

18 May 2017

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/18/17

City of Norman City Council
201 W. Gray
Norman, OK 73069

RE: PROTEST OF CENTER CITY FORM-BASED CODE (CCFBC)

Dear City of Norman,

Please accept this letter as an official protest as to the CENTER CITY FORM-BASED CODE (CCFBC) zoning proposal. We submit this letter of protest as attorney for, and on behalf of, the following entities:

Moving Mountains LLC
Nova McIlhaney Homes, LLC
Smartt Holdings, LLC
Smartt Seven Thirty Asp LLC

This protest is as it concerns the following properties of the above owners:

305, 307, 309, 313, 320, 323, 327, 329, 331 White Street
617, 619, 621, 623, 625 Jenkins Avenue
730, 732, 734, 750 Asp Avenue
529, 565 Buchanan Avenue
541 University Blvd.

While the goals of the Center City vision are laudable, the specific requirements of the FBC are not reasonable, economically viable, or practical. The CCFBC in its current form includes an array of problems that are insurmountable as written. The list is lengthy, and includes objectionable and unreasonable problems in many areas such as parking setback lines, parking requirements, minimum clear span heights, raised finished floors above sidewalks, lighting restrictions, licensed design requirements, curb cut takings, required public dedications, ADA implications, greenspace requirements, façade regulations, signage limitations, building materials limitations, alleyway access requirements, building setback limitations, height

Sean Paul Rieger
Attorney, Architect, Broker
sp@riegerllc.com

Blair L. Sutter
Attorney at Law
bsutter@riegerlawgroup.com

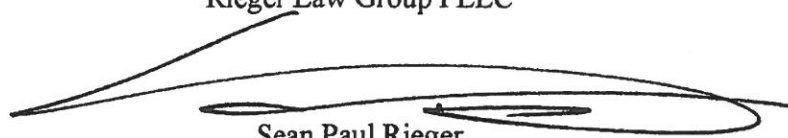
Patrick Hoog
Attorney at Law
phoog@riegerlawgroup.com

limitations, and on and on.

The CCFBC will unnecessarily hinder quality development in the area as it will mandate a defined set of unworkable circumstances in regards to the infrastructure and improvements that are currently in place. In short, the myriad of problems in actually implementing the CCFBC in a reasonable manner would result in every improvement having to go before a costly and controversial City Council review, and likely as a costly PUD. That will result in excessive and unreasonable expense and regulation upon property owners.

We urge the Council to table the adoption as proposed CCFBC and work toward better solutions to create a future for the Center City area that will better accommodate the needs of a growing population and better attract and recruit talent to our great community. We are all in for working to create a wonderful place to live, work, and play, and we commend efforts to do so. We simply need a better vehicle to do it than the CCFBC. Thank you for your consideration.

Very Truly Yours,
Rieger Law Group PLLC

A large, stylized handwritten signature in black ink, appearing to read 'Sean Paul Rieger', is written over the typed name and title below.

Sean Paul Rieger
Attorney ▪ Architect ▪ Broker