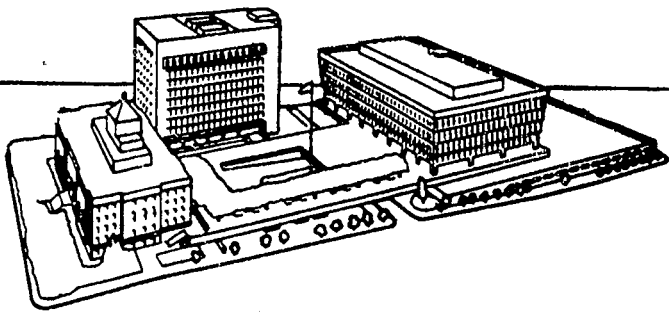


Revised
6-11-96
BC 9601

**PROPOSED ANNEXATION BY
CITY OF FLORISSANT
(AREA WEST OF CITY)**

**Report on BC 9601 Prepared by:
St. Louis County Department of Planning
for Submittal to:
Boundary Commission, St. Louis County
June 11, 1996**



ST. LOUIS COUNTY, MISSOURI

BUZZ WESTFALL, COUNTY EXECUTIVE

DEPARTMENT OF PLANNING
JUNE MCALLISTER FOWLER, DIRECTOR

June 11, 1996

Boundary Commission, St. Louis County
1516 South Brentwood Boulevard, Suite 101
St. Louis, Missouri 63144

Re: Proposed Florissant Annexation (BC 9601 - Area West of City)

Dear Commissioners:

St. Louis County Government is pleased to submit its analysis of the annexation proposed by the City of Florissant. This report is a review of the proposed annexation from the perspective of St. Louis County Government. It is intended as an objective analysis of this proposal that will serve as a guide to the Boundary Commission in its deliberations. Should this proposal be placed on the ballot, this report will also provide a source of information to assist citizens in making a decision at the polls. The final section of our report includes a summary of issues organized by the Boundary Commission review factors outlined in RSMo 72.403.

Should the Commission require information in addition to what is contained in this report, we will make every effort to respond to your request in a timely manner.

Sincerely,



June McAllister Fowler, Director
Department of Planning

JMF/LJG/dhc
(bndwestflo)



ANALYSIS OF PROPOSED FLORISSANT ANNEXATION

AREA WEST OF CITY

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I. INTRODUCTION

A. Purpose

The purpose of this report is to provide information regarding a proposed annexation of 915 acres (1.43 square miles) of unincorporated St. Louis County by the City of Florissant. This analysis is primarily based on a review of the Plan of Intent and accompanying documents submitted to the Boundary Commission by the City of Florissant.

B. History of Previous Annexation Proposals Affecting Area

Portions of this area were the subject of two recent annexation attempts. This area was part of a larger 1,015 acre area sought for annexation by the City of Florissant via a previous Boundary Commission. While the Boundary Commission approved the proposed annexation on February 9, 1993, the City did not pursue an annexation election due to legal challenges to the Commission's authority.

More recently, the City of Florissant attempted to annex a nearly identical 921 acre area at a November 8, 1994 election. The proposition was defeated at the polls.

II. AREA PROPOSED TO BE ANNEXED

A. General Description

The 915 acre area proposed for annexation is located along the northwestern limits of Florissant. It is bounded by the Missouri River on the northwest and the City of Florissant on the northeast and southeast as well as a portion of the southwest limits of the annexation area. The balance of the southwestern limits of the annexation area abuts the City of Hazelwood. Basic data for the area are provided in the following table.

TABLE 1

BASIC ANNEXATION AREA DATA	
Area ¹	915 acres (1.43 sq. miles)
Population ²	2,145
Dwelling Units (1996) ¹	810
Total Assessed Valuation ³	\$12,183,306
Assessed Valuation Per Capita ¹	\$5,680

Sources: ¹ St. Louis County Department of Planning
² 1990 U.S. Census
³ St. Louis County Departments of Revenue and Planning, April, 1996

B. Land Use and Zoning

There are two predominant land use and zoning patterns in the area proposed to be annexed. Single family residences, mostly zoned R-3 10,000 square foot Residence District, and developed

under the Planned Environment Unit (P.E.U.) Procedure, occupy most of the eastern half of the area. Exceptions include the following land uses situated along Howdershell Road: R-5 6,000 square foot Residence District zoned single family homes developed under the P.E.U. procedure; R-3 zoned apartment buildings developed under the P.E.U. procedure; and a 16 unit R-5 multiple family development developed under the P.E.U. procedure. Also located in the eastern portion of the area proposed to be annexed are larger lots, mostly fronting on Charbonier Road, some occupied by single family homes and some vacant parcels, zoned both R-3 and NU Non-Urban District; and the 150 unit St. Patrick's Apartments for the elderly, developed as a P.E.U. in the R-3 District.

Larger NU Non-Urban District zoned lots, some containing single family homes and others being vacant, predominate in the western portion of the area proposed to be annexed. Nearly forty (38.2 percent) of the area is undeveloped or used for agricultural purposes and has some potential for development. Two exceptions are a similarly zoned St. Louis County Water Company facility and a parcel used by a hauling company. A small linear portion of the area along the Missouri River is zoned FPNU Flood Plain Non-Urban District.

