

III.F.

Memorandum
Department of Planning

To: Mike Geisel, P.E., City Administrator
From: Justin Wyse, Director of Planning *JW*
Date: April 18, 2023



RE: **Traffic Generation Assessment (TGA) Trust Fund Rate Schedule:**
An ordinance establishing an annual rate schedule for the five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri.

Summary

The City of Chesterfield utilizes Traffic Generation Assessment (TGA) trust funds. The traffic generation assessment is calculated by a dollar amount per measurable unit, typically per parking/loading space. The number of parking/loading spaces is determined by the City of Chesterfield Unified Development Code (UDC).

Traffic generation assessment rates are increased or decreased annually to account for changes in construction costs. The St. Louis County Department of Transportation uses the percent change for the construction cost index for the St. Louis area, from December of a given year to December of the following year, as published in the Engineering News Record, to determine the rate of increase or decrease and the City of Chesterfield has followed the same methodology. The proposed ordinance updates the previously defined rate schedules based on the increases in costs we have seen over the past year.

Recommendation

This item should be forwarded to the Planning and Public Works Committee for review and recommendation to the City Council

Attachments: TGA Trust Fund Ordinance

Please forward to PPW for review and further direction.

Mike Geisel 2023-4-11

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE TRAFFIC GENERATION ASSESSMENT (“TGA”) TRUST FUND RATE SCHEDULE OF THE CITY OF CHESTERFIELD, MISSOURI.

WHEREAS, the City has defined five (5) Traffic Generation Assessment Trust Fund Areas throughout the city as established by City ordinance; and,

WHEREAS, five (5) trust accounts are known as, "TGA Trust Fund Area A", "TGA Trust Fund Area B", "TGA Trust Fund Area C", "TGA Trust Fund Area D", and "TGA Trust Fund Area E", and are held by the City’s Director of Finance (the “Trustee”); and,

WHEREAS, the traffic generation assessment is calculated by a dollar amount per measurable unit, typically per parking/loading space. The number of parking/loading spaces is determined by the City of Chesterfield Unified Development Code (UDC); and,

WHEREAS, in order to maintain uniformity and equity from development to development, the traffic generation assessment rates are established by the City of Chesterfield.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI, AS FOLLOWS:

Section 1. The City of Chesterfield hereby adopts an annual rate schedule for the five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri.

Section 2. The traffic generation assessment is calculated by a dollar amount per measurable unit, typically per parking/loading space. The number of parking/loading spaces is determined by the City of Chesterfield Unified Development Code (UDC).

Section 3. On January 1 of each year, the traffic generation assessment rates are increased or decreased to account for changes in construction costs. The St. Louis County Department of Transportation uses the percent change for the construction cost index for the St. Louis area, from December of a given year

to December of the following year, as published in the Engineering News Record, to determine the rate of increase or decrease.

Section 4. The rates per measurable unit are defined as follows:

Land Use	As of 1/1/2023 Rate Per Parking Space
S.F. Dwelling	\$1,438.08
Apartment	\$575.23
Retirement Community	
Condominium	
General Office	\$878.76
Quality Restaurant	
Research Center	
Motel	\$1,757.68
Hotel	
General Retail	\$2,636.43
Medical Office	
Shopping Center	
Nursing Home	
High Turn-Over Sit Down Restaurant	
Hospital	\$5,273.05
Bank	
Drive-In Fast Food Restaurant	
Convenience Store	\$17,576.35
Gas Station	
Manufacturing	\$703.03
Warehouse	\$1,230.36
Recreational User	\$607.28
Mini-Warehouse	\$0.57/SF
Car Wash	\$87,911.30/AC
Loading Space	\$4,314.18

Section 5. Contributions to the Traffic Generation Assessment Trust Funds shall be made prior to the approval of the first Municipal Zoning Approval application in conjunction with the development that requires contribution.

Section 6. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2023.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie, McGownd, CITY CLERK

FIRST READING HELD: _____