



**St. Charles Parish**  
**Department of Planning & Zoning**  
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057  
 Phone (985) 783-5060 • Fax (985) 783-6447  
 www.stcharlesparish-la.gov

Permit/Case #:	2022-3-R
Receipt #:	4439008
Application Date:	3/8/22
Zoning District:	W
FLUM Designation:	Wetlands
Date Posted:	

**APPLICATION FOR ZONING MAP AMENDMENT  
 (CHANGE OF ZONING DISTRICT OR REZONING)**

Fee: \$40 - \$200

Applicant: Glenn Gillen

Home address: 4425 Wade Drive Metairie, LA 70003

Mailing address (if different): \_\_\_\_\_

Phone #s: 504-512-3770 Email: ggillen6@aol.com

Property owner: US ARMY CORPS OF ENGINEERS

Municipal address of property: N/A EAST SIDE OF EAST GUIDE LEVEE RD. 700' SOUTH OF I-10

Lot, block, subdivision: \_\_\_\_\_

Change of zoning district from: Wetlands to: OL

Future Land Use designation of the property: \_\_\_\_\_  
 (A fact sheet on Future Land Use designations is available at the Planning and Zoning Department).

**Your written responses below will be forwarded to the Planning and Zoning Commission and Parish Council to help them make a determination on the merits of your request.**

Describe how you plan to use the property if the rezoning is granted: DEVELOPE A 30'x100' TELECOMMUNICATIONS SITE W/ A 190' MONOPOLE. THIS TOWER WILL SERVICE VEHICULAR TRAFFIC ON I-10, VISITORS TO WETLANDS WATCHERS PARK, AND CORPS OF ENGINEERS PERSONNEL WORKING IN AND NEAR THE SPILLWAY.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood? SUBJECT AREA IS NOT BEING USED FOR ANYTHING, OTHER THAN UNDER GROUND GAS PIPELINES TO THE EAST OF THIS SITE. THERE ARE WETLANDS TO THE EAST, SPILLWAY TO THE WEST AND LAKE PONTCHATRAN TO THE NORTH. THERE ARE NO NEIGHBORHOOD IN THE AREA.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? THERE IS ABOUT A 13 MILE STRETCH BETWEEN KENNER AND LAPLACE TOWERS. THIS TOWER WILL BE LOCATED NEAR THE MIDPOINT. BESIDE DAILY TRAFFIC ON THE I-10, THIS IS A MAJOR EVACUATION ROUTE DURING HURRICANES. THIS LOCATION IS THE ONLY NON-WETLAND BETWEEN KENNER & LAPLACE.

How does your proposed use of the property comply with the Future Land Use designation for the property? AS WITH ALL NEW TOWERS TO BE BUILT IN ST. CHARLES PARISH, THIS TOWER SITE WILL NEED A SPECIAL PERMITTED USE.

If the property is rezoned, but your project does not develop, explain how other uses allowed in the new zoning district are compatible with the existing neighborhood? A list of allowed uses is available at the Planning and Zoning Department.

THERE ARE NO NEIGHBORHOOD IN THE AREA. THIS SITE IS ON THE CORPS OF ENGINEERS PROPERTY AND HAS BEEN APPROVED BY THE CORPS OF ENGINEER TO BE USED ONLY AS A TOWER SITE. AN EXCLUDED LEASE WITH THE CORPS IS CURRENTLY ACTIVE.



I/we swear to be the sole owner(s) of the property in this rezone request; I/we endorse this application to change zoning from W to OL at \_\_\_\_\_:

[Signature]  
(Property owner)

LAND# 2147347

\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Property owner)

[Signature]  
(Notary signature & seal)



March 2, 2022

\_\_\_\_\_  
(Date)

**Rezoning Application Process:**

- Property owners complete a rezoning application form and submit it to the Department of Planning and Zoning (call the Planning Section of the Department with any questions about the application form).
- The Planning Department reviews the application & makes a recommendation to the Planning and Zoning Commission using the rezoning guidelines and criteria (attached).
- Public notice describing the rezoning request is posted in the Herald Guide, by mail to abutting property owners, and by a sign on the property.
- The Planning Commission hears the request along with the Department's recommendation and public comment at a public hearing.
- The two recommendations and minutes of the public meeting are forwarded to the Parish Council.
- The Parish Council approves the rezoning by ordinance or denies it.

**Application Checklist:**

- com 1. Completed application. If the owner is a corporate entity, an authorized representative must sign the application and a corporate resolution authorizing the representative must be attached.
- com 2. Act of Sale to Property/Deed (available at Clerk of Courts Office), must include a legal description of the property including lot, block, & subdivision, dimensions, restrictions, easements, and servitudes.
- com 3. Survey of property
- com 4. Completed abutting property owner form. Information should be obtained from the St. Charles Parish Assessor. An abutting property is any property that touches the subject property. Property owners across a street right of way or other servitude or easement must also be included on the list.
- com 5. Notarized endorsement of all property owners—affidavits.
- com 6. Fee. \$5 per acre of fraction thereof--\$40 minimum; \$200 maximum; check or money order payable to St. Charles Parish Department of Finance.

**Planner Certification of Completed Application:**

[Signature]  
(Planner signature)

3/8/22

\_\_\_\_\_  
(Date)

Notes/comments: \_\_\_\_\_  
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