

1 STATE OF OKLAHOMA

2 1st Session of the 60th Legislature (2025)

3 SENATE BILL 717

By: Nice

6 AS INTRODUCED

7 An Act relating to the Capitol-Medical Center
8 Improvement and Zoning District; amending 73 O.S.
9 2021, Sections 83 and 83.2, which relate to
boundaries and authority of the Capitol-Medical
Center Improvement and Zoning Commission; expanding
boundaries; limiting authority to commercial zoning;
updating statutory language; and providing an
effective date.

12 BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

13 SECTION 1. AMENDATORY 73 O.S. 2021, Section 83, is
14 amended to read as follows:

15 Section 83. There hereby is created an improvement and
comprehensive community zoning district to be known as the "Capitol-
Medical Center Improvement and Zoning District", to embrace all that
portion of the State of Oklahoma situated within the following
described boundaries as shown by the plats and records on file in
the office of the county clerk of Oklahoma County, Oklahoma:

Beginning at the point where the center of Northeast Twenty-third
Street intersects the East line of the present right-of-way of the
A.T. and S.F. Railway Company, THENCE Southward along said right-of-

1 way to the point where the North line of property abutting on
2 Northeast Sixteenth Street intersects said right-of-way, THENCE
3 Eastward along the said North line of property abutting on Northeast
4 Sixteenth Street to the point where said line intersects the West
5 line of North Stiles Avenue, THENCE Southward along said West line
6 of North Stiles Avenue to the North line of Northeast Eighth Street,
7 THENCE Eastward along said North line of Northeast Eighth Street to
8 the West line of North Lottie Avenue, THENCE Northward along the
9 West line of North Lottie Avenue to the center of Northeast
10 Fifteenth Street, THENCE Westward along said center of Northeast
11 Fifteenth Street to the West line of North Kelley Avenue, THENCE
12 Northward along the West line of North Kelley Avenue to the center
13 of Northeast Thirtieth Fiftieth Street, THENCE Westward along said
14 center of Northeast Thirtieth Fiftieth Street to the West line of
15 North Walnut Avenue, THENCE Southward along said West line of North
16 Walnut Avenue to the center of Northeast Twenty-third Street to the
17 point of beginning; whether or not said land, or any part thereof,
18 shall be within the incorporated limits of any city of the first
19 class.

20 SECTION 2. AMENDATORY 73 O.S. 2021, Section 83.2, is
21 amended to read as follows:

22 Section 83.2. The Capitol-Medical Center Improvement and Zoning
23 Commission, after adoption of a master comprehensive plan as
24 hereinafter provided, shall have exclusive authority over the zoning

1 and regulation of the utilization of all commercial property in the
2 ~~above described Capitol-Medical Center Improvement and Zoning~~
3 District and no planning or zoning commission of any subdivision of
4 the state thereafter shall have any authority or jurisdiction over
5 commercial property within said the area. The Commission also shall
6 have authority to approve or disapprove the location and design of
7 any improvements hereafter to be placed upon any land commercial
8 property within ~~said District~~ the district, and no improvement
9 hereafter shall be placed upon any land within ~~said District~~ the
10 district, unless the location and design thereof shall be approved
11 by said the Commission. The word "improvements" as used in Sections
12 82.1 through 83.11 of this title shall include, but not be limited
13 to, (1) buildings, including additions to and alterations thereof,
14 (2) highways and thoroughfares, and access facilities thereto, (3)
15 parking lots and facilities, and (4) all other construction or
16 erections whatsoever, except that the word "improvements"
17 improvements shall not include existing municipal streets, alleys or
18 utility services, nor the maintenance or improvement thereof, except
19 insofar as the same serve state buildings or are located upon state
20 land.

21 SECTION 3. This act shall become effective November 1, 2025.
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