C. Comparison of City and County Zoning

The following analysis compares the provisions of the existing St. Louis County zoning in the area with the most similar Florissant zoning districts. Only limited information is provided in the Plan of Intent regarding details of the Florissant zoning districts. Most of the information was obtained from previous analysis of Florissant's Zoning Ordinance conducted in conjunction with reviews

of past annexation proposals by the City.

The County's R-3 Residence District and the City's R-3 Single Family District are similar in minimum lot size required (10,000 sq. ft.) and side yard setbacks (8 ft.). However, the County only requires a 20 foot front yard. In the event that an existing structure with a 20 foot setback might have to be replaced no ordinance provision is made for a setback of less than 30 feet. Thus, the owner would be required to petition the Board of Zoning Adjustment for a lesser setback.

Some lots in the R-5 Residence District zoned subdivision developed under the County's Planned Environment Unit (P.E.U.) procedure would be non-conforming since the lots are allowed to be a minimum of 6,200 square feet in size. While Florissant's Zoning Ordinance includes provisions for planned unit developments, which allows for flexibility in building types, and are comparable to the County's P.E.U., apparently no allowance is made for smaller sized lots than those required by the underlying zoning district.

The 150 unit St. Patrick's Apartments for the elderly, developed as a P.E.U. in the R-3 district, would be non-conforming under Florissant zoning. The County Zoning Ordinance allows fifteen self care units per acre. The Florissant Zoning Ordinance has no similar provision.

The sixteen unit R-5 zoned multiple family development in the annexation area would need to be placed in the Florissant R-6 Multiple Dwelling District. The minimum 3,500 square foot per unit requirement in the Florissant R-6 Multiple Dwelling District would retain the conforming nature of this development.

Approximately one-half of the area is zoned NU Non-Urban District or FPNU Flood Plain Non-Urban District under County zoning. Florissant has added the provisions of the County's Non-Urban District to its Zoning Ordinance.

With regard to floodplain zoning categories, the Plan of Intent acknowledges that the City has no similar district and notes that "... flood damage prevention and control ordinances govern all structures in a flood hazard boundary, which changes as 'FIRM' maps are changed by FEMA."

In summary, it is noted that the potential exists for some properties in the area to become non-conforming if the annexation occurs. Unless the City's Zoning Ordinance is changed, non-conformities will need to be rectified by the City's Board of Zoning Adjustment on a case-by-case basis as the need arises.

III. THE ANNEXING CITY: FINANCIAL BACKGROUND

A. Revenue

The City's fiscal year 1995 property tax rate is \$.08 per \$100 of assessed real estate and personal property value. The City's utility tax rate is currently seven percent, which was raised from four percent in 1992. This is higher than St. Louis County's utility tax rate of five percent. Florissant is a "pool" sales tax city, meaning that it receives sales tax revenue on a per capita basis, rather than based on retail sales activity within its borders. The following table illustrates the major sources of General Fund revenues for the City.

TABLE 2

SOURCES OF GENERAL FUND REVENUES		
Sources	1995 (Actual)	Percent of Total Budget
Sales Tax	\$5,391,662	38.4
Utility Tax	3,320,674	23.6
Gasoline Tax	1,431,203	10.2
Cigarette Tax	233,958	1.7
County Road Funds	380,647	2.7
Property Tax	290,086	2.1
Licenses and Permits	805,180	5.7
Other	2,187,189	15.6
TOTALS	14,040,599	100.0

Source: City of Florissant Financial Statements for fiscal year ended November 30, 1995.

Sales tax receipts and gross receipts taxes on utilities account for the largest share (over sixty percent combined) of the City's General Fund revenues. Other income sources (which include charges for services and fines) and State gasoline tax funds are the next two largest revenue categories contributing to the General Fund.

B. Expenditures

The City's major services and expenditures by category are presented in the following table.

TABLE 3

GENERAL FUND EXPENDITURES		
Sources	1995 (Actual)	Percent of Total
Administration	\$1,528,128	10.4
Public Works	4,856,689	32.9
Police	5,093,178	34.6
Culture and Recreation	2,581,972	17.5
Municipal Court	222,444	1.5
Health	270,424	1.8
Senior Services	191,931	1.3
TOTALS	\$14,744,766	100.0

Source: City of Florissant Financial Statements for fiscal year ended November 30, 1995.

Over one-third (34.6 percent) of the City's General Fund revenues are spent on police protection. Nearly another one-third (32.9 percent) of the budget is devoted to public works activities, which includes street repair and maintenance and street lighting. The City commits close to one-fifth (17.5 percent) of its spending to culture and recreation. Approximately one-tenth (10.4 percent) of the budget is used for administrative expenses.

C. Summary of Finances

A summary of Florissant's financial position is presented in the table below.

TABLE 4

SUMMARY OF FINANCES	
	Actual 1995¹
Revenues ²	\$14,874,160
Operating Expenditures	14,930,285
Excess of Revenues Over (Under) Operating Expenditures	(56,125)
Capital Expenditures	4,074,538
Excess of Revenues Over (Under) Total Expenditures	(4,361,444) ³
Fund Balance	\$4,668,590
Bonded Indebtedness	\$4,490,000

Notes: ¹ Florissant's Fiscal Year is December 1 to November 30.

² Includes General Fund and other revenues.

³ Amount adjusted by addition of \$200,000 from other financing sources and subtraction of \$430,781 for debt service expenses.

Source: City of Florissant, Financial Statements for fiscal year ended November 30, 1995.

IV. PROVISION OF SERVICES

A. Existing and Proposed Services

The provision of services to its residents is local government's primary responsibility and function.

Currently, St. Louis County is the provider of a variety of municipal-type services to the

annexation area. If the annexation election is successful, some of the current services provided by St. Louis County would be transferred to the City of Florissant. The following table lists basic municipal-type services provided in the area proposed to be annexed and identifies their current and proposed provider.

TABLE 5

SERVICES		
Service	Current Provider	Proposed Provider
Police Protection	St. Louis County	City of Florissant
Fire Protection/EMS/ALS	Florissant Valley FPD	Florissant Valley FPD
Streets	St. Louis County	St. Louis County, City of Florissant ¹
Sidewalk Improvement and Repair	St. Louis County	Property Owner
Parks and Recreation	St. Louis County	St. Louis County, City of Florissant
Refuse Collection	Private Haulers	Private Haulers
Street Lighting	Property Owner	City of Florissant
Planning, Zoning, and Subdivision Regulations	St. Louis County	City of Florissant
Building Code, Mechanical Permits and Inspections ²	St. Louis County	St. Louis County, City of Florissant
Residential Occupancy Permits and Inspections ³	None	City of Florissant
Health Services - Rodent Control, Mosquito Fogging, Animal Control	St. Louis County	City of Florissant ⁴
Municipal Court	St. Louis County	City of Florissant

¹ Some 5.15 miles of roads on the County Road System would be transferred to Florissant if the annexation occurs. However, maintenance of 1.63 miles of Charbonier and Shackelford Roads, which are on the Arterial Road System, will remain a County responsibility.

² Florissant contracts with St. Louis County to issue permits or enforce codes relating to commercial mechanical inspections (including periodic mechanical), elevators, amusement activities, commercial electrical, commercial plumbing, explosives, and weights and measures.

³ While no residential occupancy permits and associated inspections program exist in this area, residents could petition the County Council to authorize a Property Conservation District in their area.

⁴ While the City of Florissant would assume primarily responsibility for these services, St. Louis County would continue to provide certain rodent and animal control services even if the area is annexed by the City.

B. Services Not Affected

The area is serviced by the Florissant Valley Fire Protection District, which is an independent taxing jurisdiction that will not be affected by annexation. Thus, property owners in the area will continue to pay the 1995 tax rate of \$.66 per \$100 of assessed valuation.

The St. Louis County Water Company and the Metropolitan St. Louis Sewer District will continue to provide water and sewer services, respectively. The area will continue to be served by the Hazelwood School District and the St. Louis County Library system. These services would not be affected by annexation.

V. IMPACTS OF PROPOSED ANNEXATION

A. Impact on Area Residents, Property Owners, and Businesses

Annexation by the City of Florissant would have a financial impact on residents, property owners and businesses in the annexation area. With the Florissant property tax rate of \$.08, a residential property owner in the annexation area with a \$70,000 home with an assessed valuation of \$13,300 would pay an additional \$11 per year in real property taxes. The \$.08 tax rate is also applicable to personal property. Assuming \$4,000 of personal property, a typical resident would pay an additional \$3 per year in taxes.

The City's seven percent utility tax rate would result in an increase in utility taxes of approximately \$40 per year for the typical single family home or \$24 per year for a typical rental unit. Together

with additional property and personal property taxes a typical single family homeowner would pay \$54 more per year in taxes to the City of Florissant if the annexation is successful. Some savings could be realized by the City's assumption of street lighting costs. The Plan of Intent does not note to what extent this service would be provided or what are the anticipated costs. However, if the area is annexed by the City, sidewalk improvement and repairs costs would be borne by the individual homeowner. This service is currently provided by St. Louis County.

As a point of information on tax rates, it should be noted that the current County tax rate is \$.58 per \$100 of assessed valuation of real and personal property, not \$.72 as stated in the City's Plan of Intent. All property owners will continue to pay this tax to the County even if the area is annexed. In addition, \$.105 collected for the Road and Bridge Tax from the County's \$.58 total tax rate would go to Florissant if the annexation occurs.

Any business located in the annexation area would also be subject to the City's \$.08 tax rate on real and personal property and the additional two percent tax paid in utility usage over the current five percent charged by St. Louis County. The City also imposes additional merchants, manufacturers, and other business license fees in addition to a standard \$5 business license fee and a tax paid on merchant's and manufacturer's equipment, paid to St. Louis County by businesses in both unincorporated and incorporated St. Louis County.

B. Impact on St. Louis County

The total annual revenue loss that County Government could experience as a result of the proposed annexation is estimated to be \$365,090. Not reflected in these figures is growth in revenue from recent, current, and future development in the areas. A breakdown of County revenue loss by funding source is provided in the following table.

TABLE 6

ANNUAL COUNTY REVENUE LOSS FROM THE PROPOSED ANNEXATION	
	Annexation Area
Sales Tax ¹	\$220,828
Utility Tax ²	83,771
C.A.R.T. ³	32,686
County Road and Bridge ³	12,792
Cigarette Tax ⁴	9,181
Cable T.V. Tax ⁵	5,832
TOTAL	\$365,090

¹ Based on \$102.95 per capita.

² Assumes average annual utility bill of \$2,000 and a 5% utility tax.

³ Estimate by St. Louis County Department of Highways and Traffic.

⁴ Based on \$4.28 per capita.

⁵ St. Louis County calculates (Housing Units x .5) x (Annual Average Cost of Cable) x .03 = _____

C. Impact on Annexing Municipality

The following table compares the City's and the County's estimates of new revenues for

Florissant if the annexation is successful.

