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10 March 2014

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

**RE: Pre-Development Written Description of Project**

Dear City of Norman,

I represent the Owner in the attached Application for a Pre-Development Information Meeting. We are submitting an Application for Special Use for the property located at 480 24<sup>th</sup> Ave. NW, the Madison Square center.

The Property is under development as a commercial center that will comply with all C-2 General Commercial District zoning requirements. The center will feature up to three stories and is being constructed in two phases. The first phase is complete and partly occupied. The second phase is underway and will fill out the remainder of the site.

The Applicant desires to have the Special Use allowance for a mixed use building with up to a maximum of two residences, on the third floor only, on the Property. C-2 General Commercial District zoning only allows for such a use through a Special Use permit and thus we are filing the Application to accommodate the request.

The Property is already platted, and there are no changes sought to the underlying C-2 zoning or the current 2025 Plan designation, as those shall remain the same. The site plan, as was submitted and approved for the buildings remains unchanged.

We respectfully request your support for this Special Use Permit. 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