

## Land Use and Zoning

Participants in today's highly competitive real estate and development industry need more than just advice and guidance on complicated legal transactions, they need a competitive advantage. A properly strategized entitlement plan can distinguish one proposal from another, dramatically increasing the value of the land and achieving market objectives.

Troutman Sanders' Land Use and Zoning attorneys understand the myriad of legal issues associated with these transactions. We offer our clients decades of experience, including within public offices and regulatory entities, and a unique integration of land use, municipal law, public finance, environmental law and lobbying. Our team includes two city and regional planners, a former city attorney, a Fellow of the American Institute of Certified Planners, and a former chief counsel to a U.S. Senate committee.

Chambers and Partners ranks the firm's real estate practice in several markets, noting the following:

*"Interviewees single out the Troutman Sanders team for its capabilities in both the leasing and development practices. While it is able to draw upon the firm's extensive national network to coordinate complex projects across a number of jurisdictions, it also maintains a considerable presence in the local market. This large group can call upon experts in the fields of real estate funding, leasing, development and acquisition to round off a full-service offering."*

We advise some of the world's largest companies on all facets of national, regional and local land use matters ranging from complex, multi-use developments to large-scale retail centers, and a broad range of uses including office, retail, industrial, residential, maritime, telecommunications, resort developments and hospitality. Our team has a long history of adding value to development projects in helping to shepherd public incentives, whether obtaining public commitments for infrastructure or financial participation, creating new ways to obtain entitlements and using due diligence to add value and capacity.

We advise clients on matters such as the following:

- Public infrastructure
- Public financial incentives
- Public-private partnerships (P3) and intergovernmental agreements
- Planning and zoning approvals
- Subdivision approvals and variances
- Comprehensive plan amendments
- Annexations
- Facility siting and infrastructure assessment
- Site plans and franchises
- Land use and zoning due diligence