

Planning Commission Minutes
November 14, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:43 a.m. on November 12, 2024)

14. (SP-590) Application by Keystone Oklahoma City, LLC, for a Special Permit to operate Use Unit 8250.19 Transitional Mental Health Residential Facilities in the AA Agricultural District at 6501 NE 50th Street. Ward 7.

Technical Evaluation:

1. The Special Permit is subject to the terms of Exhibit D, Program Description.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO THE TECHNICAL EVALUATION.

MOVED BY PENNINGTON, SECONDED BY GOVIN

AYES: CLAIR, POWERS, MEEK, NEWMAN, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: PRIVETT



STAFF REPORT
The City of Oklahoma City
Planning Commission
November 14, 2024

Item No. IV. 14.

(SP-590) Application by Keystone Oklahoma City, LLC, for a Special Permit to operate Use Unit 8250.19 Transitional Mental Health Residential Facilities in the AA Agricultural District, at 6501 NE 50th Street. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

David M. Box
Williams, Box, Forshee & Bullard, P.C.
(405) 232-0080
dmbox@wbfbllaw.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to allow the expansion of an existing Transitional Mental Health Residential Facility previously approved by SP-291 and SP-465.

D. Existing Conditions

1. Size of Site (38.56 Acres)

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	AA	AA	AA	AA	AA
Land Use	Mental Health Facility	Undeveloped	Residential	Residential	Oil Well

3. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

Comprehensive Plan Land Use Typology Layer: Urban Future (UF)

The UF layer maintains agricultural land and large acreage estates until the area is ready for urbanization. The purpose of the UF designation is to retain land in a condition that provides the most flexibility for developing at urban densities in the future and ensures the most efficient, sustainable delivery of services. Land assembly is one of the most difficult tasks associated with effective land development. To the extent parcels become fragmented, the potential to efficiently urbanize UF areas is compromised due to the challenges of land assembly. Urban Future areas may have access to the City's public water supply or sanitary sewer systems but not both, and typically don't have urban levels of fire service. These areas present opportunities to increase service levels over time and responsibly manage the public costs of growth. Urban services, including City water and sewer, are not intended to be provided to UF areas until the designation is removed through an amendment to plan **okc**. Commercial and light industrial uses may be appropriate provided they do not negatively impact agricultural operations and character or the potential to eventually urbanize.

II. APPLICANT'S PROGRAM DESCRIPTION

UHS Oklahoma City LLC dba Cedar Ridge Hospital (Cedar Ridge) proposes to build and operate a new 90-bed psychiatric hospital facility in Oklahoma City, Oklahoma, to address the behavioral health needs of the state. The facility will be located on Cedar Ridge's existing 40+ acre campus at 6501 NE 50th St, Oklahoma City, OK, and will be licensed under Cedar Ridge's hospital license along with its current facility that provides 60 licensed child and adolescent inpatient acute beds.

Cedar Ridge will relocate 56 and add 4 adult inpatient acute beds from its Bethany campus and expand the existing child and adolescent inpatient acute program by 30 beds. Cedar Ridge currently employs 285 community members with plans to add approximately 30 employees with the expansion. Cedar Ridge also participates in workforce development through its affiliation with 20 nursing schools and clinical therapy schools, providing nursing clinical rotations and internship opportunities for undergraduate and masters programs. The proposed facility will provide an exceptional therapeutic environment for patient care and desirable workplace for its staff. The new facility will be comprised of six inpatient units (two child and adolescent and four adult), optimally designed to meet UHS (defined below), CMS and Oklahoma best practices. In total, these new units will feature both private and semi-private rooms as well as recreational activity and treatment support spaces.

When complete, the new facility will serve more than 3,900 patients annually contributing to the safety, health and wellbeing of our community. Cedar Ridge also provides residential level of care and will continue to utilize its relationships with other residential programs, PHP/IOP providers and community mental health outpatient providers to ensure patients receive the full continuum of care.

Universal Health Services, Inc. (UHS) is dedicated to serving Oklahomans through St. Mary's Regional Medical Center in Enid, OK and Cedar Ridge Behavioral Hospital in Oklahoma City, OK and Bethany, OK. UHS is the ultimate parent entity of subsidiaries that own, operate, and/or manage over 400 facilities primarily in the behavioral health care setting. UHS subsidiaries' successfully operate inpatient and outpatient facilities for a wide range of behavioral health disorders: depression, traumatic stress, anxiety and OCD, eating disorders, health psychology programs, women's reproductive mental health and wellness, pain management, as well as child, adolescent, and family counseling. UHS' facilities and subsidiaries have an extensive record of accomplishment for quality care and meaningful outcomes for patients. To learn more about UHS's Behavioral Health Division's clinical success, a detailed report is available at https://uhs.com/wp-content/uploads/2023/04/UHS_BH-By_the_Numbers_2022.pdf.

III. GENERAL STANDARDS

All special permit uses shall satisfy the following general standards:

- 1) The proposed use shall conform to the policies of the adopted Comprehensive Plan.
- 2) The proposed use shall not adversely affect the use of the neighboring properties.
- 3) Pedestrian and vehicle traffic generated will not be hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
- 4) Adequate utility, drainage, parking, loading, signs, access, and other necessary public facilities to serve the proposed use shall meet the adopted codes of the City.
- 5) The site shall front or have direct access to a street having adequate right-of-way and improvements to support the traffic generated by the proposed use.
- 6) The City Council may impose specific conditions regarding location, design, and operation to assure safety, to prevent a nuisance, and to control the noxious effects of excessive sound, light, odor, dust, or similar conditions. Such conditions may include:
 - a. A requirement that all machinery and facilities be located within an enclosed building; or

- b. A requirement that certain areas be screened from view of surrounding neighborhoods; or
- c. A limitation on intensity of lights or hours of operation; or
- d. Similar measures designed to protect the public interest.

IV. ADDITIONAL SPECIFIC STANDARDS

- A. The application shall address: a description of the type of program proposed, the number of participants that would be in the program at one time, the number of staff that would be associated with the program and their general duties, the type of supervision that will be provided for the participants in the program, the means to mitigate any impact upon the surrounding land uses from the operation of the program, and the behavior of the participants in the program.

Reference Section II Program Description, above.

- B. Staff in its report to the Planning Commission and the City Council shall identify other uses in the following use units within one mile of the proposed facility: Domestic Violence Shelters (59-8250.6), Emergency Shelters and Feeding Sites (59-8250.7), Forced Detention or Correction Facilities (59-8250.8), Residential Facilities for Dependent and Neglected Children (59-8250.17), Residential Facilities for Drug or Alcohol Treatment Centers (59-8250.18), and other Transitional Mental Health Residential Facilities (59-8250.19). Staff shall provide the appropriate data and information to aid in the deliberations of the Planning Commission and City Council.

