

# Land Use, Zoning, and Development Entitlements

Our Real Estate team offers a full range of land use and services to the development community to get projects from concept to completion in a variety of regulatory environments from towns, cities, counties, regional authorities, and the state. Our team has significant experience in all aspects of land use, development entitlements, and planning and zoning matters, including:

- Annexation
- Conditional uses
- Development agreements
- Zonings and rezonings
- Easements and rights-of-way
- Formation of special districts
- Initiatives and referenda
- Interlocal / intergovernmental agreements
- Land use related litigation
- Local, state, and federal licensing and permitting
- Participation agreements
- Revenue sharing agreements
- Urban renewal
- Regulatory due diligence
- Sign regulation
- Special uses
- Subdivision
- Utility provisions
- Variances
- Vested rights
- Water agreements
- Zoning reform

Our site planning attorneys represent and collaborate with landowners, developers, contract purchasers, local governments, special districts, state and federal agencies, and other stakeholders to provide creative solutions to complex land use challenges. We pride ourselves on the balanced perspective we maintain by representing private and public-sector clients. Our multifaceted practice enables us to see the issues from “all sides,” and identify opportunities that may not be obvious.

For the development community, we help clients navigate complex webs of review procedures in order to obtain approvals for a wide array of development opportunities – from greenfield sites that cover many square miles to smaller infill and redevelopment projects in cities and suburbs. We also provide related services, such as identifying and establishing appropriate funding mechanisms for infrastructure, site development, and

environmental remediation, and negotiating agreements between landowners for easements, licenses, and infrastructure cost-sharing.

For the public sector, we serve as general or special counsel to local governments, special districts, and urban renewal agencies in dealing with land use issues, including providing assistance with inter-local land use issues and legislative reform.