TABLE 7

CITY AND COUNTY ESTIMATE OF FLORISSANT'S NEW ANNUAL REVENUES		
Source	County Estimated Amount	City Estimated Amount⁹
Sales Tax ¹	220,828	226,500
Utility Gross Receipts Tax ²	117,280	128,700
State Road Aid (Gasoline and motor vehicle) ³	66,945	50,400
County Road and Bridge ⁴	12,792	10,600
Cigarette Tax ⁵	9,181	9,900
Property Tax ⁶	9,747	8,000
Cable T.V. Tax ⁷	5,832	No Estimate Given
Miscellaneous taxes/permits/ licenses/fees ⁸	21,000	21,000
TOTALS	\$463,605	\$455,100

¹ Based on \$102.95 per capita.

² Assumes average annual utility bill of \$2,000 and Florissant utility gross receipts tax rate of 7%.

³ State Road Aid includes: gasoline tax, gasoline tax increase, motor vehicle sales tax, and auto license fees. Estimate based on \$31.21 per capita.

⁴ Rate is \$1.05 per \$100 assessed valuation.

⁵ Estimate based on \$4.28 per capita.

⁶ Florissant property tax rate is \$.08 per \$100 on both real and personal property.

⁷ St. Louis County calculates (Housing units x .50) x (Annual Average Cost of Cable) x .03 = _____.

⁸ City of Florissant estimate.

⁹ Estimates from Florissant Plan of Intent. The City did not note formulas used to calculate estimated revenues.

The County estimates that Florissant will receive nearly \$463,605 from the area if annexed; the City's Plan of Intent estimates revenues of some \$455,100. While the City does not provide a separate breakdown for cable TV tax receipts and the various estimates by each tax differ, the total City and County estimates are relatively close.

The Plan of Intent provides estimates on how the revenue generated from the area would be spent. The City's estimates are shown in the following table.

TABLE 8

CITY ESTIMATE OF EXPENDITURES FOR THE AREA	
Service	Estimates for Expenditures
Police	\$145,100
Public Works (including streets)	116,500
Culture and Recreation	83,300
Administration/Municipal Courts	56,900
Health/Senior Service	28,600
TOTAL	\$430,400

The Plan of Intent provides only very general information regarding the amount of additional personnel, equipment, materials and supplies that will be necessary to serve the area to be annexed. Thus, it is not possible to determine how the expenditure estimates were derived and if they are sufficient due to the lack of detail offered.

VI. COMPACTNESS AND OTHER BOUNDARY ISSUES

According to the Plan of Intent, the area proposed to be annexed is 45 percent contiguous to the City of Florissant.

From a compactness and shape standpoint the extension of the City of Florissant's boundaries as proposed appears to be logical. Except for a portion of the southwestern limits of the area and the Missouri River, this area is surrounded by the existing corporate limits of Florissant on all other sides. There are four direct street connections from the existing Florissant boundary with the single family subdivisions situated in the eastern portion of the area. There is ample road access to facilitate the provision of services. However, it should be noted that access to the western area is via Charbonier Road and is not as definitive as the street connections to the previously noted single family subdivisions.

VI. ANALYSIS OF ADDITIONAL ISSUES

Land Use and Development Control. Regarding land use and development control, the Plan of Intent expressed "The need to ensure quality of life through proper community planning and zoning" and "The need to prevent adverse land development and improper land usage along adjacent commercial and residential areas." It should be noted that the Zoning and Subdivision Ordinances of St. Louis County and associated development review processes have and will continue to provide more than adequate controls for the proper growth and development of the area in question.

VIII. SUMMARY OF ISSUES BY BOUNDARY COMMISSION FACTOR

Factor 1 Impact

Residents will experience a minimal tax increase if the annexation occurs. With the Florissant property tax rate of \$.08, a residential property owner in the annexation area with a \$70,000 home with an assessed valuation of \$13,300 would pay an additional \$11 per year in real property taxes. The \$.08 tax rate is also applicable to personal property. Assuming \$4,000 of personal property, a typical resident would pay an additional \$3 per year in taxes.

The City's seven percent utility tax rate would result in an increase in utility taxes of approximately \$40 per year for the typical single family home or \$24 per year for a typical rental unit. Together with additional property and personal property taxes a typical single family homeowner would pay \$54 more per year in taxes to the City of Florissant if the annexation is successful.

Factor 4 Services

Regarding services, the Plan of Intent indicates that the City would provide street lighting. It is not noted to what extent this service would be provided or what are the anticipated costs. If the area is annexed by the City sidewalk improvement and repair costs would be borne by the individual homeowner. This service is currently provided by St. Louis County.

It should be noted that St. Louis County provides quality efficient municipal services to the proposed annexation area and will continue to do so if desired by the voters of the area.

Factor 6 Current Tax Rates

As a point of information on tax rates it should be noted that the current County tax rate is \$.58 per \$100 of assessed valuation of real and personal property, not \$.72 as stated in the City's Plan of Intent. All property owners will continue to pay this tax to the County even if this area is annexed. In addition, \$.105 collected for the Road and Bridge tax from the County's \$.58 total tax rate would go to Florissant if the annexation occurs.

Factor 8 Extraordinary Effects on Tax Distribution

The total annual revenue loss that County Government could experience as a result of the proposed annexation is estimated to be \$365,090.

