

**ST. TAMMANY PARISH BOARD OF ADJUSTMENT  
STAFF ANALYSIS REPORT**

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Case File Number: BOA Case No. 2018-904-BOA (REVISED)  
Initial Hearing Date: February 6, 2018  
Date of Revised Report: February 23, 2018

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**GENERAL INFORMATION**

Applicant(s) Name: CarMax Auto Superstore, Inc.  
Location of Property: Hwy. 190 Service Road, Covington, Louisiana  
Zoning of Property: HC-3 Highway Commercial  
Variance(s) Requested: clearing, partial reduction and select cutting of trees within the landscape buffers, and monument signage

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**OVERVIEW**

The applicant is requesting several variances for their site because of the proposed CarMax facility to be constructed. In addition, according to the applicant, while each variance request diverges, these requests primarily relate for the need to run utilities throughout the site and to place an oversized monument sign on the property.

Since the postponement of the case at the February 6, 2018, the staff has had meetings and contact with the applicant's representatives in order to mitigate some of their requests.

To that end, please see letter attached from Centerpoint Integrated Solutions, dated February 22, 2018, that amends there original request.

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**STAFF COMMENTS**

As stated in their revised letter, the applicant is seeking seven (7) separate variances for buffers and monument signage; and based on said amended requests, the staff has the following comments, to wit:

Variance requests (1.), (2.) and (4.) relate to the clearing of trees in buffers due to grading and utility tie-ins. The staff has worked with the applicant to minimize conflicts and is amenable to the removal and replacement of trees to match the ordinance minimum standards per their updated request. However, the staff would like to reserve the right to recommend to the applicant the adjustment of the species of trees in order to ensure long-term success pursuant to the proposed replanting.

Variance request (3.) concerns a partial encroachment into the street buffer on the eastern boundary. The staff does not object to this request especially because it is highly unlikely that the unopened adjacent side street (North Street) will ever be constructed, and the applicant has provided a greenspace on that side of the property to match the required buffer area.

Variance request (5.) relates to the small parcel of land, which exists between the proposed Car Max site and I-12. The parcel, which will also be owned by CarMax, cannot be developed and essentially creates an additional buffer between the site and I-12. Therefore, the staff is amenable to allowing the selective cutting of a maximum of 19 trees. Specific trees to be removed will be identified by a field visit with the parish staff for the purpose of keeping healthy trees of more highly valued species while at the same time creating vehicular view into the proposed site from the Interstate 12.

Variance request (6.) relates to the height of the monument sign. Staff has no compelling reason to recommend approval of this variance request.

Variance request (7.) relates to the size of the monument sign. The staff feels that the requested 86 square foot sign far exceeds the maximum allowable of 32 square feet. However, the property abuts two roads, which would allow a 32 square foot sign on each road pursuant to code. Therefore, the staff is amenable to the approval of one (1) 64 square foot sign, which would equate to the same total square footage of two (2) standard monument signs. The staff's recommendation is contingent upon an agreement in writing from CarMax stating that no future monument signs will be placed on any part of the property.

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