

ORDINANCE NO. 28,080

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150, OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO ESTABLISH A SPECIAL PERMIT TO ALLOW USE UNIT (8250.10) HIGH IMPACT INSTITUTIONAL IN THE C-3 COMMUNITY COMMERCIAL DISTRICT ~~AND DECLARING AN EMERGENCY~~. *AKS*

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150, of the Oklahoma City Municipal Code, 2020, be amended to establish a Special Permit to allow use unit (8250.10) High Impact Institutional in the C-3 Community Commercial District, as shown upon the District Map to include therein the following described property:

Two Tracts of land lying in the Northeast Quarter (NE/4) of Section Eleven (11), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Block Fourteen (14) of CORONADO HEIGHTS, SECTION 2, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof and being more particularly described as follows: Tract 1 - Beginning at a point 50.00 feet south and 367.00 feet West of the Northeast Corner of the Northeast Quarter (NE/4) of said Section Eleven (11), said point being on the North line of Block 14 of Coronado Heights, Section 2, a distance of 317.00 feet North 89°56'29" West of the Northeast corner of said Block 14 and said point also lying on the South right-of-way line of Northwest 63rd Street; Thence South 00°03'31" West a distance of 314.00 feet; Thence North 89°56'29" West a distance of 37.82 feet; Thence South 00°03'31" West a distance of 355.49 feet; Thence South 28°15'16" West a distance of 27.05 feet to a point on the South line of Block 14 of Coronado Heights, Section 2, and said point also lying on the North right-of-way line of Northwest Expressway; Thence along the North right-of-way line of Northwest Expressway North 61°44'44" West a distance of 448.78 feet; Thence continuing along the North right-of-way line of Northwest Expressway 28°15'11" East a distance of 25.00 feet; Thence continuing along the North right-of-way line of Northwest Expressway North 61°44'44" West a distance of 85.00 feet; Thence North 07°32'28" West a distance of 422.81 feet to a point on the North line of Block 14 of Coronado Heights, Section 2, and said point also lying on the South right-of-way line of Northwest 63rd Street; Thence along the South right-of-way line of Northwest 63rd Street South 89°56'29" East a distance of 565.15 feet to the Point of Beginning. **AND** Tract 2 - Beginning at a point 50.00 feet South and 50.00 feet West of the Northeast Corner of said Section Eleven (11), said point being on the Northeast Corner of Block 14 of Coronado Heights Section 2; Thence South 00°02'13" West along the East line of said Block 14 and said line being the West right-of-way line of North Portland Avenue a distance of 404.50; Thence North 89°56'29" West a distance of 215.00 feet; Thence South 00°03'31" West a distance of 12.00 feet; Thence North 89°56'29" West a distance of 139.98 feet; Thence North 00°03'31" East a distance of 102.49 feet; Thence South 89°56'29" East a distance of 37.82 feet; Thence North 00°03'31" East a distance of 314.00 feet to a point on the North line of Block 14 of Coronado Heights, Section 2, and said point also lying on the South right-of-way of Northwest 63rd Street; Thence South 89°56'29" East along the North line of said Block 14 and South right-of-way line of NW 63rd Street a distance of 317.00 feet to the Point of Beginning.

SECTION 2. Conditions. This Special Permit is adopted subject to and contingent upon the following condition, to-wit:

1. The operations of use unit 8250.10 High Impact Institutional shall be limited to the 6th Floor.

SECTION 3. (EMERGENCY) WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of this ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage, as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 21ST day of APRIL, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 19TH day of MAY, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Susan Randall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. H
5/19/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (SP-609) establishing a Special Permit to operate Use Unit (8250.10) High Impact Institutional in the C-3 Community Commercial District, 3817 Northwest Expressway. Ward 2.

Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:

David M. Box, Box Law Group, PLLC
International Bank of Commerce

Purpose:

The purpose of this request is to allow an educational facility for healthcare professionals on the 6th Floor of the IBC Center.

Background:

On April 9, 2026, the Planning Commission recommended approval of the application subject to the Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with the condition.

Technical Evaluation:

1. The operations of use unit 8250.10 High Impact Institutional shall be limited to the 6th Floor.

Protests:

None

Previous Action:

The Ordinance was introduced April 21, 2026, and set for final hearing May 19, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.