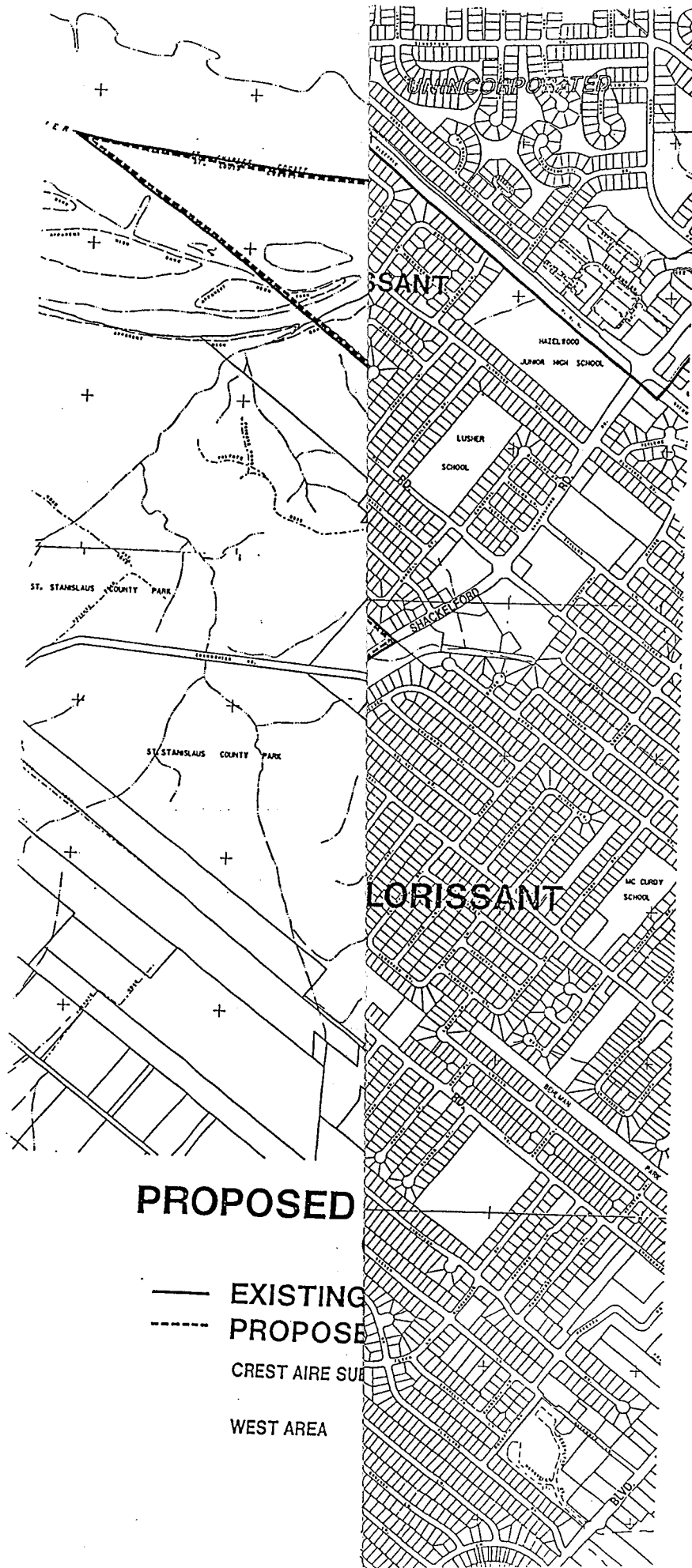
Factor 9 Zoning

Regarding land use and development control, the Plan of Intent expressed "The need to ensure quality of life through proper community planning and zoning" and "The need to prevent adverse land development and improper land usage along adjacent commercial and residential areas." It should be noted that the Zoning and Subdivision Ordinances of St. Louis County and associated development review processes have and will continue to provide more than adequate controls for the proper growth and development of the area in question. Nearly forty (38.2%) percent of the area is undeveloped or used for agricultural purposes and has some potential for development.

The potential exists for some properties in the area to become non-conforming if annexation occurs. Unless the City's Zoning Ordinance is changed, non-conformities will need to be rectified by the City's Board of Zoning Adjustment on a case-by-case basis.

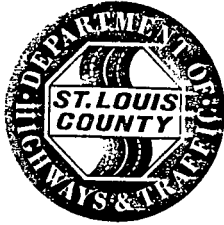
Factor 10 Compactness

From a compactness and shape standpoint the extension of the City of Florissant's boundaries as proposed appears to be logical. Except for a portion of the southwestern limits of the area and the Missouri River, this area is surrounded by the existing corporate limits of Florissant on all other sides. There are four direct street connections from the existing Florissant boundary with the single family subdivisions situated in the eastern portion of the area. There is ample road access to facilitate the provision of services. However, it should be noted that access to the western area is via Charbonier Road and is not as definitive as the street connections to the previously noted single family subdivisions.



APPENDIX

CORRESPONDENCE FROM OTHER COUNTY DEPARTMENTS



ST. LOUIS COUNTY, MISSOURI
BUZZ WESTFALL, COUNTY EXECUTIVE
DEPARTMENT OF HIGHWAYS AND TRAFFIC
J. MICHAEL DOOLEY, P.E., DIRECTOR

May 21, 1996

MEMORANDUM: Mr. Leonard Groszek
Comprehensive Planning Division

Subject: Boundary Commission Information Request Regarding
City of Florissant (West Area)

Reference is made to your memo dated May 10, 1996, wherein you requested information concerning the above subject.

