

Real Estate and Land Use Update

Issues Facing Cities in an Era of Emerging Technologies

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Today's Roadmap to Wine Time

Land Use Planning Mechanisms— The Existing Framework

The Great Summer—The World We Know

Our Changing Demographic

“Smart Cities”

Winter is Coming—Emerging Technologies

Challenges within the Existing Framework

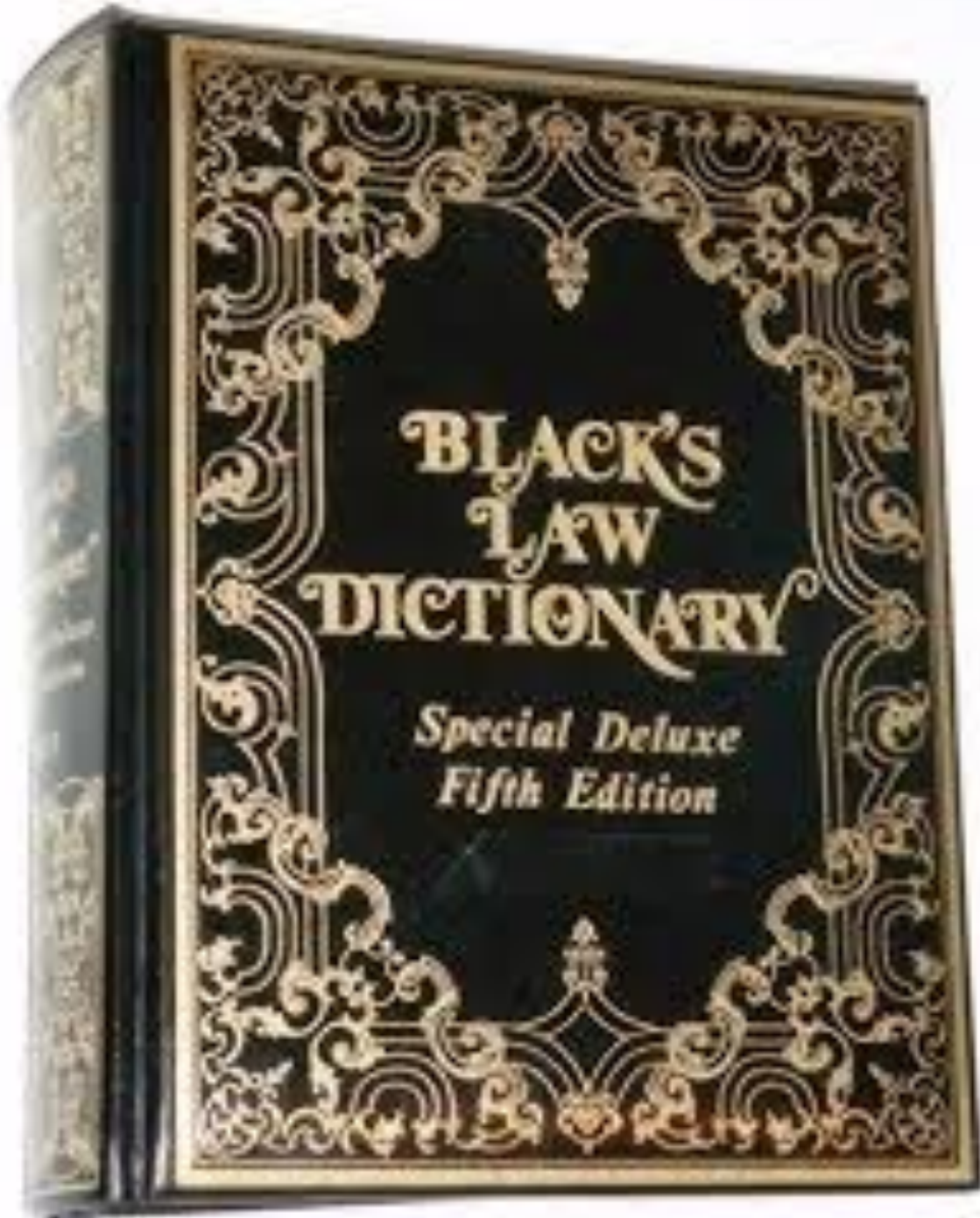
Forging the Path Ahead

Land Use – The Hidden Legal Practice

So what exactly is land use anyway?

