

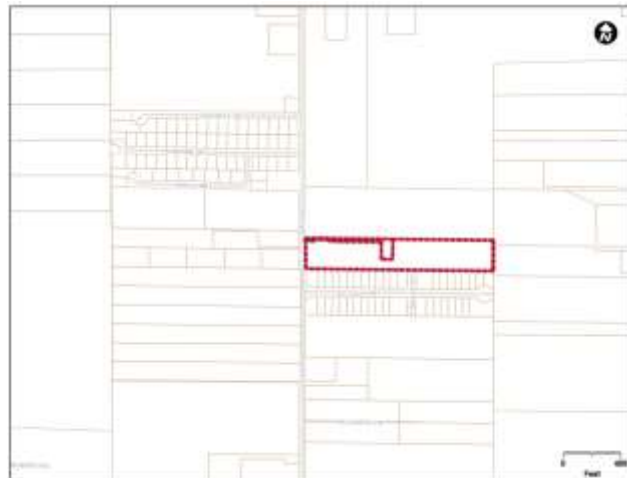
**LAFAYETTE PARISH PLANNING COMMISSION**  
**STAFF REPORT**  
 May 12, 2025

**SUBJECT:** Preliminary Plat Approval  
 Extra Mile Development  
 Opportunities, Inc.  
 Lot 1-A & 1-B  
 Case No. 2025-20-PC

**Applicant:** The Extra Mile, Region IV, Inc.  
 c/o George Mills

**Owner:** The Extra Mile, Region IV, Inc.  
 c/o George Mills

**Location:** 800 Blk Pitt Road  
 Lafayette Parish



**REQUEST:**

- This is a request for Preliminary Plat approval to subdivide 6.357 Acres into 2 commercial lots.

**REQUESTED WAIVERS:**

The developer has requested waivers of the following conditions:

- Sidewalk requirement along Pitt Road (Condition #11)
- Waiver of the narrowest part of the staff portion for a flag lot (Condition #15)
- Waiver of the requirement that Doely Street shall be dedicated and constructed to the northern property line (Condition #17)

**RELEVANT ISSUES:**

- Pitt Road is an open ditch roadway and there are no sidewalks in this area.
- The narrowest part proposed for the staff portion of the flag lot is 10'.
- A Drainage Impact Analysis will be required for final plat approval.
- A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour.
- This property is located in the unincorporated area of Lafayette Parish therefore, not zoned.

**STAFF RECOMMENDATION:**

Approval is recommended subject to the following conditions and all standards of the Lafayette Development Code (LDC).

**CONDITIONS:**

1. A note on the final plat stating that “Please be advised if greater than fifteen (15) lots are developed a community type sewerage disposal system may be required and all lots and/or units shall be connected to said system. See O-189-2011”
2. Lafayette Parish Waterworks District North to be contacted by the developer to determine if service of potable water to the subdivision is possible. On written approval of service to the subdivision by the Lafayette Parish Waterworks District North, submit complete construction plans to the Lafayette Parish Waterworks District North Office.
3. Provide utility servitude niches at all property corners bordering public roadways and provide typical utility niche diagram (LDC 89-30 (c) (2)).
4. Submittal of complete construction plans (Hard Copy) to the Departments of Public Works will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed or Submittal may take place at the time of building permit application. (LDC Art. 3, 89-25 (b))
5. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically on a one to one excavation ratio. Submittal may take place at the time of building permit application. For details of this requirement, please review section 89-42 (g).
6. Approximately 6 acres of the development are located within a Special Flood Hazard Area. Provide documentation that the development plans are in compliance with 89-42 (g) “Development within Designated Special Flood Hazard Area” of Article 3 of the Lafayette Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI “Flood Damage Protection” of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). However, due to potential impact of the development within the Special Flood Hazard Area, documentation of all permits from or contact with the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis. (LDC Art. 3, 89-42 (g))
7. Submittal of a drainage impact analysis (Hard Copy) to the Department of Public Works for review and approval is required. Analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from <https://www.lafayettela.gov/docs/default-source/d-p-documents/ldc/ldc->

- amended-november-2024.pdf. Building permits shall not be issued until the analysis has been approved. (LDC Art. 3, 89-42 (c) and (d))
8. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development (LDC Art. 3, 89-42 (d)).
  9. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. (LDC Art. 3, 89-30 (d) & (e))
  10. The final plat must also include the following note (LDC Art. 3, 89-42 (b)):  
  