Enclosed is a table entitled "Proposed Annexations within St. Louis County". The data is intended to aid in evaluating impact on County Government and the Cities' ability to continue uninterrupted service on the affected roadways.

CITY OF FLORISSANT PETITION

The proposed West Area of annexation is encompassed by the Missouri Bottom Traffic Generation Assessment Road Trust Fund established by St. Louis County Ordinance No. 14,373 which became effective March 16, 1989.

This annexation area is served by Charbonier and Shackelford Roads which are part of the St. Louis County Arterial Road System.

Charbonier Road, northwest of Howdershell Road, presently has an A.W.T. of 3,760 and Shackelford Road, northwest of Charbonier Road, has an A.W.T. of 29,890. Although Shackelford Road is at its ultimate width, please note that Charbonier Road is targeted for three lanes in accordance with the St. Louis County Highway System Plan. Further, the proposed Bluff Road Extension will be a five lane Arterial, as reflected on the Highway System Plan, attached for reference. This plan was developed to show improvement requirements to existing roads and new roads deemed necessary for future growth of the County.

As the area proposed for annexation is impacted by planned improvements to the Bluff Road Extension and Charbonier Road, we expect the trust fund to provide the financing necessary to complete these improvements.

Boundary Commission Information Request
Regarding City of Florissant (Wedgewood Area)

May 21, 1996

-2-

DEPARTMENT OF HIGHWAYS AND TRAFFIC'S RECOMMENDATIONS:

Since the continuation of the Bluff-Old Halls Ferry Road Traffic Generation Assessment Road Trust Fund and implementation of the Highway System Plan are integral in meeting the needs of area residents and the traveling public for road improvements as development progresses in the area sought to be annexed by the City of Florissant, the Department of Highways and Traffic recommends that the Boundary Commission make the subject proposal contingent upon the City amending its Plan of Intent to make provisions for the continuance of the Traffic Generation Assessment Road Trust Fund administered by St. Louis County and the implementation of the Highway System Plan following annexation by the City.



Dennis W. Bice
Community Liaison Supervisor

DWB/kth
Attachments

cc: Mr. J. Michael Dooley, P.E., Director
Mrs. June McAllister Fowler, Director, Department of Planning
Mr. John A. Ross, St. Louis County Counselor

ANNEXATIONS

Traffic Generation Assessment contributions are one of several methods this Department has of financing roadway improvements. They are not sufficient for major widenings for long distances but they do allow for lane additions, improved intersection geometrics, signalization and other improvements that help relieve congestion. If municipalities, through annexations, do not impose the TGA on development and adopt St. Louis County's Trust Funds which are established in these areas, they are permitting additional traffic to be generated to the arterial roads and other access roads without providing any supplemental method of funding road improvements associated with this further development and its increased traffic. They are requiring St. Louis County to fund these needed road improvements with other sources of revenue usually requiring additional taxation. This continues to be a burden to the residents of the municipalities, as well as unincorporated St. Louis County, while permitting the particular municipality to attract additional development and generate additional revenues from that development. The developers are relieved of development costs which can be directly attributed to the additional traffic they generate.

TRUST FUNDS AND TRAFFIC GENERATION ASSESSMENT

Trust fund areas are geographic areas of unincorporated St. Louis County established by legislation. The purpose of the trust fund is to collect traffic generation assessments from development originating within the area and to thus provide a funding mechanism to allow improvement of the road system necessitated by the additional traffic generated by development.

The Traffic Generation Assessment is based on ordinance required parking spaces which relate directly to traffic generated. The monetary assessment placed on each parking space is based on trip generated values taken from the Trip Generation Handbook published by the Institute of Transportation Engineers. Parking spaces for commercial development are charged more than office development because the trip generation for the commercial development is far greater than for the office development. The intent of the assessment is to allow a developer to determine up front his anticipated road improvement costs and to arrive at an equitable contribution for road improvements from each category of development.

In dealing with the development of previously zoned property and rezoning without ordinance conditions, we use the Traffic Generation Assessment to arrive at an equivalent value of road improvements associated with development. Unless there is a safety hazard to the traveling public, such as inadequate sight distance which must be corrected, the developer can again determine his/her maximum road improvements cost.

The developer is given credit toward the Traffic Generation Assessment for off-site road improvements required of the development. Utility relocations and sidewalks are not creditable items. The value of the road improvement is based on materials quantities taken from approved roadway plans multiplied by the Subdivision Escrow Prices determined by the Department of Planning. If the value of the required road improvements is less than the Traffic Generation Assessment, the developer is required to provide a cash escrow equal to the difference at the time his building permit is issued. This cash amount is placed in the TGA trust fund established for that particular area.

Deposits in the TGA trust fund accounts are used for road improvements in the trust fund area based on priorities and needs. They can also be used to reimburse a developer for road improvement costs which we determine are mandatory and in excess of the Traffic Generation Assessment amount.

For additional details of the above requirements, refer to the attached Traffic Generation Assessment Determination Chart and Section 75.00 of the Department's Design Criteria Book.

