements of the Department of Public Works regarding the design and construction of streets and sidewalks.
4. Construction plans for the subdivision and all associated improvements (streets, sidewalk, sewer, water, drainage, utilities, street lighting and landscaping) shall be submitted to and approved by the City Planning Commission and the Departments of Public Works, Safety and Permits, Fire, Parks and Parkways, and the Sewerage and Water Board.
5. The applicant shall submit a letter from Entergy, Inc. indicating the availability of electric utilities.

¹ The preliminary staff recommendation is subject to modification by the City Planning Commission

6. The applicant shall revise the naming scheme for streets and squares in accordance with the requirements of the Office of Information Technology and Innovation, subject to the review and approval of the Office of Information Technology and Innovation and the City Planning Commission staff.

Final Approval shall be subject to:

7. The applicant shall submit a digital copy of the final subdivision survey plan in .dwg, .dxf, or ESRI compatible file format.
8. The applicant shall comply with all other applicable Subdivision Regulations, which includes the submittal of mortgage and tax certificates for the petitioned site.
9. The applicant shall submit a landscape plan prepared by a licensed Louisiana landscape architect indicating the planting of new trees and vegetation in the proposed street rights-of-way, in accordance with the requirements of **Article 6, Section 6.9** of the Subdivision Regulations. The landscape plan shall be subject to the review and approval of the staff of the City Planning Commission and the Departments of Public Works and Parks & Parkways.
10. All required landscaping of the public right-of-way shall be completed prior to the issuance of a Use & Occupancy Certificate for any structures constructed on any lots. The landscaping may be installed on a lot by lot basis. It is the responsibility of the applicant to inform and declare this requirement to any purchasers or developers of said lots. A note should be added to the final subdivision plan reflecting this requirement.
11. All on-site improvements, which include but are not limited to sewer, water, drainage, sidewalks and utilities, shall be completed and accepted by the City; or a bond sufficient to cover the proposed improvements shall be submitted for review prior to Final Approval.
12. Municipal addresses for each of the proposed lots shall be assigned by the Department of Safety and Permits. These municipal addresses shall be placed on the subdivision plan by the surveyor.
13. A street dedication plan and a draft of the ordinance authorizing the dedication of the streets shall be submitted to the Department of Property Management, Division of Real Estate and Records and the City Planning Commission for review and approval. If the submitted plans and ordinance are in accordance with the approved plans and specifications, the draft ordinance shall be submitted to the City Council by the Division of Real Estate and Records for its consideration and adoption.

REASONS FOR RECOMMENDATION

1. The petition is generally consistent with the requirements of the Subdivision Regulations and the Comprehensive Zoning Ordinance and is intended to allow the site's development in a manner generally consistent with the Plan for the 21st Century's future land use designation.
2. The imposition of standard provisos is necessary to ensure the re-subdivision and street dedication are completed in a manner consistent with the Subdivision Regulations and all other applicable City requirements.



