



## **LAND USE AND ZONING**

The Land Use and Zoning practice group at Conner & Winters, LLP consists of an interdisciplinary team of attorneys who can shepherd a real estate development through all stages. Our attorneys work diligently to meet client goals and objectives and understand that time is critical when it comes to real estate development. In every project, our goal is to deliver efficient solutions on our client's schedule.

We work in close cooperation with our Construction, Banking and Finance, and Real Estate practice groups, as well as our Native American practice, to provide counsel for all facets of a development. Our Litigation practice group has experience with claims that arise out of real estate development, such as appealing or intervening in land use and zoning decisions by local authorities and bringing claims for inverse condemnation.

We counsel developers, builders, non-profits, individual homeowners, neighborhood associations, and land use professionals on projects ranging from residential subdivisions to mixed-use developments to complex projects involving public funding, such as HOME-funded developments and projects utilizing TIF funds.

We serve clients in a wide variety of industries, including developers of multi-family and single-family residential projects, developers of large and small commercial projects, big-box retailers, restaurants, nonprofits, medical marijuana business owners, banks and other lenders, healthcare providers, and energy industry businesses from wind to pipeline companies.

### **ATTORNEYS**

Vicki Bronson  
Gentra Abbey Sorem  
Preston Sullivan

### **RELATED PRACTICES**

Banking and Finance  
Construction  
Litigation  
Real Estate

### **INDUSTRIES**

Banking and Finance  
Church and Nonprofit  
Organizations  
Construction  
Energy  
Health Care  
Medical Cannabis  
Real Estate  
Retail

## Land Use and Zoning

### Experience

Our team has experience at each stage of the development process including:

- Variances, Special Exceptions and Special Use Permits
- Zoning Amendments
- Development Plans and Planned Unit Developments
- Comprehensive Plan Amendments
- Lot Combinations, Lot Splits and Lot Line Adjustments
- Closing and Vacating Public Rights of Way and Easements
- Infrastructure Development Plan Review and Infrastructure Guaranties
- Subdivision Platting, Deeds of Dedication and Restrictive Covenants, and HOA Bylaws
- Plat Amendments
- Historic Preservation Permitting
- Due Diligence

Representative projects include:

- Successful development of a shopping center, including assembling multiple residential tracts, working with the surrounding neighborhood to gain support, obtaining a commercial zoning amendment, closing and vacating public rights of way, approval of the subdivision plat, development of easements, covenants and restrictions (ECRs), and leasing of storefronts
- Platting of a mixed multi-family and single-family residential development in a co-developed property involving multiple nonprofit developers while accommodating strict HOME Funding deadlines
- Negotiation of an optional development plan to accommodate substantial neighborhood opposition, arriving at a cost-effective solution while assuaging neighborhood concerns

### News

Preston Sullivan Selected to Conner & Winters Partnership

01.10.2025

30th Edition of Best Lawyers® Recognizes 67 Attorneys from Conner & Winters

08.18.2023