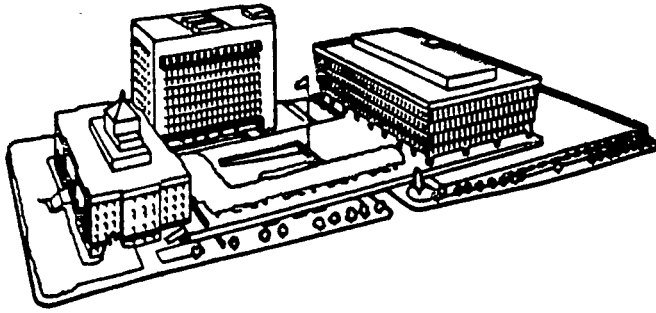
PROPOSED ANNEXATIONS WITHIN ST. LOUIS COUNTY

EXHIBIT 1

	AREA	POPULATION	REAL PROPERTY	REAL PROPERTY & PERSONAL PROPERTY	CRS MILES	ARS MILES	CRS & ARS MILES	ARS TO BE CRS MILES	ROAD AND BRIDGE TAX	MO. HIGHWAY USER FUNDS		CABLE TV		INTEREST	
										COUNTY LOSS	CITY GAIN	COUNTY LOSS	*CITY GAIN	COUNTY LOSS	CITY GAIN
1)FLORISSANT HAZELWOOD (Crestaire area)	75.52 ac	698	\$3,678,516	\$4,747,033	2.27	.24	2.51	0	\$4,984	\$12,325	\$25,173	\$1,940		\$1,180	Unknown
2)FLORISSANT (West area)	315 ac	2,145	\$9,723,602	\$12,183,306	5.15	1.63	6.78	0	\$12,792	\$32,686	\$77,326	\$5,963		\$3,113	Unknown
3)FLORISSANT (Wedgewood area)	595 ac	5,043	\$26,414,289	\$32,893,744	13.97	0	13.97	0	\$34,538	\$86,091	\$181,642	\$14,020		\$8,174	Unknown
4)HAZELWOOD (Charbonier area)	384.6 ac	37	\$384,663	\$479,487	0	0.75	0.75	0	\$503	\$1,597	\$1,335	\$103		\$124	Unknown
5)HAZELWOOD (So. Ind. area)	192.37 ac	0	\$17,345,436	\$44,860,755	0	0	0	0	\$47,104	\$50,679	0	0		\$5,497	Unknown
TOTAL	2,162.49 ac	7,923	\$57,546,506	\$95,164,325	21.39	2.62	24.01	0	\$104,905	\$183,378	\$285,476	\$22,026		\$18,088	Unknown

*To be furnished by St. Louis County Department of Planning

Prepared by
St. Louis County Department of Highways and Traffic
JFB/kth 5/15/96



St. Louis County, Missouri
Buzz Westfall, County Executive

Department of Parks & Recreation
Robert J. Hall, CLP, Director

May 16, 1996.

MEMORANDUM

TO: Len Groszek
Comprehensive Planning Division
Department of Planning

FROM: Robert J. Hall, Director
Department of Parks and Recreation

RE: **Proposed Annexation by the City of Florissant
(West Area)**

The Department of Parks and Recreation has reviewed the subject Annexation proposal and submits the following comments.

All annexation proposals have the general effect of the loss of revenue receipts from the sales tax pool. St. Louis County Parks and Recreation suffers the most because almost 60% of the Department's budget is dependent upon the sales tax receipts. With passage of Revenue Reform Bill (HSHB 618) St. Louis County's revenue loss will be greatly reduced. There will still, however, be a shortfall. Unless the imbalance is offset by means of a compensating revenue increase from another source, the Unincorporated County could experience a reduction of services.

The cost of services to the County for the effected area will be around \$37,000 per year. If the area were annexed, the area residents will continue to use County park facilities and there will be no savings for County Parks Department.

As to capital improvements, the subject area contains no existing or proposed County Parks, and is not located within any proposed greenbelt that could serve as a future linear parkway. As far as neighborhood park needs are concerned, the area will be served by the adjacent Koch Park of the City of Florissant.

Comments for Florissant Annexation (West Area)

May 16, 1996

Page Two

St. Stanislaus County Park is located next to the proposed annexation area. Currently, the County Parks Department has the authority to review and comment on proposed development nearby (Ordinance 1003166-Review and Approval of Development Near County Parks). This authority would be lost in case of incorporation. Besides, the Department has worked closely with other St. Louis County departments, such as Planning and Highways, to develop a coordinated plan for future development of the area compatible with plans for the parks. This, too, may be jeopardized.

For additional information regarding the annexation proposal please contact Herbert Liu at 889-2875.

RJH:HL:gl
HL010161.ANX

cc: Herbert Liu



INTER-OFFICE MEMORANDUM

May 20, 1996

TO: JUNE FOWLER, Director
Department of Planning

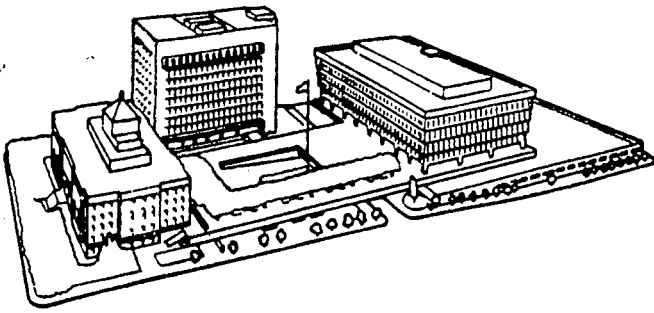
FROM: COLONEL RONALD A. BATTELLE
Chief of Police

SUBJECT: PROPOSED FLORISSANT ANNEXATIONS

The St. Louis County Police Department has been requested to provide information concerning the proposed annexation of three separate areas by the City of Florissant. Detailed below are our costs of providing services to each area and the revenues which will be lost if these annexation attempts are successful. The total amount of revenue lost from these areas would amount to \$439,912. While this amount is in itself a significant loss, when combined with losses from other annexations, the loss could be devastating, severely limiting our ability to provide Countywide specialized services, but more importantly, affecting our ability to provide primary patrol services in the remainder of unincorporated County. The St. Louis County Police Department vehemently opposes the annexation of these areas and recommends that St. Louis County Government oppose them as well.

Area 1 - WEDGEWOOD AREA	
Police Service Cost -	\$170,456
Calls for Service -	1,687
Revenue Loss -	
Utilities Gross Receipt Tax -	\$190,300
Cigarette Tax -	22,643
Sales Tax (from General Fund) -	<u>68,081</u>
TOTAL -	\$281,024
Area 2 - CREST AIRE SUBDIVISION	
Police Service Cost -	\$ 57,467
Calls for Service -	516
Revenue Loss -	
Utilities Gross Receipt Tax -	\$ 24,342
Cigarette Tax -	3,134
Sale Tax (from General Fund) -	<u>9,423</u>
TOTAL -	36,899
Area 3 - WEST AREA	
Police Service Cost -	\$128,176
Calls -	1,117
Revenue Loss	
Utilities Gross Receipt Tax -	\$ 83,400
Cigarette Tax -	9,631
Sales Tax (from General Fund)-	<u>28,958</u>
TOTAL-	\$121,989
TOTALS FOR AREAS 1, 2 and 3	
Revenue	\$439,912
Police Service Cost	<u>-356,099</u>
	\$ 83,813

RAB:KB:tg
117857



ST. LOUIS COUNTY, MISSOURI
BUZZ WESTFALL, COUNTY EXECUTIVE
DEPARTMENT OF PUBLIC WORKS
FRANK J. MALONE, P.E. DEPARTMENT OF PLANNING DIRECTOR

June 10, 1996



Ms. June McAllister Fowler, Director
Department of Planning
41 South Central Avenue
Clayton, Missouri 63105

Re: Proposed annexation by
City of Florissant
(West Area)

Dear Ms. McAllister Fowler:

We have reviewed the area which will be impacted by the proposed annexation by the City of Florissant and the anticipated effect on the services provided by this Department.

The annexation area known as the "West Area" is approximately 915 acres. About two-thirds of this area is undeveloped "NU" Non-Urban zoned property, a small amount is in the flood plain, and the remaining one-third is developed residential property.

The City of Florissant contracts with the Department of Public Works for commercial mechanical inspections, elevators, amusement, commercial electrical, commercial plumbing, explosives and weights and measures. Based upon the current level of activity in this area, the impact on our Departments service delivery is negligible, however, the Non-Urban portion of this annexation area has potential for development and therefore could result in lost revenue from building permits and inspections.

If you should require additional information, please contact Joan Holtzman at 889-2807.

Very truly yours,

Frank J. Malone, P.E., Director
Department of Public Works

FJM/JH:jh



**BOUNDARY COMMISSION
ST. LOUIS COUNTY, MISSOURI
1516 S. Brentwood Blvd.
Brentwood, MO 63144
NOTICE OF OPEN MEETING**

July 2, 1996 6:00 P.M.

Notice is hereby given that the Boundary Commission of St. Louis County, Missouri will conduct a meeting:

Date: Tuesday, July 2, 1996
Time: 6:00 P.M. CDT
Location: Boundary Commission
1516 S. Brentwood Blvd., Suite 101
Brentwood, MO 63144

AGENDA

1. Call to Order/Roll Call
2. Approval of Agenda
3. Approval of Minutes (Boundary Commission meeting - June 18, 1996)
(Public Hearing - June 18, 1996)
4. Public Comment
5. Announcements/Communications
6. New Business
 - A. Receive, file and Set Public Hearing dates for Boundary Change Proposals for:
 - i. BC9612 - Annexation of McDonnell Douglas Area - City of Berkeley
 - ii. BC9613 - Annexation of Kensington Square Area - City of Florissant
 - iii. BC9614 - Annexation of Dunn Road - Area 19 - City of Florissant
 - B. Review Public Hearing BC9601- Annexation Proposal Area West by City of Florissant
 - C. Review Public Hearing BC9602 - Annexation Proposal Wedgwood by City of Florissant
 - D. Review Public Hearing BC9603 - Annexation Proposal Crest Aire by City of Florissant
 - E. Review Public Hearing BC9605 - Annexation Proposal Crest Aire by City of Hazelwood
7. Adjournment

Note: The Boundary Commission will consider and act upon the matters listed above and such others as may be presented at the meeting and determined to be appropriate for discussion at that time.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE MEETING SHOULD CONTACT THE ADMINISTRATOR, CARL RAMEY, AT 961-7877 or TDD 1-800-735-2966, AT LEAST TWO WORKING DAYS PRIOR TO THE MEETING.

Representatives of the news media may obtain copies of this notice by contacting:

NAME: Carl E. Ramey, Administrator
ADDRESS: 1516 S. Brentwood Blvd., Mo. 63144
TELEPHONE: (314) 961-7877
Posted: July 1, 1996