

Memorandum

Department of Planning

To: Planning and Public Works Committee

From: Justin Wyse, Director of Planning

Date: June 9, 2022

RE: **Traffic Generation Assessment (Burkhardt Place)**: A resolution of the City of Chesterfield City Council authorizing the disbursement of funds collected through the Traffic Generation Assessment (TGA) contributions received for required roadway improvements.



Summary

The City of Chesterfield City Council approved PZ 03-2021 Downtown Chesterfield (Wildhorse Village) on October 4th, 2021 creating City of Chesterfield Ordinance 3161. The specific criteria approved within the planned district are set out in the “Attachment A” and adopted per ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

The Attachment A of Ordinance 3161 requires the developer to contribute a Traffic Generation Assessment (TGA). The ordinance also states that allowable credits for required roadway improvements are awarded as directed by the City of Chesterfield.

The Attachment A of Ordinance 3161 states a requirement to design and construct an extension of Burkhardt Place from its current terminus to Wild Horse Creek Road as depicted on the Preliminary Development Plan also known as Attachment B of Ordinance 3161.

The Burkhardt Place extension to Wild Horse Creek Road is identified as a Future Improvement in the City’s Travel Demand Model, the required right of way to facilitate the planned roadway has been secured, the roadway is currently under construction, and the construction cost is fully funded by the developer.

This resolution will authorize the City of Chesterfield to disburse funds collected by the traffic generation assessment required by Ordinance 3161 for the construction cost associated with the installation of required improvements (e.g. Burkhardt Place). The disbursement of monies does not occur until the roadway is completed and accepted by the City of Chesterfield City Council. Figure 1 provides a visual representation of the approximate location of the Burkhardt Place extension.

Attachments: Proposed Resolution



Figure 1: Burkhardt Place Extension

RESOLUTION # _____

**A RESOLUTION OF THE CITY OF CHESTERFIELD CITY COUNCIL
AUTHORIZING THE DISBURSEMENT OF FUNDS COLLECTED THROUGH
THE TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS RECEIVED
FOR THE INSTALLATION OF REQUIRED ROADWAY IMPROVEMENTS .**

WHEREAS, the City of Chesterfield City Council approved PZ 03-2021 Downtown Chesterfield (Wildhorse Village) creating City of Chesterfield Ordinance 3161 on October 4th 2021; and,

WHEREAS, Ordinance 3161 requires the developer to contribute a Traffic Generation Assessment (TGA); and,

WHEREAS, Ordinance 3161 requires that allowable credits for required roadway improvements are awarded as directed by the City of Chesterfield; and,

WHEREAS, the Burkhardt Place extension to Wild Horse Creek Road is identified as a Future Improvement in the City's Travel Demand Model; and,

WHEREAS, Ordinance 3161 states Burkhardt Place is a required improvement associated with the development known as Wildhorse Village; and,

WHEREAS, the City of Chesterfield obtained the required Right of Way to facilitate the planned roadway; and,

WHEREAS, the City Council authorizes the disbursement of funds collected by the traffic generation assessment required by Ordinance 3161 for the construction cost associated with required roadway improvements.

NOW THEREFORE BE IT RESOLVED: City of Chesterfield City Council authorizes the disbursement of funds collected through the approved Traffic Generation Assessment (TGA) contributions received as required by City of Chesterfield Ordinance 3161 for the construction cost associated with the required installation of roadway improvements.

Passed and approved this _____ day of _____, 2022.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK