



Gallagher&Kennedy

LAND USE AND ZONING

Gallagher & Kennedy's highly skilled land use and zoning attorneys represent private and public sector clients throughout Arizona across a broad range of land use and development-related ventures and matters. We bring extensive experience and a results-driven focus to every client's project. With such a track record of success, our team of land use and zoning attorneys is often asked to provide advice and assistance on projects ranging from drafting statewide planning and land use legislation to managing the state's largest master planned communities through the increasingly complex process of land use approvals and entitlements.

YOUR PARTNER FROM INCEPTION TO COMPLETION

Whether the project is commercial, residential, retail office, a shopping center or master-planned community, the entitlements process for major projects is complex. We offer clients full-service support from inception to completion. Beginning with pre-annexation negotiations and moving through design and site review, land use plan amendments, final zoning approval and infrastructure agreements, our firm also helps clients secure building permits and advance through inspections toward the successful completion of the project.

We maintain strong relationships with local and state government officials which enables us to work efficiently on behalf of our clients. However, we also challenge the denial or conditioning of requests in court or before administrative bodies where appropriate.

In addition, we handle matters related to:

- Infrastructure agreements
- Vesting of development rights with development agreements, leases and land exchanges
- Analysis of development water rights
- Coordination of environmental and archaeological assessments
- Appearance in administrative and judicial proceedings to invalidate land use exactions, to compel issuance of permits, to overturn unfavorable land use decisions and to challenge other zoning actions

Our services also include the drafting of state and local planning legislation and ordinances, assisting with the negotiation and formation of community facilities districts and the use of other infrastructure financing tools.

FOCUSED ON DELIVERING RESULTS

Our land use attorneys have been integral in some of the state's most complex and high profile urban projects, including the establishment of Bank One Ballpark (now Chase Field) in downtown Phoenix and the efforts to finance and locate the stadium used by the Arizona Cardinals. We represent private developers in structuring and utilizing existing incentive opportunities for office and mixed-use projects, including the Collier Center and the Camelback Esplanade in Phoenix, and have negotiated several high profile economic incentive agreements, including agreements for the Scottsdale Waterfront and IKEA.

Gallagher & Kennedy's land use and zoning team is focused on delivering results and value to all of our clients. We seek to integrate our legal expertise, market knowledge and relationship network in ways that enrich each project and enhance ongoing operations for our clients.

We work closely with city council members, county supervisors, planning commissioners, planning staff members, neighborhood leaders and other stakeholders to help our clients' projects reach success. Our experience working with decision makers coupled with our understanding of zoning law and process offers our clients the high quality service, efficiency and support needed to develop their properties.

PRACTICE AREAS

- Conditional Land Use Permits and Variances
- Development Agreements
- Litigation and Disputes
- Property Zoning and Rezoning