Staff identified no other uses, as listed, within 1 mile of the proposed facility, except for the existing facility.

- C. The inordinate concentration of these use units is discouraged and locations dispersed throughout the community are promoted. The City Council shall determine whether an inordinate concentration of these uses would result from establishment of an additional such use in the particular area. In determining whether an inordinate concentration would result in a negative impact to the surrounding community from approval of a particular application, the City Council shall consider all facts and circumstances relating to the application and areas surrounding the proposed site, including, but not limited to, the differences or similarities in existing uses among these use units and the compatibility or incompatibility of such uses in the particular area.

V. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk * indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department (OCCHD)**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Water Resources Board (OWRB)**
- 5. School District Mid-Del City**
- 6. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 2. Airports**
- 3. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 4. Fire (OCFD)***
- 5. Information Technology/Geographic Support (IT/GIS)**
- 6. Parks and Recreation**
- 7. Police (OCPD)**
- 8. Public Works**

a. Engineering

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.

- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Flood Study will be required to show no rise in FEMA Q 100 and the City of Oklahoma City Q 100 water surface elevation, compared pre-and post-development.
- 5) A portion of subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year) frequency plus 1'. The Public Works Department Engineering staff shall approve these elevations prior to the filing of the final plat.
- 6) A floodplain activity permit must be submitted for any work contemplated in The Waters of the United States.
- 7) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 8) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 9) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.

- 10) Construction within the limits of this SP will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 11) Sidewalks shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 12) All private roads /streets will have private storm sewer systems.
- 13) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

9. Streets, Traffic and Drainage Maintenance

10. Stormwater Quality Management

11. Traffic Services *

12. Utilities

- a. **Wastewater Comments***
- b. **Water Comments***
- c. **Solid Waste Management**

The City cannot service. Contact private hauler.

13. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Avoid developing within or modification of 100-year floodplains or floodways.
- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

STAFF REPORT

The City of Oklahoma City

Planning Commission

SP-590

November 14, 2023

Item No. IV. 14.

Floodplain for the Oklahoma River is present on the subject site. The development is required to comply with all City, State, and Federal requirements within the floodplain. Public water and sewer are available.

Automobile Connectivity:

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.

The subject site is located along NE 50th Street, an arterial street in the Urban Low Intensity LUTA. The site is served by three access points along NE 50th Street.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.

Sidewalks are not currently available along NE 50th Street but are provided throughout the site for pedestrian connectivity between buildings.

- 2) Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. The proposed Special Permit would allow expansion of an existing transitional mental health residential facility. Code requires specific standards for Special Permit Uses.
- 3) Service Efficiency:**
 - Water: *Close to Service or Served*
 - Sewer: *Open Sewer Sheds or Served*
 - Fire Service: *Longer Than Rural Response*
- 4) Environmentally Sensitive Areas:** The following apply to the proposed development site:
 - **Riparian Areas:** Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the subject site in the form of floodplain area adjacent to the Oklahoma River. The development is required to comply with all City, State, and Federal requirements within the floodplain. The proposed Special Permit would allow expansion of an existing transitional mental health residential facility.*
 - **Upland Forests:** The subject area is within the upland forest ESA. The comprehensive plan directs to preserve the Cross Timbers and upland forests, including native understory, to the maximum extent practical. When new-growth or re-growth upland forest trees are removed during construction, trees and other native plants should be replanted on-site. New trees should be planted in clusters that mimic the original tree canopy. The comprehensive plan defines mitigation hierarchy in the following priority: 1) Avoidance and minimization, 2) Restoration, 3) Offset. *Upland Forest is present on the eastern portion of the site. When 60 percent or less of the site is covered, the plan has a preservation*

goal of 100%. Conceptual plans for the development indicate the expansion would be located outside the upland forest area.

- **Vulnerable Aquifers:** The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite. Low impact development techniques include, but are not limited to, using pervious surface materials wherever possible for the construction of driveways, parking areas, sidewalks, patios, etc., to promote increased water percolation and infiltration.

5) Transportation System: This site is located along the north side of NE 50th Street, a Minor Arterial Street in the Urban Low LUTA. Transit (bus) service is not available nearby.

b. Plan Conformance Considerations

The subject site is located along the north side of NE 50th Street, between North Sooner Road and North Air Depot Boulevard. The purpose of this Special Permit application is to allow expansion of an existing transitional mental health residential facility. The facility was initially approved at this location in 1982 (SP-32) for a maximum of 20 residents. The site was expanded by approvals of SP-46, SP-197, SP-291, and SP-465 bringing the current allowance of 116 permitted residents, including adults (as part of SP-465). The current Special Permit application proposes building and operating a new 90-bed psychiatric hospital facility. The facility would be utilized to relocate 56 and add 4 adult inpatient acute beds from the operator's Bethany campus and expand the existing child and adolescent inpatient acute program by 30 beds. The proposed use, *Transitional Mental Health Residential Facilities*, requires a Special Permit within the AA District. The proposal can meet the Specific Use Standards for the proposed use.