- From an esteemed colleague (litigator), earlier this week: “I mean, I use Land all the time. I walk on it every day to go places in fact. I need to be able to use the Land for All the Things.”
- From a dear friend (also a litigator), a few years ago: “Wait. You have hearings, and sort of a jury, but you don’t really have to write anything, and you don’t really have any rules of procedure? Is that accurate? Why did I not know about this practice area?”
- From a book I just opened for the first time discussing the world of zoning: “It is a world filled with passion, intrigue, and mystery. It is a world of warring factions and battles galore.”





Maybe Not All That...

- “Public regulation of the use and development of land,” primarily focused on four (4) aspects of land use:
 - The type of use (agricultural, industrial, residential, commercial, renewable)
 - The density of the use (height, width, bulk, mathematics of acreage)
 - The aesthetic impact of the use (design and placement of structures on the land)
 - The effect of the particular use on the cultural and social values of the community (community conflict or consistency)

Common Land Use Planning Mechanisms

- **Comprehensive Plan**— A foundational, aspirational document setting goals for the development/redevelopment of a community, generally for a period of years.
- **Rezoning**— The property-specific process by which a community's zoning map is amended in order to permit different uses within the desired area.
- **Text Amendment**— The generally applicable method by which the text of a community's zoning ordinance is amended to change or clarify existing conditions.
- **Site Plan Approval**— An often administrative approval in which a project's overall layout and relationship to the existing area is set forth in precise detail.

The World We Know



Intervening Growth— Let's Do the Numbers



- By the year 2025, 34 cities worldwide will have a population of greater than **10 million people**.
- The world is becoming more urban, with **60%** of the population expected to live in cities by 2050.
- Raleigh has a population growth rate of about **3.4%** per year. A Forbes study last year found the Raleigh metropolitan area was the fastest growing in the United States, increasing **47%** from 2000 to 2012.
- It is predicted that Raleigh will remain the fastest-growing metropolitan area through **2025**.



Market Response to Increased Urbanization

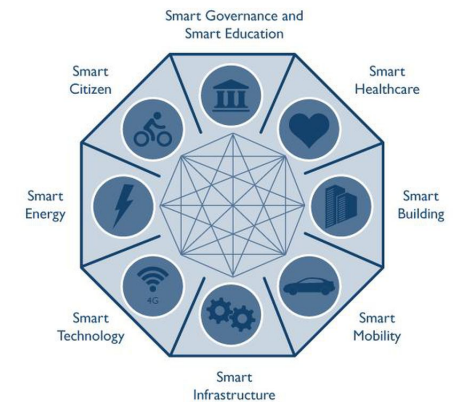
Smart city development is the use of smart initiatives combined to leverage technology investments across an entire city, with common platforms increasing efficiency, data being shared across systems, and technology investments tied to smart missions

Emerging Technologies

- Wayfinding
- Parking spot location
- Shared vehicle location
- Re-charging operations
- Aggregated real-time mass transit data
- Air quality detection
- Availability of shelter beds
- Pedestrian trip counts
- “Food desert” assistance
- Climate sensors
- Economic development data
- Communication facilitation
- “Mega-projects”



SMART CITY CONCEPTS



Source: Frost & Sullivan

Challenges within the Existing Framework of Land Use Planning Mechanisms

- Locational
- Ability to Limit
- Data Control
- Individual Privacy
- Constitutional
- Infrastructural
- Financial
- Political

- Where can the technology go? How are locations approved?
- Can the City limit numbers through its ordinances without triggering anticompetitive concerns?
- There is a LOT of data out there.
- Are ads signs? Is a City favoring certain types of speech?
- Strain on existing personnel and infrastructure? Multiple department review?
- How are these technologies paid for? PPP options?
- Pressure of the future and balancing community concerns about these uses.



Forging the Path Ahead



“Growth is inevitable and desirable, but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how.”



One Step
Closer...Thank
You!!

