

1 **SENATE FLOOR VERSION**

2 February 19, 2025

3 **AS AMENDED**

4 SENATE BILL NO. 717

5 By: Nice

6 **[ Capitol-Medical Center Improvement and Zoning**  
7 **District - Commission - boundaries - authority -**  
8 **effective date ]**

9  
10 BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

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

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

19 Beginning at the point where the center of Northeast Twenty-third  
20 Street intersects the East line of the present right-of-way of the  
21 A.T. and S.F. Railway Company, THENCE Southward along said right-of-  
22 way to the point where the North line of property abutting on  
23 Northeast Sixteenth Street intersects said right-of-way, THENCE  
24 Eastward along the said North line of property abutting on Northeast

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

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

19 Section 83.2. The Capitol-Medical Center Improvement and Zoning  
20 Commission, after adoption of a master comprehensive plan as  
21 hereinafter provided, shall have exclusive authority over the zoning  
22 and regulation of the utilization of all property **zoned commercial**  
23 in the ~~above-described~~ Capitol-Medical Center Improvement and Zoning  
24 District and no planning or zoning commission of any subdivision of

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

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

20 COMMITTEE REPORT BY: COMMITTEE ON RETIREMENT AND GOVERNMENT  
21 RESOURCES

22 February 19, 2025 - DO PASS AS AMENDED

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