IV. STAFF RECOMMENDATION

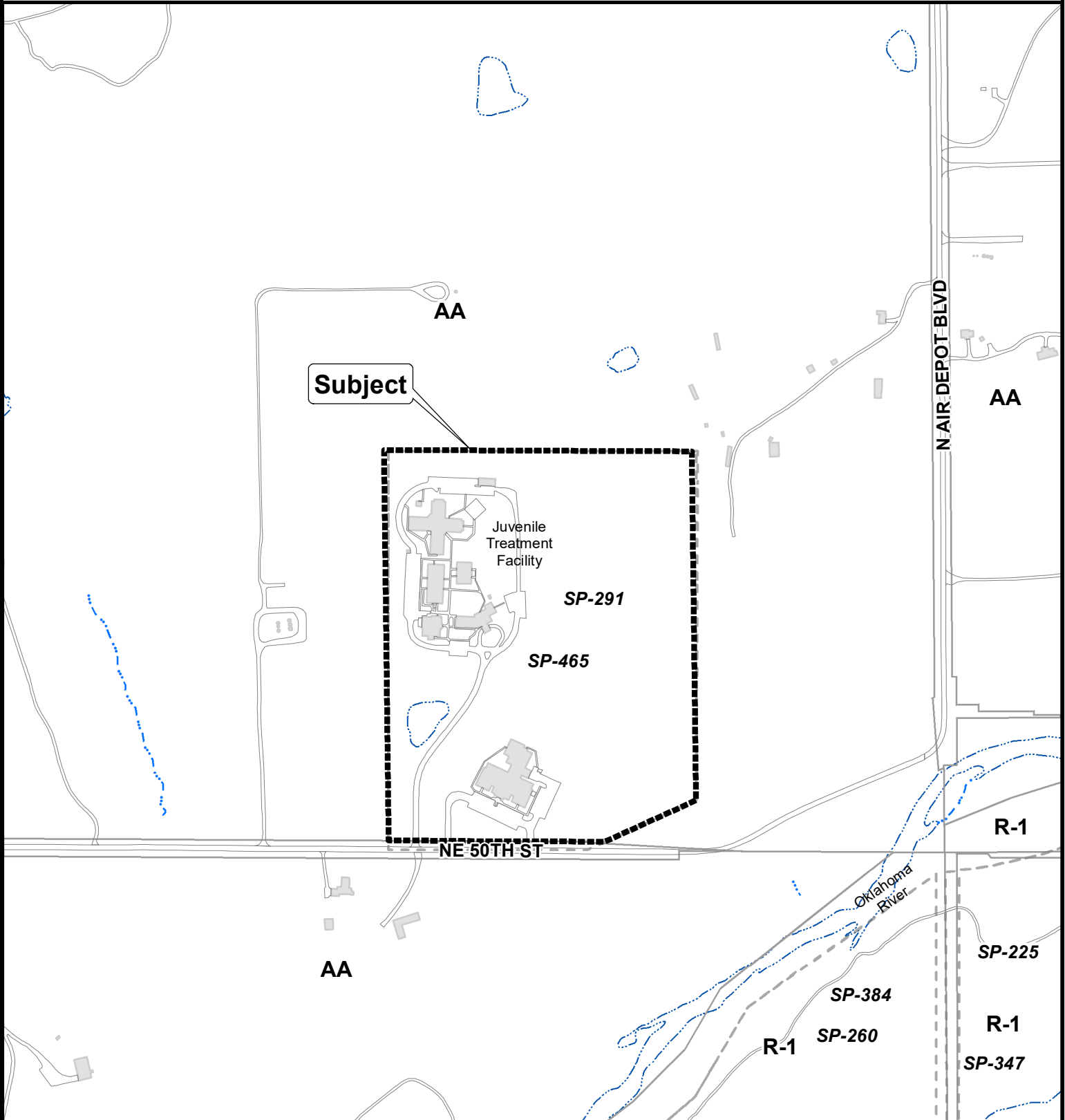
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application subject to the following Technical Evaluation:

1. The Special Permit is subject to the terms of Exhibit D, Program Description.

taj

Case No: SP-590 Applicant: Keystone Oklahoma City, LLC
Address: 6501 NE 50th St. Present Zoning: AA / SP-291 / SP-465
Proposed Use: (8250.19) Transitional Mental Health Residential Facilities



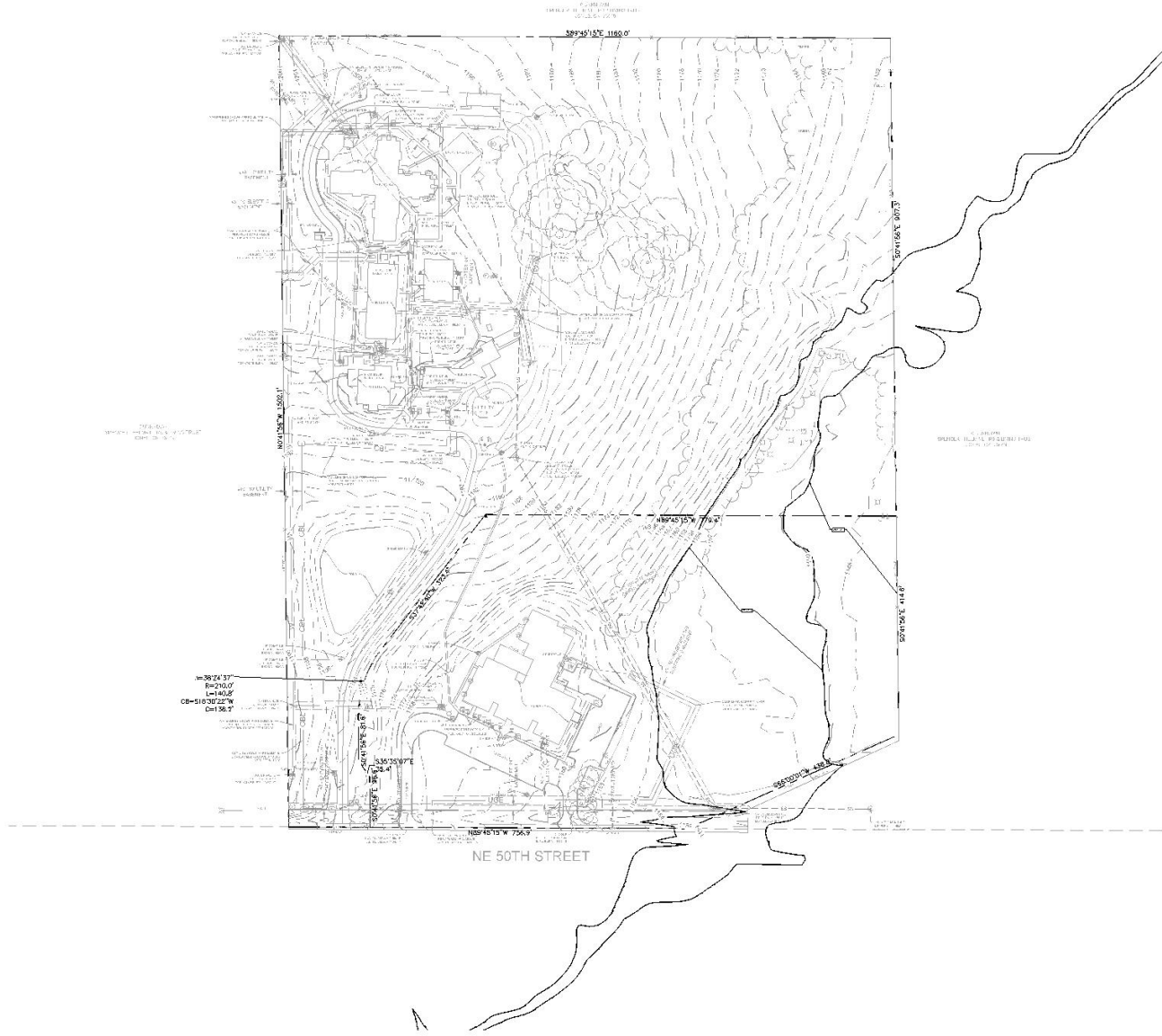
The City of
OKLAHOMA CITY

Special Permit Application



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	FENCE
	SANITARY SEWER
	FEMA ZONE X LINE
	FEMA ZONE AW LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	LIGHT POLES

EXISTING CONDITIONS NOTES

1. THIS PROJECT IS LOCATED IN ZONE "X" AND "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0235G WITH AN EFFECTIVE DATE OF 02-25-2021 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM.
2. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. ZONE "AE" IS DETERMINED TO BE A SPECIAL FLOOD HAZARD AREA W/BFE OR DEPTH.
4. OWNER TO ABANDON WATERLINE EASEMENT #5.

