

# Memorandum

## Department of Planning

**To:** Planning and Public Works Committee  
**From:** Justin Wyse, Director of Planning *JW*  
**Date:** September 22, 2022



**RE:** **Traffic Generation Assessment (TGA) Trust Funds**: An ordinance establishing 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. Most often a site specific ordinance within a planned district embodies the trust fund contribution requirement. The developer of a proposed development is required to contribute a TGA to a specific trust fund that is defined in the Saint Louis County Transportation and Public Works Design Criteria Manual.

The proposed ordinance continues to utilize the Traffic Generation Assessment, but establishes five specific trust funds authorized and embodied within a City of Chesterfield Ordinance.

The five TGA Trust Fund accounts are labeled, "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".

The trust funds are delineated by city limits, the major roadways of Interstate 64 and Olive Blvd./Clarkson Road, and the Chesterfield Valley. The limits are described below and referenced within Figure 1 on the following page.

TGA Trust Fund Area A has an eastern boundary of Olive Boulevard, southern boundary of Interstate 64, western and northern boundary of the Chesterfield Valley.

TGA Trust Fund Area B has an eastern boundary of the City limit, southern boundary of Interstate 64, western and northern boundary of Olive Boulevard.

TGA Trust Fund Area C has an eastern and southern boundary of the City limit, western boundary of Clarkson Road, and northern boundary of Interstate 64.

TGA Trust Fund Area D has an eastern boundary of Clarkson Road, southern boundary of the City limit, western boundary of the Chesterfield Valley, and northern boundary of the Chesterfield Valley and Interstate 64.

Trust Fund Area E encompasses the entire Chesterfield Valley.

Attached is a copy of the draft ordinance establishing the five Traffic Generation Assessment Trust Fund Areas.