CASENO	NAME 1	MAILNG ADDRESS	CITY	STATE	ZIP CODE
SP-609	BOX LAW GROUP, PLLC, DAVID BOX	525 NW 11TH ST, STE 205	OKLAHOMA CITY	OK	73103
SP-609	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
SP-609	3901 NW EXPRESSWAY LLC C/O SAVAGE SAVAGE AND BROWN INC	916 N MAIN ST	STILLWATER	OK	74075-3621
SP-609	6303 PORTLAND LLC C/O AMERICAN FIDELITY PROPERTY CO	5100 N CLASSEN BLVD SUITE 100	OKLAHOMA CITY	OK	73118
SP-609	63RD ASSOCIATES LLC	4127 NW 122ND ST STE F	OKLAHOMA CITY	OK	73120-8880
SP-609	ADVANCED PROPERTIES LLC	1423 CANTERBURY PL	NICHOLS HILLS	OK	73116
SP-609	ADVANCED PROPERTIES OF OKLAHOMA LLC	1423 CANTERBURY PL	NICHOLS HILLS	OK	73116
SP-609	ANTROBUS KHRYSTOPHER W, CAMPBELL JEFFREY L	3817 NW 62ND ST	OKLAHOMA CITY	OK	73112
SP-609	AVERILL VIRGINIA L	3901 NW 62ND ST	OKLAHOMA CITY	OK	73112-1423
SP-609	BALA ESTATES LLC	3701 NW 62ND ST	OKLAHOMA CITY	OK	73112
SP-609	COMSTOCK WILLIAM F	4920 N HARVEY PKWY	OKLAHOMA CITY	OK	73118-8204
SP-609	CORONADO HEIGHTS PROPERTY MANAGEMENT LLC	14601 N PEEBLY RD	LUTHER	OK	73054-9420
SP-609	DINGA HOLDINGS LLC	3801 NW 63RD ST, Unit 1	OKLAHOMA CITY	OK	73116-1900
SP-609	DUNKLE DAVID A	3821 NW 62ND ST	OKLAHOMA CITY	OK	73112-1421
SP-609	FALLON JOSEPH P & AMANDA K	3825 NW 62ND ST	OKLAHOMA CITY	OK	73112
SP-609	GIRAFFE PROPERTY HOLDINGS LLC	1201 HUNTINGTON AVE	NICHOLS HILLS	OK	73116-6214
SP-609	GOLD CORD PROPERTIES LLC	10828 NW 24TH TER	YUKON	OK	73099
SP-609	HARRIS TAMARA M	3725 NW 62ND ST	OKLAHOMA CITY	OK	73112
SP-609	HO PETER T, DO KATIE	5762 LINCOLN AVE, Unit 246	CYPRESS	CA	90630
SP-609	HURT NICHOLAS	3741 NW 62ND ST	OKLAHOMA CITY	OK	73112
SP-609	INTERNATIONAL BANK OF COMMERCE	3817 NW EXPRESSWAY STE 100	OKLAHOMA CITY	OK	73112-1448
SP-609	JACOBS BOBBY R	6424 N PORTLAND AVE STE B	OKLAHOMA CITY	OK	73116-2012
SP-609	KING WAYNE E, KING TINA M	3217 LAVENDER LN	EDMOND	OK	73012
SP-609	LANMAN PROPERTIES & INVESTMENTS LLC	3621 NW 63RD ST	OKLAHOMA CITY	OK	73116
SP-609	LUCKY INVESTMENTS LLC	1125 NW 40TH ST	OKLAHOMA CITY	OK	73118
SP-609	MAYFLOWER COMMUNITY CHURCH CONGREGATIONAL	3731 NW 63RD ST	OKLAHOMA CITY	OK	73116
SP-609	MI 1 LLC	7725 W RENO AVE, Unit 450	OKLAHOMA CITY	OK	73127-9797
SP-609	MORRISSEY DENNIS J, JERALD TINA	3905 NW 62ND ST	OKLAHOMA CITY	OK	73112
SP-609	OKLA NATURAL GAS CO	PO BOX 871	TULSA	OK	74102-0871
SP-609	OKLAHOMA EDUCATORS, CREDIT UNION	PO BOX 22222	OKLAHOMA CITY	OK	73123-1222
SP-609	PACIFIC OCEAN PROPERTIES LLC	PO BOX 18895	OKLAHOMA CITY	OK	73154
SP-609	PRECIOUS HOMES LLC	3801 NW 63RD ST, Unit 200	OKLAHOMA CITY	OK	73116

