

1 ENGROSSED SENATE
2 BILL NO. 717

By: Nice of the Senate

3 and

4 Lowe (Jason) of the House

5
6 An Act relating to the Capitol-Medical Center
7 Improvement and Zoning District; amending 73 O.S.
8 2021, Sections 83 and 83.2, which relate to
9 boundaries and authority of the Capitol-Medical
10 Center Improvement and Zoning Commission; expanding
11 boundaries; limiting zoning authority for certain
12 purposes; updating statutory language; and providing
13 an effective date.

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

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

17 Section 83. There hereby is created an improvement and
18 comprehensive community zoning district to be known as the "Capitol-
19 Medical Center Improvement and Zoning District", to embrace all that
20 portion of the State of Oklahoma situated within the following
21 described boundaries as shown by the plats and records on file in
22 the office of the county clerk of Oklahoma County, Oklahoma:
23 Beginning at the point where the center of Northeast Twenty-third
24 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-
way to the point where the North line of property abutting on

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

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

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

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

22 SECTION 3. This act shall become effective November 1, 2025.
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1 Passed the Senate the 25th day of March, 2025.

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4 Presiding Officer of the Senate

5 Passed the House of Representatives the ____ day of _____,
6 2025.

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8 _____
9 Presiding Officer of the House
10 of Representatives