COORDINATES ARE
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ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.

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6501 & 6505 NE 50TH ST.
OKLAHOMA CITY, OKLAHOMA

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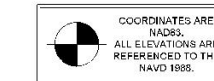
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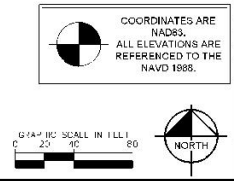
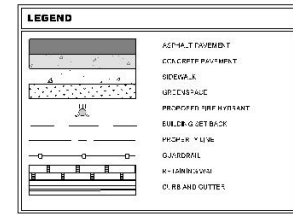
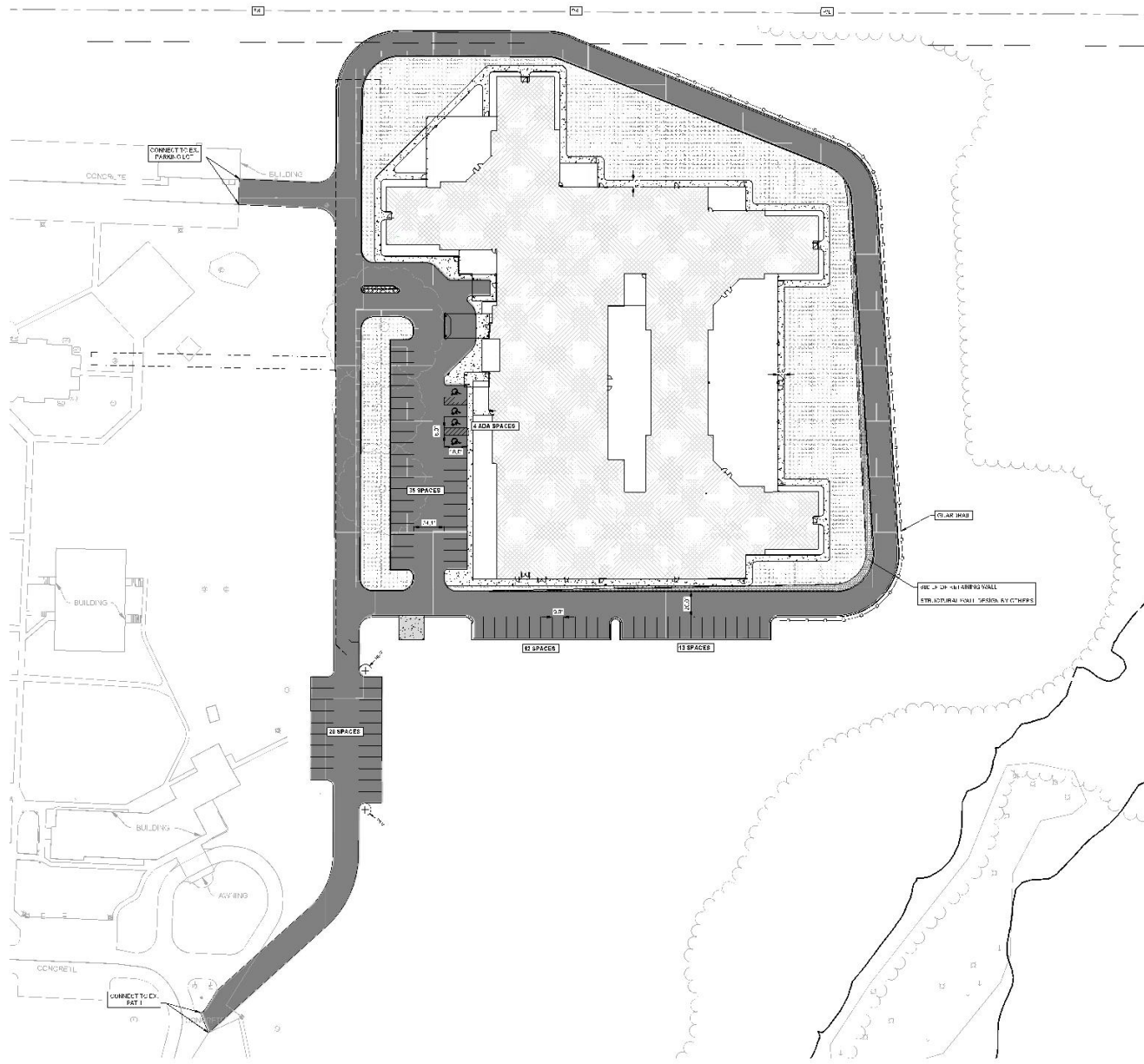
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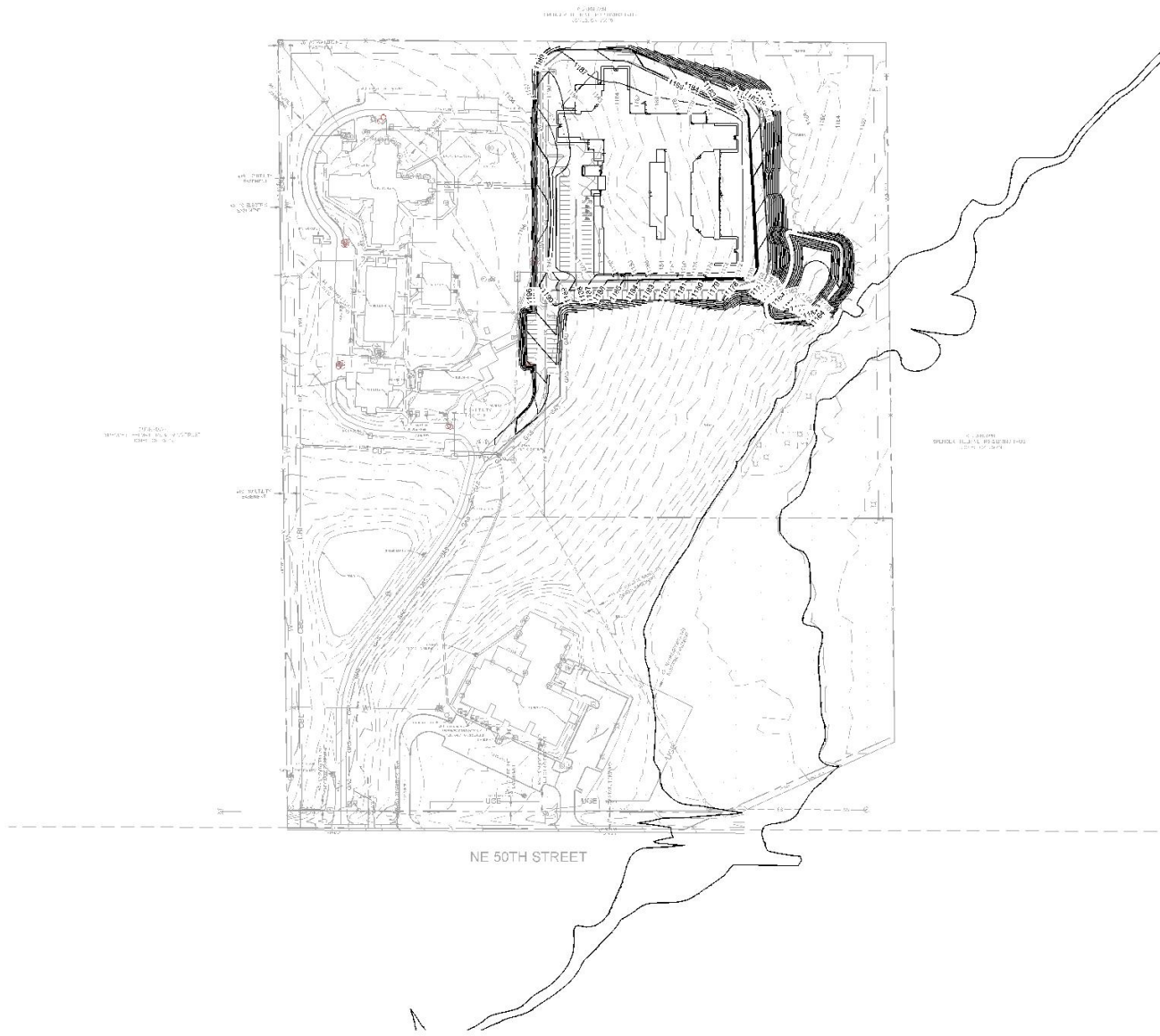
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LAYOUT