SP-609	RILA LLC	8116 NW 28TH TER	BETHANY	OK	73008
SP-609	ROBERTS STEPHEN D & ERIN J	3004 NW 24TH ST	OKLAHOMA CITY	OK	73107-2008
SP-609	SABRA HEALTH CARE HOLDINGS III LLC	18500 VON KARMAN AVE STE 550	IRVINE	CA	92612-0539
SP-609	SHELL LLC	3621 NW 63RD ST STE A1	OKLAHOMA CITY	OK	73116-2041
SP-609	SOUTHERLAND JASON W, MATIAS MALANEI M	3813 NW 62ND ST	OKLAHOMA CITY	OK	73112
SP-609	SYLOKE PROPERTIES LLC	1 THE BIRCHES	ROSLYN	NY	11576
SP-609	THOMAS LEAH D, GRAHAM TRAVIS C	3729 NW 62ND ST	OKLAHOMA CITY	OK	73112-1419
SP-609	WOOD CURTIS N	3829 NW 62ND ST	OKLAHOMA CITY	OK	73112-1421

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, establishing Special Permit No. SP-609 to operate Use Unit (8250.10) High Impact Institutional in the C-3 Community Commercial District. A public hearing will be held by the City Council on May 19, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma, beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

Under the terms of said ordinance, the limits of and boundaries of Special Permit No. SP-609 would be extended to include the following described property:

LEGAL DESCRIPTION:

Two Tracts of land lying in the Northeast Quarter (NE/4) of Section Eleven (11), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Block Fourteen (14) of CORONADO HEIGHTS, SECTION 2, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof and being more particularly described as follows: Tract 1 - Beginning at a point 50.00 feet south and 367.00 feet West of the Northeast Corner of the Northeast Quarter (NE/4) of said Section Eleven (11), said point being on the North line of Block 14 of Coronado Heights, Section 2, a distance of 317.00 feet North 89°56'29" West of the Northeast corner of said Block 14 and said point also lying on the South right-of-way line of Northwest 63rd Street; Thence South 00°03'31" West a distance of 314.00 feet; Thence North 89°56'29" West a distance of 37.82 feet; Thence South 00°03'31" West a distance of 355.49 feet; Thence South 28°15'16" West a distance of 27.05 feet to a point on the South line of Block 14 of Coronado Heights, Section 2, and said point also lying on the North right-of-way line of Northwest Expressway; Thence along the North right-of-way line of Northwest Expressway North 61°44'44" West a distance of 448.78 feet; Thence continuing along the North right-of-way line of Northwest Expressway 28°15'11" East a distance of 25.00 feet; Thence continuing along the North right-of-way line of Northwest Expressway North 61°44'44" West a distance of 85.00 feet; Thence North 07°32'28" West a distance of 422.81 feet to a point on the North line of Block 14 of Coronado Heights, Section 2, and said point also lying on the South right-of-way line of Northwest 63rd Street; Thence along the South right-of-way line of Northwest 63rd Street South 89°56'29" East a distance of 565.15 feet to the Point of Beginning. **AND** Tract 2 - Beginning at a point 50.00 feet South and 50.00 feet West of the Northeast Corner of said Section Eleven (11), said point being on the Northeast Corner of Block 14 of Coronado Heights Section 2; Thence South 00°02'13" West along the East line of said Block 14 and said line being the West right-of-way line of North Portland Avenue a distance of 404.50; Thence North 89°56'29" West a distance of 215.00 feet; Thence South 00°03'31" West a distance of 12.00 feet; Thence North 89°56'29" West a distance of 139.98 feet; Thence North 00°03'31" East a distance of 102.49 feet; Thence South 89°56'29" East a distance of 37.82 feet; Thence North 00°03'31" East a distance of 314.00 feet to a point on the North line of Block 14 of Coronado Heights, Section 2, and said point also lying on the South right-of-way of Northwest 63rd Street; Thence South 89°56'29" East along the North line of said Block 14 and South right-of-way line of NW 63rd Street a distance of 317.00 feet to the Point of Beginning.

Any person having any interest in the proposed Special Permit may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed

Special Permit should or should not be carried out in accordance with said ordinance. Any person may make a written protest by filing the same with the Office of the City Clerk, Second Floor, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 21st day of April 2026.

