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4 September 2015

City of Norman  
Planning Department  
201 West Gray  
Norman, OK 73069

**RE: Site Plan Amendment and Vacation of 25' Building Setback line**

Dear City of Norman,

I represent the Golden Twins, LLC, owners of 1305 Triad Village, Norman, OK. This property was previously approved as a PUD in July 2014 for use as a senior housing facility of 20 units with 40 bedrooms (see attached PUD as approved previously and as is the current zoning in place). At that time, the Site Plan approved within the PUD, as shown here on attached EXHIBIT A, graphically depicted a five foot building setback line. Further, discussions included the setback line as 5 feet.

The project was approved and has moved to the point of imminent construction. Through work with Staff in planning for building permit issuance, the issue has arisen that the plat was not changed at the time of the PUD approval in July 2014. Consequently, the plat continues to indicate a 25 foot building setback on Triad Village Drive. Staff has indicated that they desire for the Applicant to officially remove or vacate the 25 foot building setback from the plat through this action, and that the approved Site Plan be further confirmed as amended herein (as shown on attached EXHIBIT B) to show the community building removed and also confirming the 25 foot building setback.

There is no change in the 2025 Plan and no change in the PUD zoning as was approved other than to confirm the five foot building setback on Triad Village Drive. That is all that is at issue in this application.

We respectfully request that this be set for Planning Commission and City Council hearings. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes.

Very Truly Yours,  
S.P. RIEGER PLLC

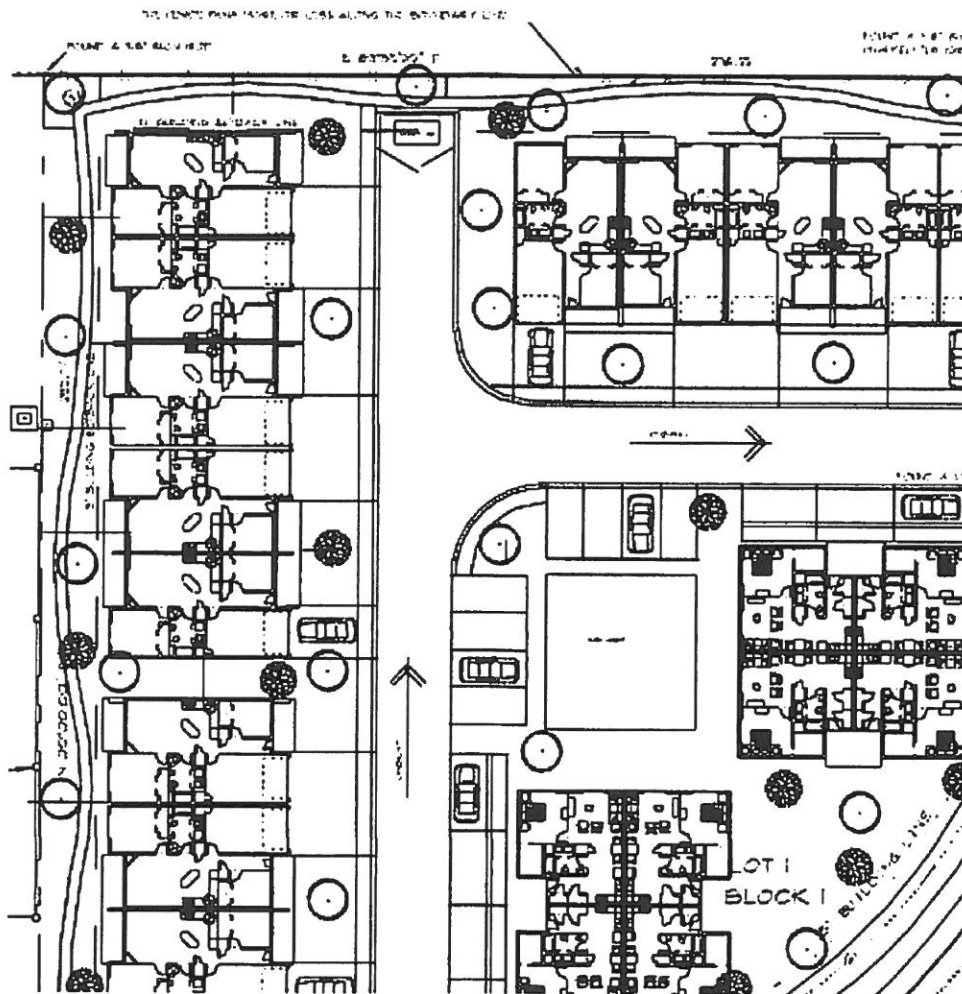


By: Sean Paul Rieger  
Attorney at Law • Architect • Broker

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 9/15/15

**EXHIBIT A**  
**SITE PLAN APPROVED IN JULY 2014**  
(graphically indicating a 5' building setback line at Triad Village)

ANATOLE SECTION 5  
LOT 3  
BLOCK 1



**EXHIBIT B**

**SITE PLAN PROPOSED IN 2015**

(removing the community building; still showing 5' building setback at Triad Village)

ANATOLE SECTION 5

LOT 3

BLOCK 1

**G** **MAJOR TIME**

② 244-1715

**EXHIBIT B-224**

THE FEELING RINGS MORE OR LESS ALONG THE SUBWAY LINE.