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OKLAHOMA CITY, OKLAHOMA

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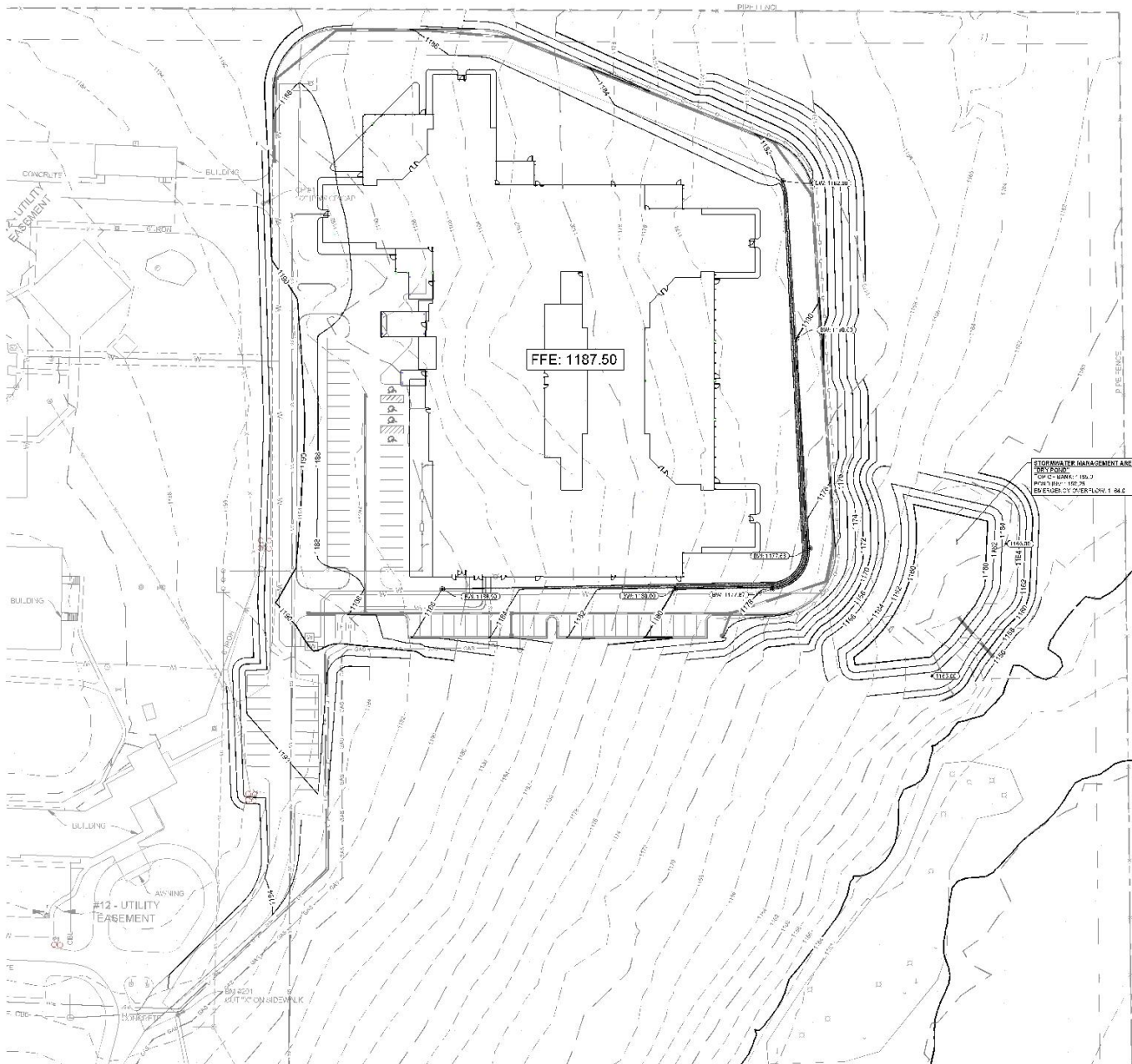
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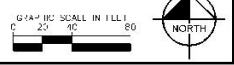
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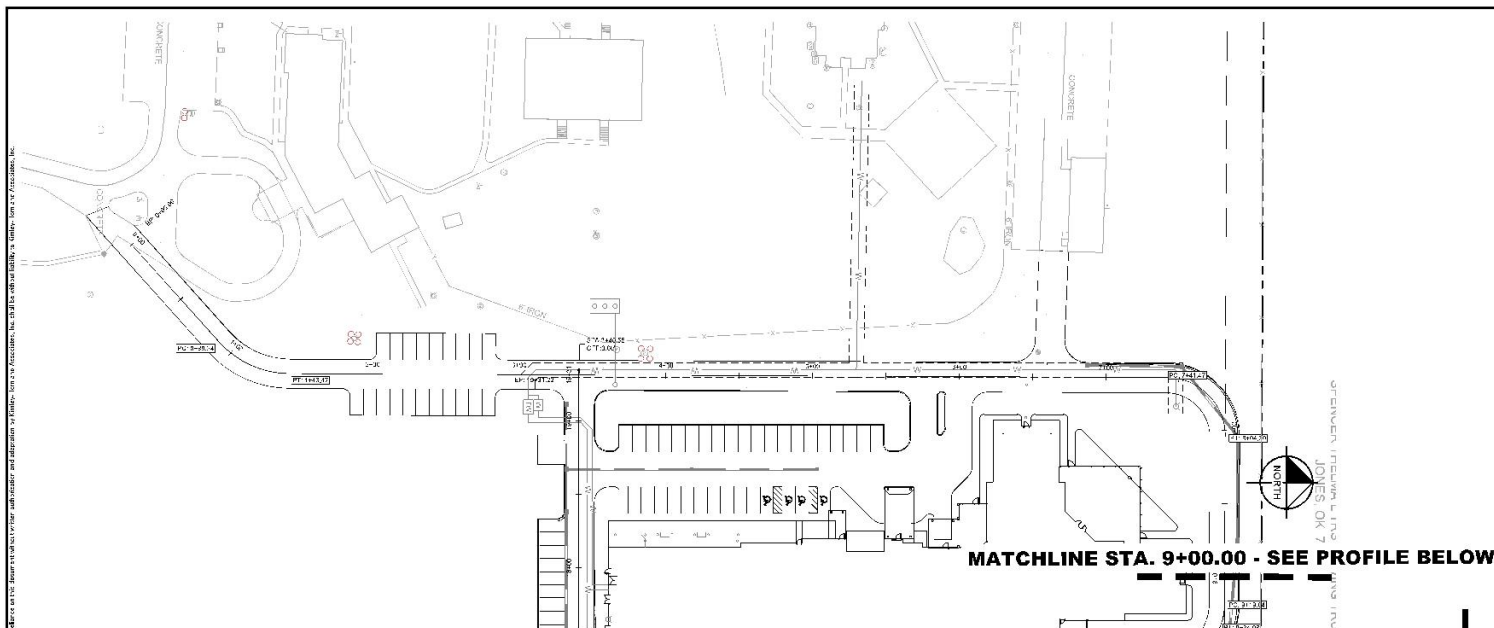