SEAL

Amy K. Simpson



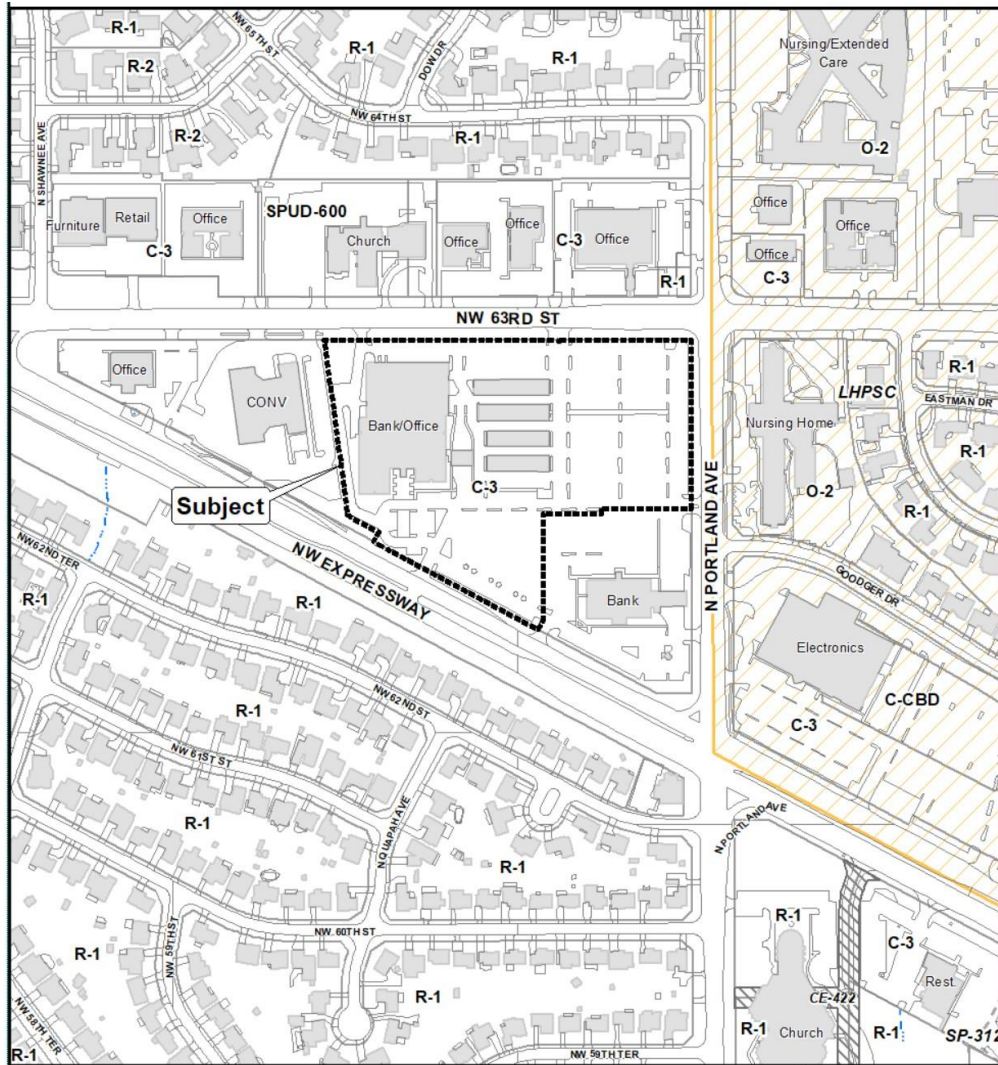
Amy K. Simpson, City Clerk

NOTICE OF REQUEST FOR SPECIAL PERMIT

CASE NUMBER: SP-609

PROPOSED SPECIAL PERMIT USE UNIT: (8250.10) High Impact Institutional

LOCATION OF PROPERTY: 3817 NW Expressway



FOR PUBLICATION ONLY

CASE NUMBER: SP-609

LOCATION: 3817 NW Expressway

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BRIEF DESCRIPTION OF PROPOSED SPECIAL PERMIT:

The purpose of this request is to allow an educational facility for healthcare professionals on the 6th Floor of the IBC Center.

