

A brief legal opinion from 1986 set forth the importance of the LCRA members reviewing redevelopment plans according to the factors set forth in the LCRA Act, specifically Section 99.430, RSMo. That advice remains true today. To assist the Authority members in their review process, I have prepared the attached checklist based on Section 99.430, RSMo. Please consult with legal counsel to ensure that the statute has not been amended.

- Is the area blighted (or does the Authority recommend blight?)
  
- Is the redevelopment or urban renewal plan sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements and the proposed land uses and building requirements in the land clearance or urban renewal project area,
  
- Does the redevelopment or urban renewal plan include (mandatory elements):
  - The boundaries of the land clearance or urban renewal project area, with a map showing the existing uses and condition of the real property therein;
  - A land use plan showing proposed uses of the area;
  - Information showing the standards of population densities, land coverage and building intensities in the area after redevelopment or urban renewal;
  - A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, building codes and ordinances;
  - A statement as to the kind and number of additional public facilities or utilities which will be required in the area after redevelopment or urban renewal; and
  - A schedule indicating the estimated length of time needed for completion of each phase of the plan.
  
- The authority shall consider whether the proposed land uses and building requirements in the land clearance or urban renewal project area:
  - are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the community and its environs which, in accordance with present and future needs, and
  - will promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development; including, among other things,
    - adequate provision for traffic,
    - vehicular parking,
    - the promotion of safety from fire, panic and other dangers,
    - adequate provision for light and air,
    - the promotion of the healthful and convenient distribution of population,
    - the provision of adequate transportation, water, sewerage, and other public utilities,
    - schools, parks, recreational and community facilities and other public requirements,
    - the promotion of sound design and arrangement,
    - the wise and efficient expenditure of public funds,
    - the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or insanitary areas, or conditions of blight or deterioration, and
    - the provision of adequate, safe and sanitary dwelling accommodations.