

## Memorandum Department of Planning

TO: Planning & Public Works Committee

FROM: Alyssa Ahner, Planner

DATE: February 8<sup>th</sup>, 2024

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.



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### 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 assessed annually to account for changes in construction costs. The City of Chesterfield 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, decrease, or no change. The proposed ordinance updates the previously defined rate schedules based on the decrease in costs the area has seen over the past year.

### Attachments:

- 1) TGA Trust Fund Ordinance

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 City of Chesterfield 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, decrease, or no change.

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

FOR ZONINGS ON OR AFTER 8/1/2008

Land Use	As of 1/1/2024 Rate Per Measurable Unit
S.F. Dwelling	\$717.60/Parking Space
Apartment	\$574.08/Parking Space
Retirement Community	
Condominium	
General Office	\$877.00/Parking Space
Quality Restaurant	
Research Center	
Motel	\$1,754.17/Parking Space
Hotel	
General Retail	\$2,631.16/Parking Space
Medical Office	
Shopping Center	
Nursing Home	
High Turn-Over Sit-Down Restaurant	
Hospital	\$5,262.51/Parking Space
Bank	
Drive-In Fast-Food Restaurant	
Convenience Store	\$17,541.20/Parking Space
Gas Station	
Manufacturing	\$701.62/Parking Space
Warehouse	\$1,227.9/Parking Space
Recreational User	\$606.07/Parking Space
Mini-Warehouse	\$0.57/SF
Car Wash	\$87,735.48/AC
Loading Space	\$4,305.55/Loading Space

FOR ZONINGS PRIOR TO 8/1/2008

Land Use	As of 1/1/2024 Rate per Measurable Unit
Commercial	3.34/SF
Office	2.34/SF
Industrial	8,060.83/Acre

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 \_\_\_\_\_, 2024.

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PRESIDING OFFICER

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

ATTEST:

FIRST READING HELD: \_\_\_\_\_

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