“This development/lot/area has been approved with an open ditch drainage system. The development/lot/area shall remain open ditch and only subsurface culverts required for driveways shall be permitted, unless otherwise approved by the LCG PW Department.”
  11. Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along Pitt Road. The A.D.A. compliant sidewalks are required to be constructed prior to final approval and recordation or provide a letter of credit for the construction of the sidewalk. LDC 89-44 (e).
  12. This subdivision plat is located on Pitt Road with an existing right of way of 40 feet. Ten feet of additional right of way shall be dedicated to Lafayette Consolidated Government for one-half of a minimum 60 foot right of way on Pitt Road. The Traffic, Roads, & Bridges Department recommends dedicated right of way. Any dedicated utility easements/servitudes shall be provided outside of the dedicated right of way or setback. LDC Table 89-44-1.
  13. Pitt Road is located within the Urban Growth Area of the Lafayette Transportation Plan. An enhanced building setback of 30’ plus a permanent building setback of 20’ is required. LDC 89-38 (e) (8).
  14. The driveway within the right-of-way shall be constructed of the same or more durable material as the adjoining street. LDC 89-26 (d) (11) (c).
  15. The narrowest part of the flag lot (i.e., the “pole” or “staff portion”) must be at least 20 feet wide, but no more than 30 feet wide. The minimum pole/staff length shall be 60 feet and the maximum pole/staff length shall be 450 feet. LDC 89-38 (c) (9).
  16. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour. LDC 89-26 (d) (c).
  17. Doely Street shall be dedicated and constructed to the northern property line. LDC 89-44 (a).

18. A Joint Access easement on shared driveway. LDC 89-26 (d) (1).
19. Add Note: Contact Pipe Line Operator for any restrictions prior to any work to be performed on or near it's easement.
20. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain as approved by the State of Louisiana, Department of Public Health." (Lafayette Parish Health Unit)

### **REVISIONS:**

1. To avoid confusion, please depict Pitt Rd as continuing north past the Mendoza estate.
2. A title block which includes the subdivision or development name, type of subdivision or development (residential, commercial), scale and preparation date. (LDC Art. 10, Sec 89-301) \*Move "COMMERCIAL DEVELOPMENT" to the Title Block
3. The names of abutting subdivisions including citations of any reference plats and in the case of abutting unplatted property, the notation "Unplatted". (LDC Art. 10, Sec 89-301)
4. Show Minimum lot size. (LDC Art. 10, Sec 89-301)
5. Add Note:
  - Key or flag lots are permitted, as follows:
    - a. The narrowest part of the flag lot (i.e., the "pole," or "staff portion") must be at least 20 feet wide, but no more than 30 feet wide.
    - b. The minimum pole/staff length shall be 60 feet and the maximum pole/staff length shall be 450 feet.
    - c. No building, structure, wall or fence is permitted within the pole/staff portion of the lot.
    - d. The pole/staff portion of the lot must include a driveway providing access to the lot.
6. Addresses:   Pitt Road
  - Lot 1-A:       810
  - Lot 1-B:       808 & 808, Bldg B (existing)

### **OTHER COMMENTS/SUGGESTIONS:**

1. The Owner will coordinate with the Lafayette Utilities System for all required service connections.
2. NOTE: All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information, call (337) 291-5634.

3. Land disturbance activities (such as clearing, filing, grading, etc.) that are conducted prior to [or in preparation of] a building permit will require a Land Disturbance Permit. Please contact us directly at 337-291-8529 to discuss the application process.
4. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Erosion control measures must be installed prior to the commencement of clearing and grading activities. Violation of these provisions can result in an issuance of fines and/or a Cease and Desist Order.
5. Land disturbance of one acre or more requires the preparation and submittal of a SWPPP.
6. Land disturbance of five acres or more requires the preparation and submittal of an NOI to the state DEQ and a copy must be provided to LCG's EQ Dept.
7. The Postal Service determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should provide Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new development. All new deliveries must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.
8. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, it's agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to best ensure adequate fire protection to the property.
9. This property is currently located in the unincorporated area of Lafayette Parish, therefore not zoned.