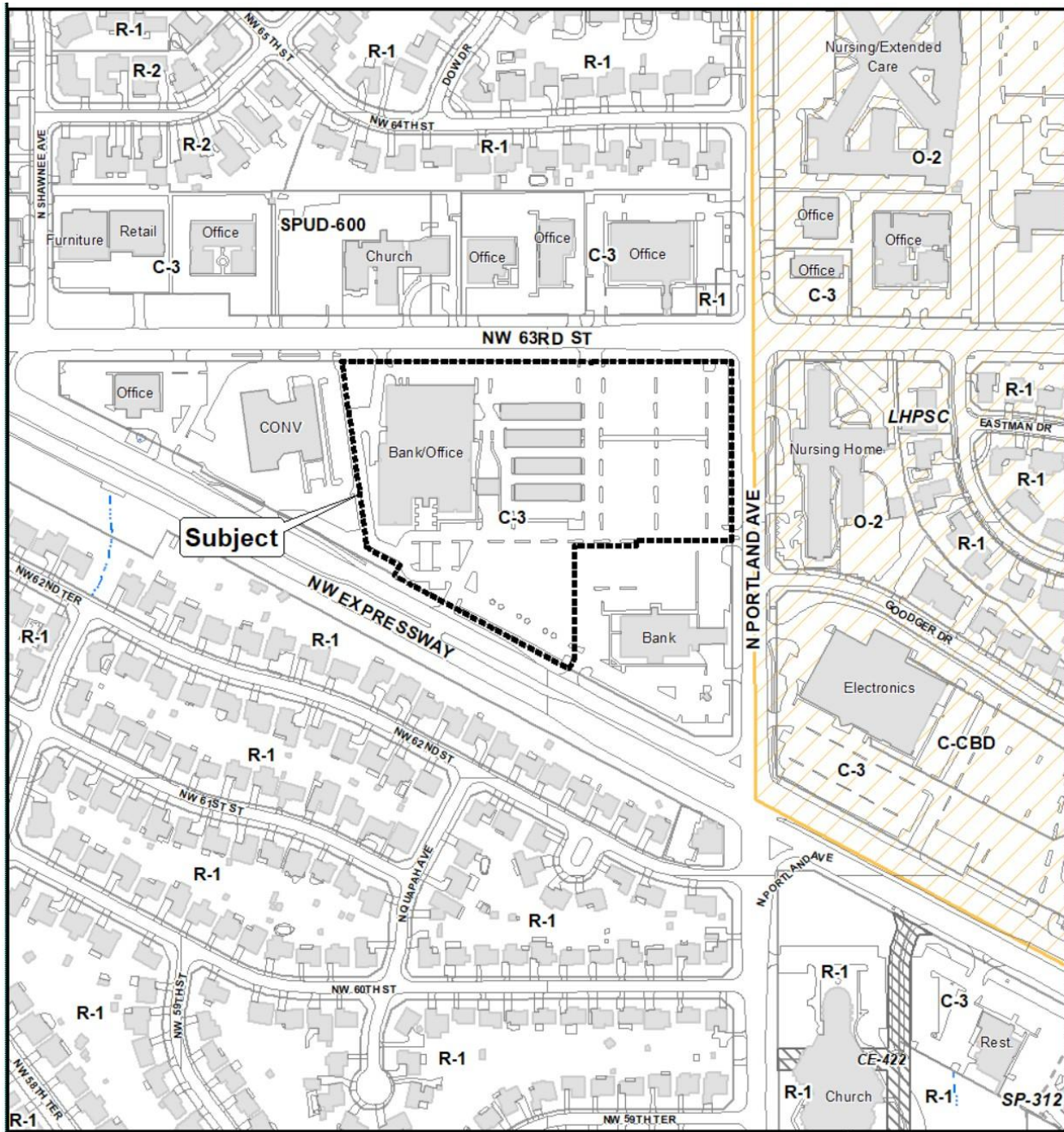
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For further information call (405) 297-2623.

Dated this 21st day of April 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
April 9, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:34 a.m. on April 6, 2026)

6. (SP-609) Application by International Bank of Commerce, for a Special Permit to operate Use Unit (8250.10) High Impact Institutional in the C-3 Community Commercial District at 3817 Northwest Expressway. Ward 2.

Technical Evaluation:

1. The operations of use unit 8250.10 High Impact Institutional shall be limited to the 6th Floor.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY POWERS, SECONDED BY NEWMAN

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, MILNER, NOBLE,
LAFORGE

ABSENT: HARRISON



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 09, 2026

Item No. IV. 6.

