



## John E. Tracey

CO-CHAIR, COMMERCIAL REAL ESTATE, BANKING, AND LAND  
USE GROUP, AND PARTNER

[jtracey@ycst.com](mailto:jtracey@ycst.com)

Wilmington P: 302.571.6740

When land development projects require the approval of land use and zoning regulators at the municipal, county, or state level, John Tracey is regularly called upon to navigate the necessary processes. His clients include developers, home-builders, retailers, corporate investors, and cellular communications companies placing new cell towers.

As both the degree of regulation and the prevailing political climate can vary widely from one jurisdiction to another, John is known for his ability to negotiate the needed approvals while remaining sensitive to the many constituencies that might weigh in on them.

In such circumstances, John draws on his strong working relationships with the government agencies involved. Having worked previously in government — representing various land use bodies and boards — he brings to the approval process a thorough understanding of both the procedures and possible pitfalls, thus enabling him to resolve issues and secure approvals in a timely and efficient manner.

### **FOCUS:**

Representing developers and land owners in Land Use and Zoning matters in the three counties and many municipalities in Delaware.

### **APPOINTMENTS:**

Former Assistant County Attorney and First Assistant County Attorney with New Castle County, representing the County's various administrative Land Use Boards, including the Board of Adjustment, Planning Board and Historic Review Board.

### **Practices**

- Commercial Real Estate Transactions

### **Education**

- University of Maryland Francis King Carey School of Law (J.D.)
- University of Delaware (B.A.A.S.)

### **Bar Admissions**

- Delaware
- Maryland

### **Court Admissions**

- U.S. District Court for the District of Delaware
- U.S. Court of Appeals for the Third Circuit

### **Distinctions**

- *Chambers USA - Leading Lawyers for Business*, Real Estate: Zoning/Land Use, 2009-Present
- *The Best Lawyers in America®*, 2024 *Lawyer of the Year*, Land Use and Zoning Law (Wilmington, DE); Litigation - Land Use & Zoning Law, 2010 - Present, Real Estate Law, 2019

### **Memberships and Affiliations**

- Delaware State Bar Association, Member
- American Bar Association, Member

### **Clerkships**

- Hon. Richard S. Arnold, United States Court of Appeals for the Eighth Circuit (1991-1993)