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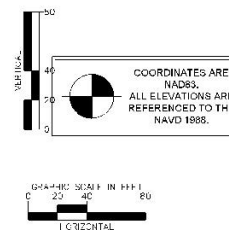
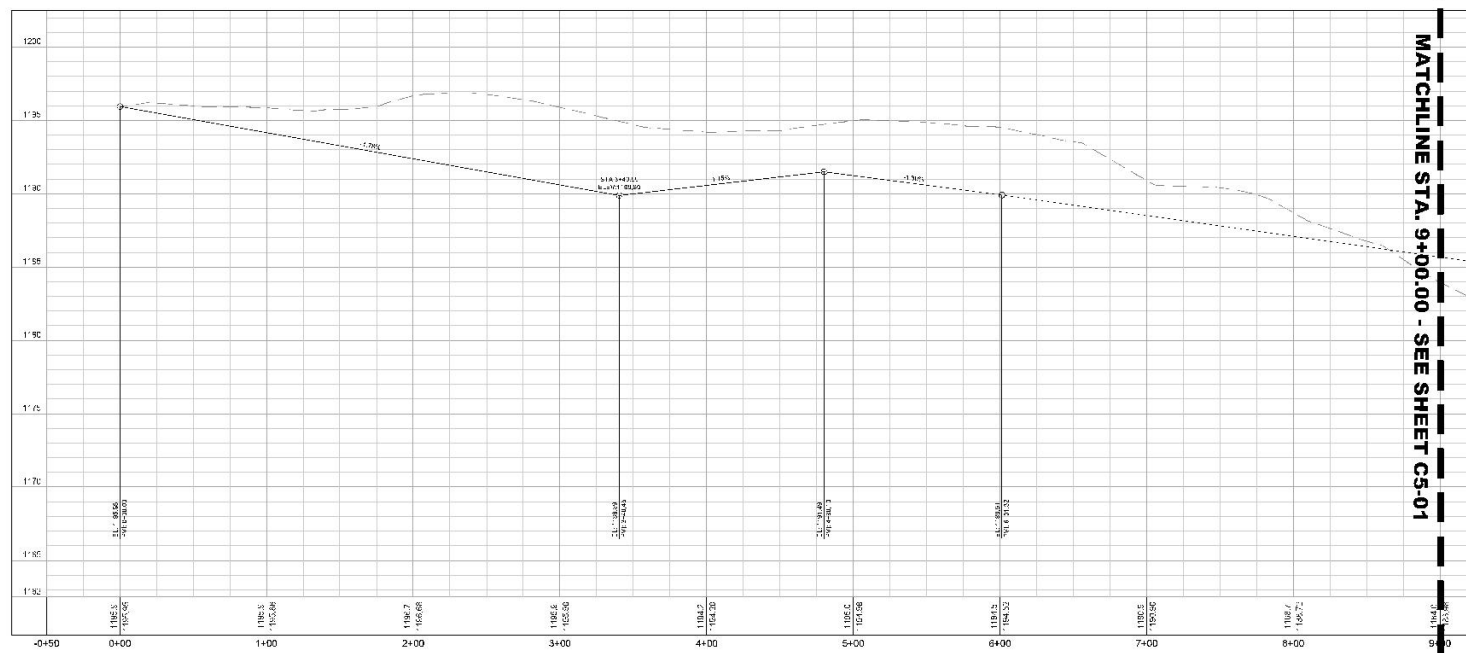
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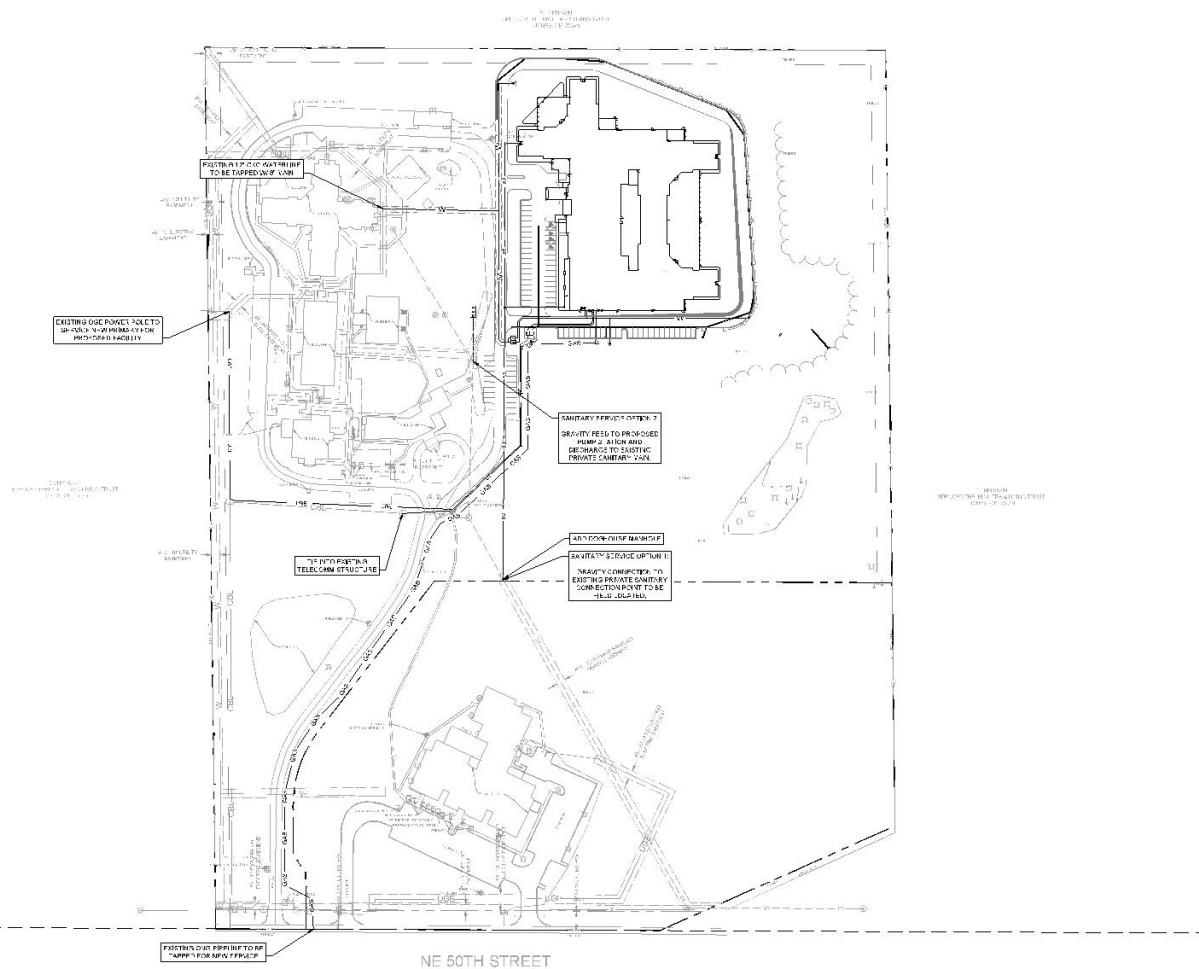
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ROADWAY PLAN AND
PROFILE