(SP-609) Application by International Bank of Commerce, for a Special Permit to operate Use Unit (8250.10) High Impact Institutional in the C-3 Community Commercial District at 3817 Northwest Expressway. Ward 2.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

David Box
Box Law Group, PLLC
(405) 652-0099

2. Case History

This is a new application.

3. Reason for Request

The purpose of this request is to allow an educational facility for healthcare professionals on the 6th Floor of the IBC Center.

B. EXISTING CONDITIONS

1. Size of Site: 9.76 Acres

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	C-3	C-3 / SPUD-600	O-2	C-3 / R-1	C-3
Land Use	Office Tower	Office / Church	Nursing	Bank / Residential	Gasoline Sales

4. 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.

C. GENERAL STANDARDS

The City of Oklahoma City has previously established the process for granting special permit uses. There are certain uses, which, by their nature, do not fit into the normal pattern of zoning district use regulations. The size, area of land required or the effects of these uses cause them to be potentially incompatible with other uses of land within a given zoning district. Therefore, this regulation allows the City Council to authorize these uses to locate within given designated districts under the controls, limitations and regulations of a special permit.

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.

D. ADDITIONAL SPECIFIC STANDARDS FOR USE UNIT (8250.10) HIGH IMPACT INSTITUTIONAL

The following specific standards apply to the proposed use:

- A. All development regulations shall conform to the provisions of the O-2 District, or as additionally required by the special permit.

E. REVIEW COMMENTS

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

- 1. Airports:** No objection
- 2. Fire (OCFD):** No objection
- 3. Public Works Department:**
 - a. Traffic Services:** No objection
 - b. Engineering – Storm Sewer Availability:** No objection.
- 4. Utilities:**
 - a. Solid Waste Management:** No objection.
 - b. Water Availability:** No objection.
 - c. Wastewater Availability:** No objection.
- 5. Planning Department:**
 - a. Comprehensive Plan Considerations**
 - 1) LUTA Development Policies:**

Site Design:

 - Utilize Best Management Practices (BMP) for stormwater whenever possible.

National, state, and local permitting require basic best management practices for stormwater management.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

The subject site has frontage along NW Expressway, North Portland Avenue, and NW 63rd Street, all arterial streets in the Urban Low LUTA.

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.

The subject site has frontage along NW Expressway, North Portland Avenue, and NW 63rd Street, all Major Arterial Streets in the Urban Low LUTA. Access would be in accordance with Code regulations.

- 2) Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. *The subject site is an office tower zoned C-3. The purpose of the Special Permit application is to allow an adult educational facility tailored to those pursuing careers as healthcare professionals on one floor of the building. No compatibility issues were identified.*
- 3) Transportation System:** The subject site has frontage along NW Expressway, North Portland Avenue, and NW 63rd Street, all Major Arterial Streets in the Urban Low LUTA. The nearest transit (bus) service is located north and east of the site, across North Portland Avenue and NW 63rd Street.

b. Plan Conformance Considerations

The purpose of the Special Permit application is to allow an adult educational facility tailored to those pursuing careers as healthcare professionals. The subject site is the IBC Bank building (IBC Center) on NW Expressway / Portland/ NW 63rd Street. The use unit 8250.10 *High Impact Institutional* requires a Special Permit in the site's C-3 District. The application specifies that the 6th floor of the existing building will be utilized for faculty and IT spaces, classrooms, applied learning spaces, control and observation rooms, preparation rooms, and a simulated hospital setting. Approximately 300 students and 22 faculty and staff members are expected to utilize the facility and hours of operation are proposed as 7:00 a.m. to 10:00 p.m. Monday through Friday and 7:00 a.m. to 4:00 p.m. on Saturday. The surrounding area consists of a mixture of C-3, O-2, R-1, and SPUD zoning districts. Across NW 63rd Street, to the north, are a church and several office buildings. East of North

Portland Avenue are a nursing home and an electronics store. The site abuts a bank at the northwest corner of NW Expressway and North Portland Avenue. Across NW Expressway, to the south, is a single-family residential neighborhood. Abutting the site to the west is a gas station. No compatibility issues were identified with the request to allow the proposed use within the existing office tower building.