Attachments:

Plat

Sidewalk Map

Aerial

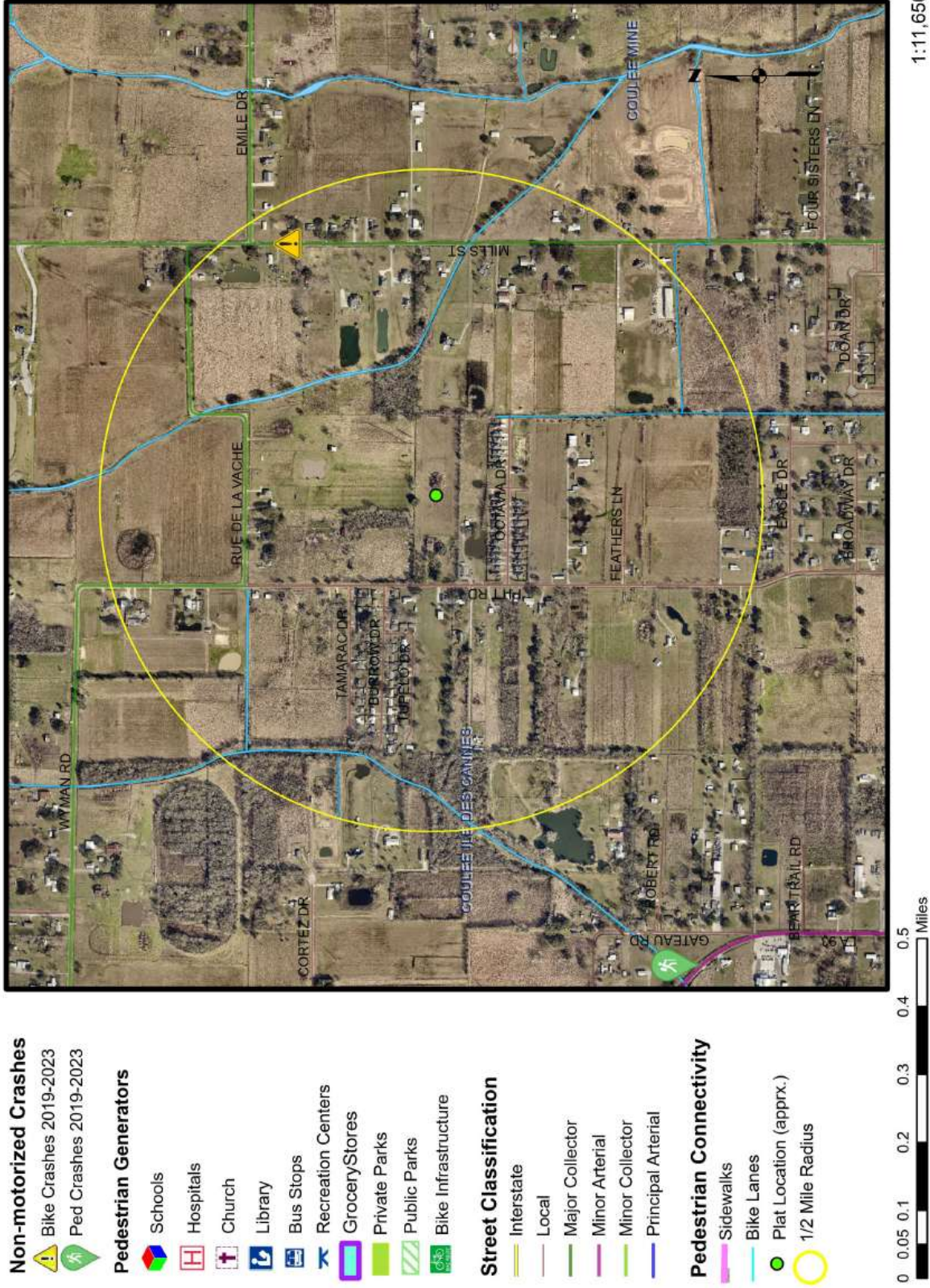
Adjoining Property Owners



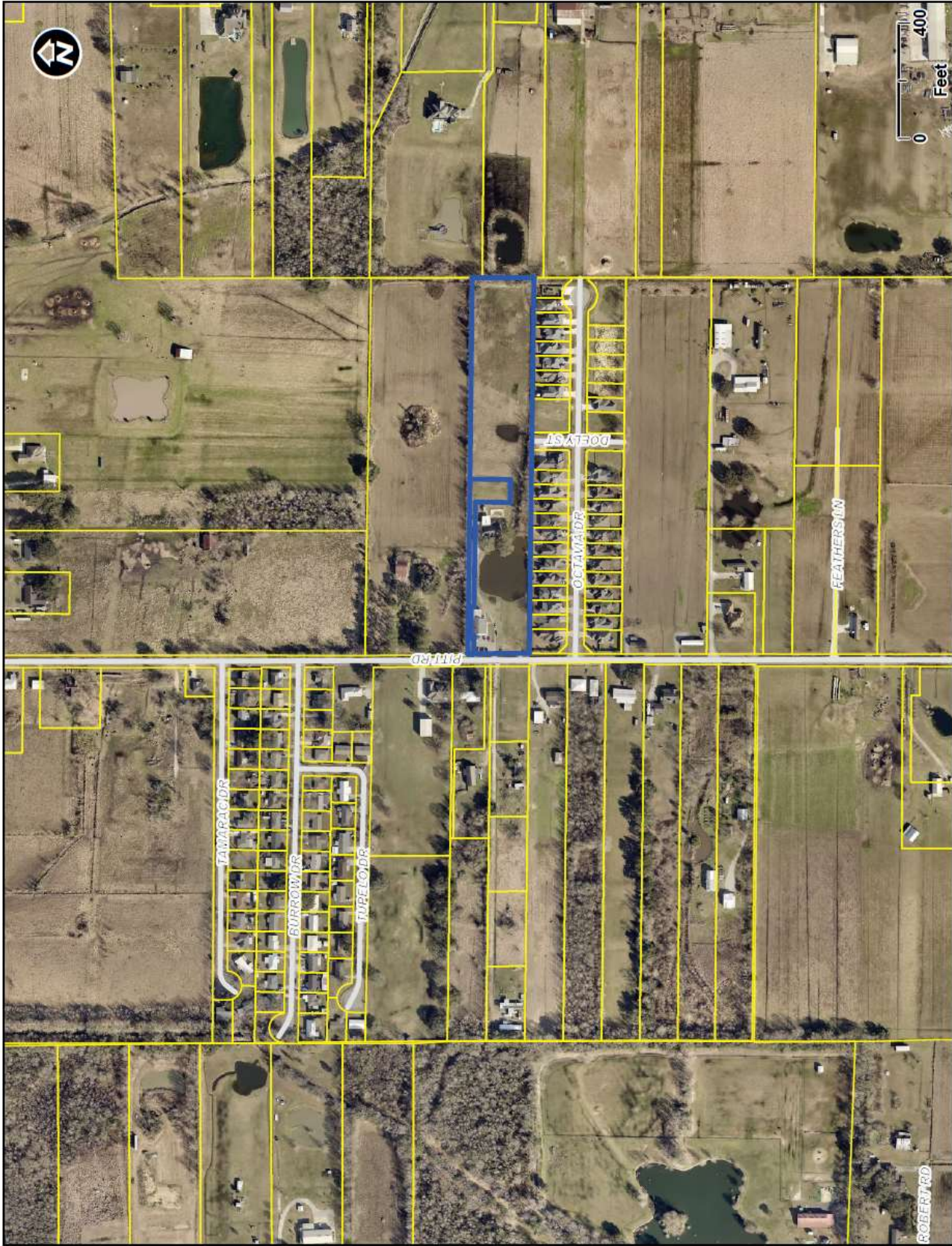


# Extra Mile Development Opportunities, Inc. Lot 1-A & 1-B 2025-20-PC

NON-MOTORIZED CRASHES DISCLAIMER: This document, and the information contained herein, is prepared for the purpose of identifying, evaluating, and planning safety improvements on public roads, which may be implemented utilizing federal aid highway funds. This information shall not be subject to discovery or admitted into evidence in a Federal or State court pursuant to 23 U.S.C. 407.









