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The High-Risers Club

3.19.2024 – Land Development Session 3

Coach Jeff Wright

Welcome

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Does anyone have anything great to share personally or professionally?



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Three primary steps to the entitlement process

- A. Planning
- B. Engineering
- C. Building and Safety

Three primary steps to the entitlement process

A. Planning: The planning phase of the entitlement process involves determining the land's best use based on local zoning regulations, community needs, and market demands. This step includes land use analysis, site plan development, public hearings with the local planning department, and obtaining necessary approvals such as zoning changes or conditional use permits.

Three primary steps to the entitlement process

B. Engineering: The engineering phase focuses on the technical aspects of developing the land, including site design, infrastructure planning, and compliance with engineering standards for utilities, grading, drainage, and access. This step involves collaboration with civil engineers, surveyors, and other technical experts to create detailed site plans and construction drawings that meet regulatory requirements.

Three primary steps to the entitlement process

C. Building and Safety: The building and safety phase involves obtaining building permits and ensuring compliance with building codes and regulations. This step includes submitting construction plans for review, addressing any corrections or revisions required by the building department, and securing final approvals to begin construction. Inspections are conducted during construction to ensure that the project meets safety standards and code requirements.

General steps of the land entitlement process

A. Pre-Application Meeting

- A meeting held between the developer/applicant and the local planning or zoning department to discuss the proposed project, review any potential issues, and understand the submission requirements.

General steps of the land entitlement process

B. Application Submission Checklist:

- **Application and Application Fee:** Submission of the formal application form along with the required fees to initiate the review process.
- **Project Description:** Detailed information about the proposed project, including its purpose, size, scope, and intended land use.

General steps of the land entitlement process

- **Certified Mailing List of Neighbors:** Providing a list of neighboring property owners for notification purposes, especially if a public hearing is required as part of the approval process.
- **Plans:** Submission of various plans, including site plans, floor plans, elevations, grading plans, and landscape plans, to illustrate the project's design and impact on the surroundings.

General steps of the land entitlement process

- **Traffic Study:** If needed as per the local regulations or the project's scale, a traffic study might be required to assess the potential impact of the development on traffic patterns and infrastructure.
- **Anything else specific to the local agency's checklist:** Such as environmental studies, geotechnical reports, or other specialized studies deemed necessary for the project's evaluation and approval.

Types of Entitlement

A. Zoning: refers to the process of dividing land in a municipality into different zones or districts, each of which has specific regulations for land use, building size, density, and other requirements. Zoning is used to control and regulate development.

Types of Entitlement

B. Zoning Variances: Zoning variances are exceptions granted by a local zoning board that allow a property owner to use their land in a way that deviates from the existing zoning regulations. Variances are typically granted when strict application of the zoning regulations would cause undue hardship to the property owner.

Types of Entitlement

C. Zoning Changes: Zoning changes involve modifications to the existing zoning regulations that dictate land use in a particular area. These changes can be initiated by property owners, developers, or local government bodies to accommodate new developments or address changing community needs.

Types of Entitlement

D. Zoning Text Amendment: A zoning text amendment is a change made to the written regulations or code that govern land use and development within a specific jurisdiction. These amendments can involve alterations to zoning categories, permitted land uses, building requirements, or other aspects of the zoning ordinance.

Types of Entitlement

E. Subdivision Maps: Subdivision maps are detailed drawings or plans that illustrate how a parcel of land will be divided into multiple lots or parcels for development purposes. These maps typically show property boundaries, streets, easements, utilities, and other relevant information related to the subdivision of land. Subdivision maps are a key component of the development process and are subject to approval by local planning authorities.

Types of Entitlement

F. Lot Line Adjustment: A lot line adjustment is a legal process that allows property owners to change the boundaries between two or more adjacent parcels of land. This can help resolve boundary disputes, consolidate parcels, or adjust lot sizes to comply with zoning regulations.

Types of Entitlement

G. Road Approvals: Road approvals are permits or authorizations granted by local authorities for the construction or modification of roads and access points related to a development project. These approvals ensure that roads meet safety standards and comply with local regulations.

Types of Entitlement

H. Landscaping Approval: Landscaping approval is the process of obtaining permission from the relevant authorities for the design and installation of landscaping elements on a property. This approval ensures that landscaping plans comply with local regulations and municipal requirements.

Types of Entitlement

- I. Use Permits: Use permits are permits issued by local zoning authorities that allow property owners to use their land for specific purposes not typically allowed under the current zoning regulations. Use permits are often required for activities such as operating a business in a residential area.

Types of Entitlement

J. Utility Approvals: Utility approvals are permits obtained from utility companies or local authorities to install, modify, or connect to utility services such as water, sewer, electricity, or gas. These approvals ensure that utility connections are made safely and in compliance with regulations.

Types of Entitlement

K. Site Plan Review: Site plan review is a regulatory process in which proposed development projects are evaluated by local planning or zoning officials to ensure compliance with zoning regulations, land use policies, environmental requirements, and design standards.

Types of Entitlement

L. Lot Line Adjustment: A lot line adjustment is a legal process that allows property owners to change the boundaries between two or more adjacent parcels of land. This can help resolve boundary disputes, consolidate parcels, or adjust lot sizes to comply with zoning regulations.

Types of Entitlement

M. Adaptive Reuse: Adaptive reuse is the practice of repurposing existing buildings or properties for a new use that is different from their original purpose. This sustainable development practice helps preserve historic structures, reduces waste, and revitalizes communities.

Types of Entitlement

N. Affordable Housing Statutes: Affordable housing statutes are laws or regulations enacted at the local, state, or federal level to promote the development of housing that is affordable for low- and moderate-income households. These statutes often include incentives, subsidies, or requirements for affordable housing in new developments.

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Next Session

Next Session:

**Tuesday, March 26th, 2024
@ Noon Eastern**

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