SHEET NUMBER
C5-00



UTILITY LEGEND

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_____ 11 _____	SENIOR/ SENIOR 202
_____ 12 _____	< COWG2 > 300-470046-1
_____ 13 _____	1. THERMOCOUPL ELECTRIC LINE
_____ 14 _____	GAS LINE
_____ 15 _____	1-10 COMBINATION LINE 110
_____ 16 _____	CASEMENT
_____ 17 _____	STORMWATER 1 INP
_____ 18 _____	STEAM JUMPER EXHAUST

UTILITY NOTES

1. CONTRACTOR'S RESPONSIBILITY FOR VERIFYING AND SETTING ELEVATIONS COMPARED TO HIGH-SPRINK OR ANY OTHER: DRAINAGE/UTILITY OFFICER'S MEASUREMENTS, E.G., SECOND-PARTY SURVEY.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DRAINAGE/UTILITY FOR EXCAVATION WILL BE LOCATING ADDITIONAL COST TO BE CARRIED.
3. MAINTAIN A MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SYSTEMS OR A MINIMAL SEPARATION AT DISJUNCTIONS OF TRENCHES.
4. SEWER SERVING SHALL BE PRIVATE FROM THE 48" BEYOND THE SEWER MAIN TO THE BUILDING.
5. ALL UTILITIES SHALL BE INSTALLED PER LOCAL UTILITY DISTRICT'S STANDARDS AND SPECIFICATIONS.



