



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Ryan L. Holcomb, AICP
Planning Director

February 8, 2024

TO: Planning Commission
THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
FROM: Vance Baldwin, PLA, CFM, Assistant Planning Director *VB*
SUBJECT: **TA-1-24** Forensic Facility

Application Summary			
Applicant	Metropolitan Council	Submittal Date	September 27, 2023
Code Section(s)	Chapter 9, Use Regulations; and Chapter 19, Definitions		
Areas Affected	Parishwide		
Planning Commission Meeting Date	February 19, 2024	Metropolitan Council Meeting Date	March 20, 2024
Request			
Summary of Change	Unified Development Code (UDC) amendments; conditionally allowing, defining and distinguishing a "Forensic Facility" from other medical facilities		
Findings			
Staff certifies that the proposed UDC amendment is consistent with the comprehensive plan			

Case History

- Metropolitan Council requested a study to amend the UDC to put in place distance limitations for forensic psychiatric hospitals on February 22, 2023
- Metropolitan Council requested to amend the UDC related to forensic psychiatric hospitals to create a new use with a correctional component and allow in predetermined zoning districts with distance limitations and visual screening on September 27, 2023

Comprehensive Plan Consistency

- These changes are consistent with the following provisions of FUTUREBR:
 - Land Use Action 6.1.1, which calls for ensuring regulatory processes are responsive, efficient, and customer friendly; and
 - Land Use Action 6.1.2, which calls for making the UDC more customer friendly

Analysis

- This amendment establishes:
 - Definition of Forensic Facility in Chapter 19, Definitions
 - Definition of Hospital and clarification of other defined medical facility types
 - Introduces a new Forensic Facility category for discretionary approval as part of a Major Conditional Use Permit within Heavy Commercial One (HC1) and Heavy Commercial Two (HC2) zoning districts
 - Establishes conditions for a Forensic Facility prescribing separation from residential dwellings, schools or parks and requiring visual screening from the street and abutting properties

Community Outreach/Notification

- The proposed revision was sent to the Federation of Greater Baton Rouge Civic Associations on January 31, 2024
- The revision was sent to the Growth Coalition on January 31, 2024
- Staff reports available to review on February 8, 2024 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on February 9, 13 and 15, 2024

Section 9.2 Principal Uses

Section 9.2.1 Tables of Principal Uses

D. Major conditional uses

An “M” in the tables indicates that a use is only allowed in the designated zoning district if approved through the granting of a conditional use permit by the Metropolitan Council. Such uses are subject to all other applicable requirements of this ordinance, as well as the limiting conditions established in Section 9.4, Conditional Uses, of this chapter. The “Notes” column either a reference to the appropriate section or, in some cases, a description of the limitation.

Section 9.2.6 Principal Uses in Commercial Districts

The principal uses allowed in commercial zoning districts are identified in Table 9.E, Principal Uses Allowed in Commercial Zoning Districts.

Table 9.E
Principal Uses Allowed in Commercial Zoning Districts

Uses	LC1	LC2	LC3	HC1	HC2	C5	Notes
Public/Institutional Uses							
<u>Forensic Facility</u>				<u>M</u>	<u>M</u>		<u>Sec 9.4.5</u>

Section 9.4 Conditional Uses

The purpose of this section is to establish additional regulations that apply to uses that require a conditional use permit.

Section 9.4.5 Forensic Facility

Forensic Facilities may be established in specific zoning districts subject to the following requirements:

- A. Shall not be located in any recognized residential subdivision;
- B. Shall be located at least 1,000 feet from any property currently used as a school, park, or residential dwelling; and,
- C. Landscaped areas shall be provided along all property lines of the forensic facility.
 1. Along all public streets, a 25 foot deep area planted with the equivalent of an L1 buffer shall be provided.
 2. Along all property lines not abutting a public street, a 15 foot deep area planted with the equivalent of an L3 buffer in combination with at least a six foot tall wall or fence shall be provided.

Assisted Living: a combination of housing, board, personalized supportive services and health care on a 24-hour basis, designed to meet the individual needs of persons who need assistance with the activities of daily living, but do not need the skilled medical care provided in a nursing home.

Congregate Care Facility: See Assisted Living.

Hospital: a private or non-profit operated facility providing physical or mental health services, inpatient accommodations, and medical or surgical care for sick or injured people.

~~**Housing for the Elderly:** a multiple family structure operated with resident management that is designed specifically for people over age 65 with at least 75 percent of its occupants being 65 years of age or older.~~

Forensic Facility: a secured structure for the housing or care of forensic clients/patients meeting criteria outlined in Title 28, Subsection 25.1.C(1), of the Louisiana Revised Statutes. Facility may include uses, as a whole or in part, for Assisted Living, Boarding/Lodging House, Congregate Care Facility, Day Care Center, Group Home, Hospital, or Medical Office/Clinic.

Medical Office/Clinic: an establishment containing offices and facilities where one or more physicians, dentists, other health care professionals, or similar professions for the examination and treatment of human patients solely on an outpatient basis.