## ADJACENT PROPERTY OWNERS

### Extra Mile Development Opportunities, Inc., Lots 1-A & 1-B

Douglas P. Robin  
809 Pitt Rd.  
Scott, LA 70583-4608

Magnolia Water Utility Operating  
Company LLC  
1630 Des Peres Rd. Ste 140  
Saint Louis, MO 63131-1871

Cathy Jean McCullough Healey  
1821 Mills St.  
Scott, LA 70583-4731

Hercules & Dianne Granger  
1903 Mills St.  
Scott, LA 70583-4732

Emily & Betty Abshire  
805 Pitt Rd.  
Scott, LA 70583-4608

Rene & Paul Abshire  
801B Pitt Rd.  
Scott, LA 70583-4608

Joanna Nero Hebert  
735 Pitt Rd.  
Scott, LA 70583-4609

Lorraine B. Trammel  
737 Pitt Rd.  
Scott, LA 70583-4609

Homer Ray Savoy  
1817-C Mills St.  
Scott, LA 70583-4731

Joseph F. Hoffpauir  
803 Pitt Rd.  
Scott, LA  
70583-4608

Roslyn M. Sam  
101 Octavia Dr.  
Scott, LA 70583-4639

Debby & Anthony Morris  
103 Octavia Dr.  
Scott, LA 70583-4639

Cameron Collette &  
Kourtney Chavis  
105 Octavia Dr.  
Scott, LA 70583-4639

Shaquanna J. Cormier  
107 Octavia Dr.  
Scott, LA 70583-4639

Brian & Emma Scott  
109 Octavia Dr.  
Scott, LA 70583-4639

Lashonda R. Alfred  
111 Octavia Dr.  
Scott, LA 70583-4639

Brandi N. Joubert  
113 Octavia Dr.  
Scott, LA 70583-4639

Paul & Josie Hammes  
204 Atwood Dr.  
Crowley, LA 70526-0903

Denmar Development LLC  
104 Octavia Dr.  
Scott, LA 70583-4639

Lauren Vaccaro  
119 Octavia Dr.  
Scott, LA 70583-4639

Grant Legrange  
121 Octavia Dr.  
Scott, LA 70583-4639

Janee & Dartanyus Faulk  
123 Octavia Dr.  
Scott, LA 70583-4639

Nicholas & Victoria Hebert  
125 Octavia Dr.  
Scott, LA 70583-4639

Denmar Development LLC  
104 Octavia Dr.  
Scott, LA 70583-4639

Edward & Erica Bollich  
205 Octavia Dr.  
Scott, LA 70583-4639

Seth & Bailey Bernard  
207 Octavia Dr.  
Scott, LA 70583-4645

Brad & Darla Landry  
209 Octavia Dr.  
Scott, LA 70583-4645

Jacob Adams Prejean  
211 Octavia Dr.  
Scott, LA 70583-4645

Christopher & Julia Pitre  
213 Octavia Dr.  
Scott, LA 70583-4645

Alison Zeik &  
Shannondoah Smith  
215 Octavia Dr.  
Scott, LA 70583-4645

Dennie Roy II Vaughn  
217 Octavia Dr.  
Scott, LA 70583-4645

Aubrey Estates LLC  
104 Octavia Dr.  
Scott, LA 70583-4639

Emily Thomas Guillory  
202 Octavia Dr.  
Scott, LA 70583-4645

James & Kathy Pace  
122 Octavia Dr.  
Scott, LA 70583-4639

William & Samira Futch  
120 Octavia Dr.  
Scott, LA 70583-4639

Anna M Paddock  
118 Octavia Dr.  
Scott, LA 70583-4639

Kyle Gordon &  
Kathleen Sanders  
116 Octavia Dr.  
Scott, LA 70583-4639

Brian Jacob Vidrine  
112 Octavia Dr.  
Scott, LA 70583-4639

Matthew & Brooke Roberts  
108 Octavia Dr.  
Scott, LA 70583-4639

Jarrett Trahan &  
Brittany James  
106 Octavia Dr.  
Scott, LA 70583-4639

Dennie Vaughn &  
Stephanie Robin  
104 Octavia Dr.  
Scott, LA 70583-4639

Kevin & Christine Trahan  
102 Octavia Dr.  
Scott, LA 70583-4639

Fausto & Silvia Mendoza  
815 Pitt Rd.  
Scott, LA 70583-4608

Waleigh Prejean  
851 Wyman Rd.  
Scott, LA 70583-4611

Almost There Corporation  
105 Samantha Dr.  
Lafayette, LA 70503-6631

Carolyn & John Forrestier  
809 C Pitt Rd.  
Scott, LA 70583-4608

**SOUTHEAST ENGINEERS & LAND  
SURVEYORS  
108 PARK WEST DRIVE,  
SCOTT, LA 70583-8902**

**The Extra Mile, Region IV, Inc.  
c/o Mr. George Mills  
720 St. John St.  
Lafayette, LA 70501**