COORDINATES ARE
NAD83.
— ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



GRAPHIC SCALE IN FEET
0 50 100 200



Kimley»Horn

10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com

UHS - CEDAR RIDGE
6501 & 6505 NE 50TH ST.
OKLAHOMA CITY, OKLAHOMA

**DRAFT
PRELIMINARY
PLANS
FOR REVIEW ONLY**

FOR REVIEW ONLY

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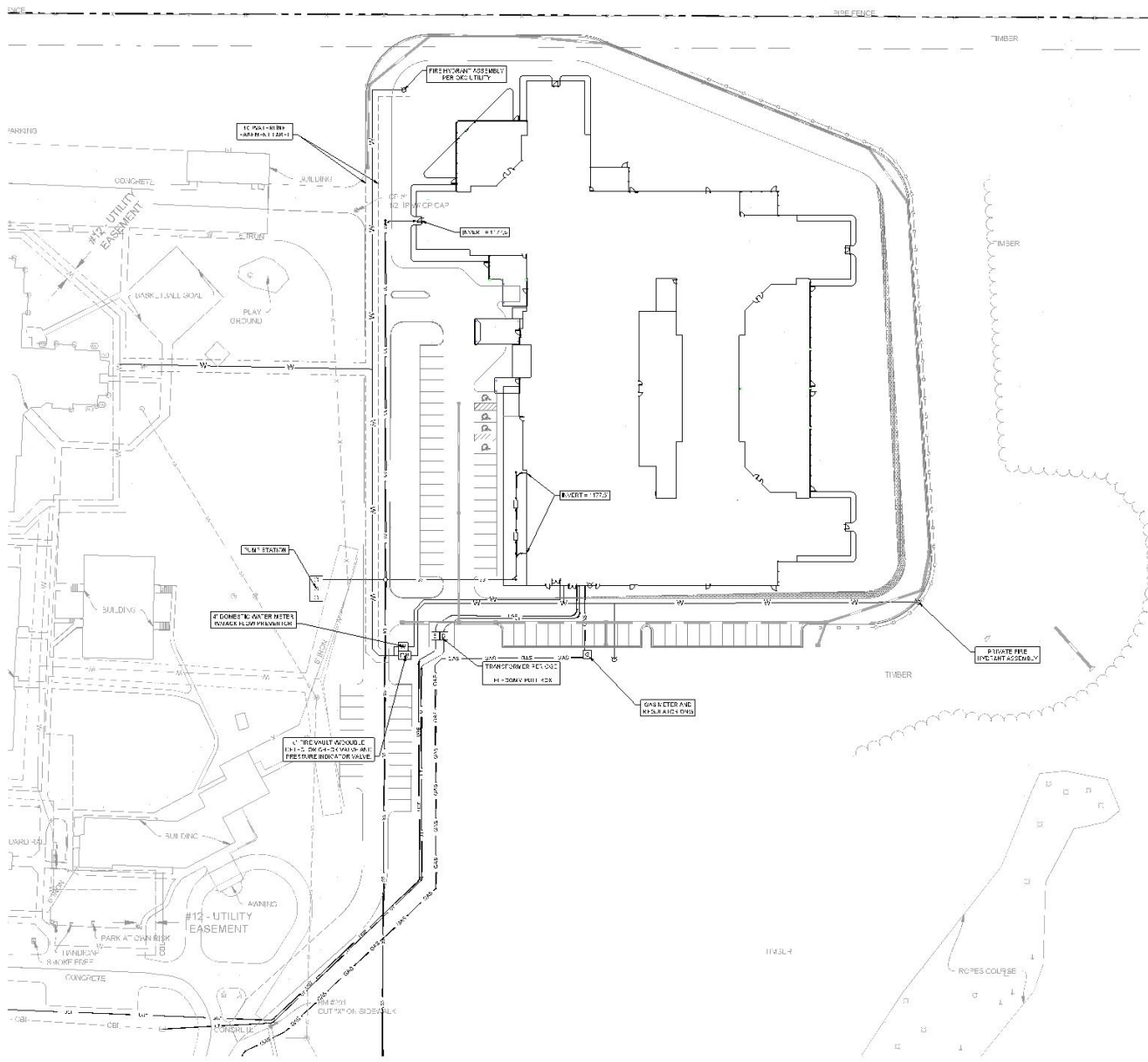
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- 1875/03

UTILITY PLAN

SHEET NUMBER
C6-00

JONES, OK 73049



UTILITY LEGEND

—	VACUUM
—	SEWER/STORM
—	12\"/>

UTILITY NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS AND DEPTHS.
2. AREAS FOR CONSTRUCTION THAT REQUIRE EASEMENTS FOR EXCAVATION SHALL BE SHOWN AS SUCH ON THIS PLAN.
3. EXISTING UTILITY LOCATIONS SHALL BE SHOWN AS SUCH ON THIS PLAN.
4. SEWER SERVICES SHALL BE PRIVATE FROM THE 4\"/>

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UHS - CEDAR RIDGE
6501 & 6505 NE 50TH ST.
OKLAHOMA CITY, OKLAHOMA

DRAFT
PRELIMINARY
PLANS
FOR REVIEW ONLY

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COORDINATES ARE
NADES.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 88S.



PROJECT NO.: 24001
SHEET NO.: 1
DATE: 10/1/2024
BY: JH
CHECKED BY: JH
APPROVED BY: JH

UTILITY PLAN -
ENLARGEMENT

SHEET NUMBER:
C6-10

[illegible]

SP-590 Exhibit D – Program Description

UHS Oklahoma City LLC dba Cedar Ridge Hospital (Cedar Ridge) proposes to build and operate a new 90-bed psychiatric hospital facility in Oklahoma City, Oklahoma, to address the behavioral health needs of the state. The facility will be located on Cedar Ridge's existing 40+ acre campus at 6501 NE 50th St, Oklahoma City, OK, and will be licensed under Cedar Ridge's hospital license along with its current facility that provides 60 licensed child and adolescent inpatient acute beds.

Cedar Ridge will relocate 56 and add 4 adult inpatient acute beds from its Bethany campus and expand the existing child and adolescent inpatient acute program by 30 beds. Cedar Ridge currently employs 285 community members with plans to add approximately 30 employees with the expansion. Cedar Ridge also participates in workforce development through its affiliation with 20 nursing schools and clinical therapy schools, providing nursing clinical rotations and internship opportunities for undergraduate and masters programs. The proposed facility will provide an exceptional therapeutic environment for patient care and desirable workplace for its staff. The new facility will be comprised of six inpatient units (two child and adolescent and four adult), optimally designed to meet UHS (defined below), CMS and Oklahoma best practices. In total, these new units will feature both private and semi-private rooms as well as recreational activity and treatment support spaces.

When complete, the new facility will serve more than 3,900 patients annually contributing to the safety, health and wellbeing of our community. Cedar Ridge also provides residential level of care and will continue to utilize its relationships with other residential programs, PHP/IOP providers and community mental health outpatient providers to ensure patients receive the full continuum of care.

Universal Health Services, Inc. (UHS) is dedicated to serving Oklahomans through St. Mary's Regional Medical Center in Enid, OK and Cedar Ridge Behavioral Hospital in Oklahoma City, OK and Bethany, OK. UHS is the ultimate parent entity of subsidiaries that own, operate, and/or manage over 400 facilities primarily in the behavioral health care setting. UHS subsidiaries' successfully operate inpatient and outpatient facilities for a wide range of behavioral health disorders: depression, traumatic stress, anxiety and OCD, eating disorders, health psychology programs, women's reproductive mental health and wellness, pain management, as well as child, adolescent, and family counseling. UHS' facilities and subsidiaries have an extensive record of accomplishment for quality care and meaningful outcomes for patients. To learn more about UHS's Behavioral Health Division's clinical success, a detailed report is available at https://uhs.com/wp-content/uploads/2023/04/UHS_BH-By_the_Numbers_2022.pdf.

Case No: SP-590

Applicant: Keystone Oklahoma City, LLC

Address: 6501 NE 50th St.

Present Zoning: AA / SP-291 / SP-465

Proposed Use: (8250.19) Transitional Mental Health Residential Facilities



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Special Permit Application



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