Attachments: TGA Trust Fund Ordinance

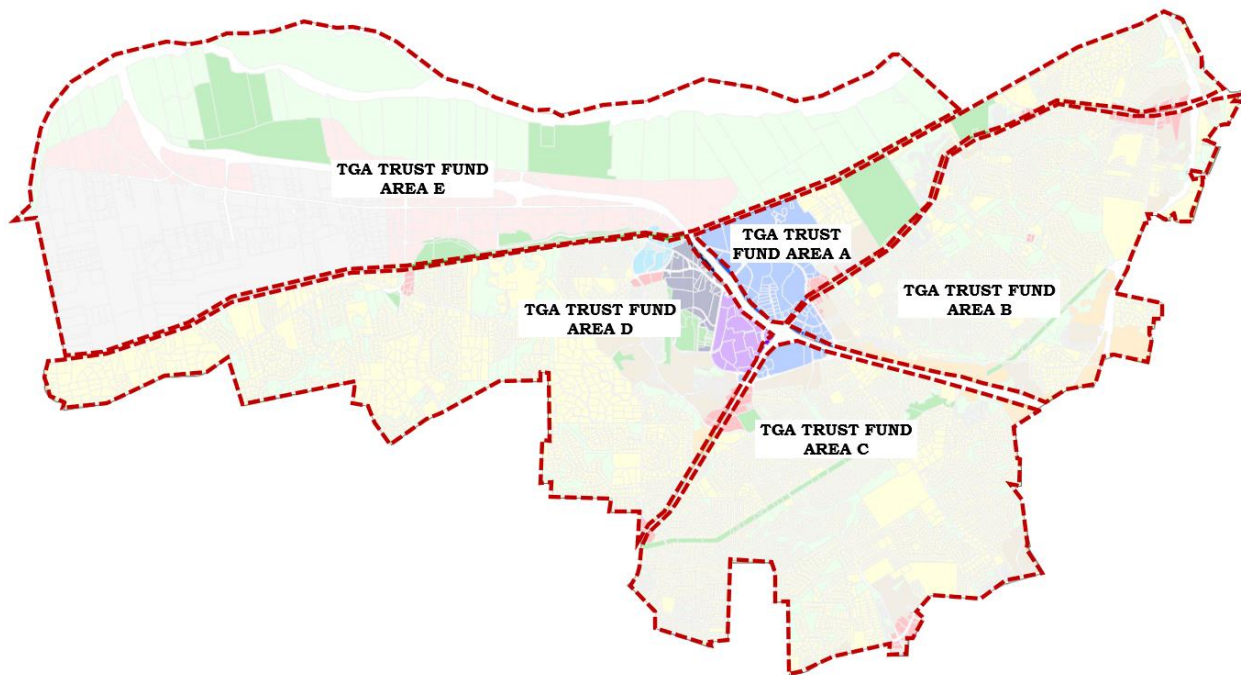


Figure 1: TGA Trust Fund Locations

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE ESTABLISHING FIVE TRAFFIC GENERATION ASSESSMENT (“TGA”) TRUST FUNDS OF THE CITY OF CHESTERFIELD, MISSOURI.**

**WHEREAS**, the City of Chesterfield, Missouri (the “City”) continues to receive development applications including but not limited to residential, commercial and industrial developments across the City; and,

**WHEREAS**, as part of said development applications, the City has reviewed numerous traffic studies which have been prepared to show the impact of various levels of development on the volume to capacity ratios of roadways and the level of service at intersections as a result of said development; and,

**WHEREAS**, these traffic studies along with evaluations by City Staff, have indicated there are measures available to the City which will lessen the impact of additional vehicles while also providing for additional active transportation opportunities to reduce the need for additional vehicles; and,

**WHEREAS**, the City recognizes that significant impacts on the transportation system are frequently caused by the collective development of a given area of the City and not necessarily by one individual development; and,

**WHEREAS**, in order to accommodate continued development, the City has estimated costs and considered ways in which to pay for the costs to implement necessary improvements caused by overall development so that the costs are not disproportionately borne by any individual development; and,

**WHEREAS**, the City has defined five (5) Traffic Generation Assessment Trust Fund Areas throughout the city as established by the attached plan area as designated on Exhibit “A”; and,

**WHEREAS**, the City of Chesterfield has considered the positions of the Missouri Department of Transportation and St. Louis County, relative to the use of traffic generation assessment funds to make needed improvements; and

**WHEREAS**, the City of Chesterfield City Council concludes that it is in the best interest of the City and its residents to establish a mechanism whereby future improvements to both the vehicular and active transportation networks,

which could include the construction, grading, paving, and other maintenance activities, can be accommodated.

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

**Section 1.** The City hereby establishes five (5) trust accounts to be 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", to be held by the City's Director of Finance (the "Trustee") for the improvement, engineering, right-of-way acquisition and construction of storm sewers, paving, sidewalks, pathways, grading, clearing, and other necessary transportation network improvements in the areas designated in Exhibit "A". The five (5) trust fund areas shall be the areas designated on Exhibit "A", subject to further additions or deletions by the City Council in consideration of any particular planned district, rezoning or special procedure permit request in the future or specifically described in the City of Chesterfield Unified Development Code and which may have impact on other transportation areas.

**Section 2.** All sums received shall be deposited in the trust fund in accordance with the terms of each planned district, or as established in the Unified Development Code as approved by the City Council for each individual development. Said zoning conditions may or may not spell out specifically what infrastructure transportation improvements are to be accomplished with the funds being contributed by the individual project. Where no specific improvement is required in a planned district, improvements will be provided pursuant to the City of Chesterfield Unified Development Code.

**Section 3.** The City shall in conjunction with its review of each request for development, rezoning or planned district zoning, or special procedure permits, determine whether the proposed development will need to make specific improvements to the identified transportation project needs as contemplated in the plan, which includes the multi-modal improvements consisting of but not limited to the re-signalization of traffic lights, roadway capacity improvements, and pedestrian capacity improvements as directed by the Department of Planning and the Department of Public Works.

**Section 4.** It is the determination of the City of Chesterfield City Council that the transportation improvements noted above shall be necessitated by the development of the area within the specific trust fund area.

**Section 5.** Additional properties may be made subject to the terms of this trust by appropriate provision.

**Section 6.** As used herein, “Director of Finance”, and like designations means and includes the legal successors to the pertinent functions of such officers.

**Section 7.** This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

\_\_\_\_\_  
Vickie McGownd, CITY CLERK

FIRST READING HELD: \_\_0x/0x/2022\_\_\_\_

**Exhibit A – “TGA” Trust Fund Areas**