F. 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 Condition:

1. The operations of use unit 8250.10 High Impact Institutional shall be limited to the 6th Floor.

taj

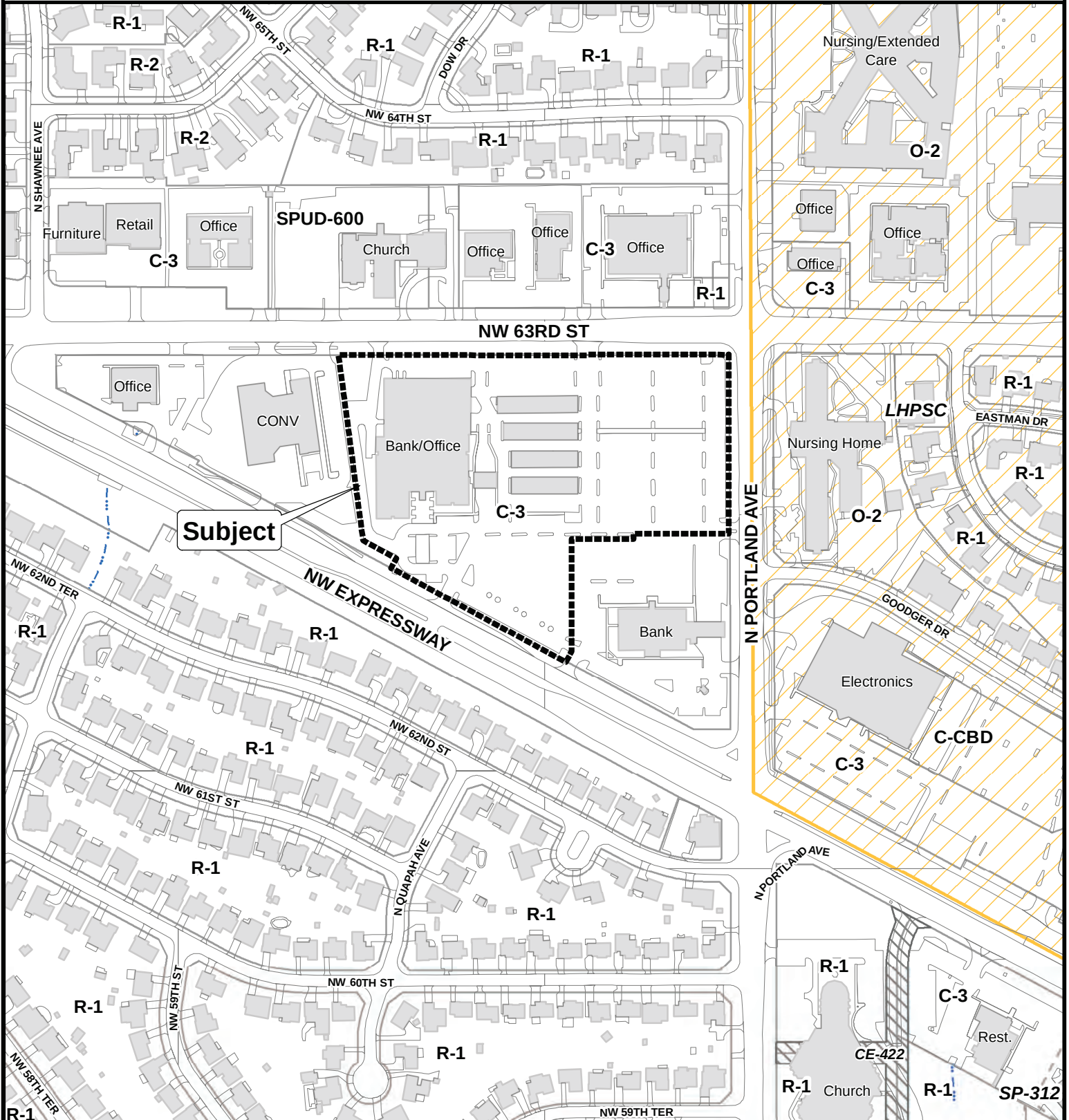
Case No: SP-609

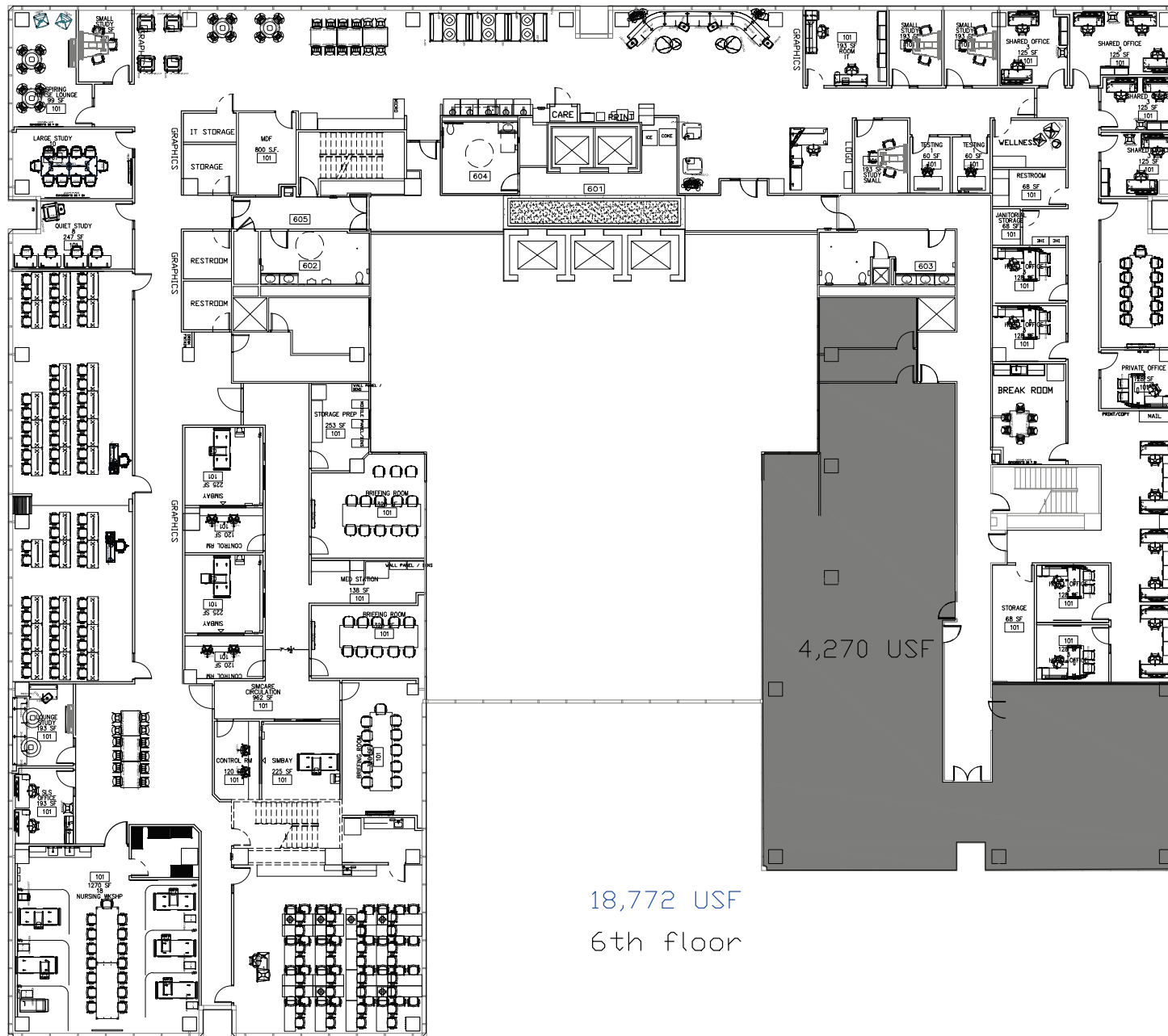
Applicant: International Bank of Commerce

Address: 3817 NW Expressway

Present Zoning: C-3

Proposed Use: Healthcare Educational Facility (8250.10: High Impact Institutional.)





CHAMBERLAIN
UNIVERSITY

OKLAHOMA CITY
3817 NORTHWEST EXPRESSWAY - IBC CENTER
FLOOR 6

ADTALEM
GLOBAL
EDUCATION

DATE	
SCALE	
REVISION	

A.1
FLOOR PLAN

SP-609 Exhibit B

Case No: SP-609

Applicant: International Bank of Commerce

Address: 3817 NW Expressway

Present Zoning: C-3

Proposed Use: Healthcare Educational Facility (8250.10: High Impact Institutional.)



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Special Permit Application



0 150 300
Feet