

ST. LOUIS COUNTY, MISSOURI


BUZZ WESTFALL, COUNTY EXECUTIVE

DEPARTMENT OF PLANNING
JUNE MCALLISTER FOWLER, DIRECTOR

May 21, 1996

MEMORANDUM:

TO: Boundary Commission, St. Louis County

FROM: June McAllister Fowler, Director 
Department of Planning

RE: Preliminary Comments on B.C. 9602, Proposed Florissant Annexation (Wedgwood Area)

The following are preliminary comments from the Department of Planning. Additional information will be included in a complete report to be submitted to the Boundary Commission at a later date. Our comments are organized 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 an \$80,000 home with an assessed valuation of \$15,200 would pay an additional \$12 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 \$55 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 Rate

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. 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 9 Zoning

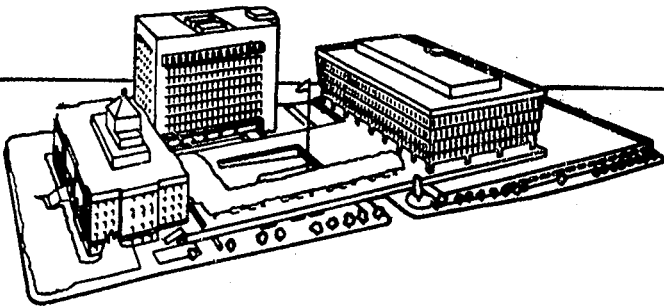
Regarding land use and development control, the Plan of Intent expressed "The need to ensure quality of life through proper community planning and zoning" and "The need to prevent adverse land development and improper land usage along adjacent commercial and residential areas." It should be noted that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

Factor 10 Compactness

If the annexation occurs a small unincorporated pocket consisting mainly of apartments along New Florissant Road North would be left in the midst of the City.

(bnd\wedgwd.flo)

rec'd. 7/2/96.



ST. LOUIS COUNTY, MISSOURI

BUZZ WESTFALL, COUNTY EXECUTIVE

DEPARTMENT OF PLANNING
JUNE MCALLISTER FOWLER, DIRECTOR

July 2, 1996

MEMORANDUM:

TO: Carl Ramey, Interim Administrator
Boundary Commission, St. Louis County

FROM: Lori Fiegel, *Lori Fiegel*
Comprehensive Planning Manager

RE: Letters of Opposition

I am transmitting copies of letters directed to St. Louis County Executive Buzz Westfall from residents of unincorporated County in opposition to the following:

- B.C. 9601 (Florissant/Area West of City) - 4 letters of opposition;
- B.C. 9602 (Florissant/Wedgwood) - 24 letters of opposition;
- B.C. 9604 (Hazelwood/Charbonnier) - 1 letter of opposition.

Please make these letters part of the Boundary Commission's record as appropriate. Thank you.

attachment



June 8, 1996

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

Dear Sir:

The Boundary Commission held a public hearing on May 21, 1996 regarding proposals from the City of Florissant, to annex two areas of Un-incorporated St. Louis County. During the hearing a representative of the St. Louis County Executive stated that St. Louis County is neutral regarding these annexation proposals.

Please know that I am opposed to "Wedgwood Area" being annexed by the City of Florissant. I do not believe that annexation is what is best for the St. Louis County Community or me.

I am requesting that you take my position and let it be known to the Boundary Commission and all other St. Louis County officials who are involved or have an interest. It is time to put an end to the repeated attempts by the City of Florissant to grab properties and associated tax revenues from St. Louis County.

Please take the appropriate actions regarding this matter immediately. Continued neutrality or non involvement is unacceptable and will be viewed as being non supportive.

Sincerely

Susan Yates ✓

2810 Dower 63033

June 9, 1996

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

Dear Sir:

On May 21, 1996 the Boundary Commission held a public hearing regarding proposals from the City of Florissant, to annex two ares that are un-incorporated in St. Louis County..

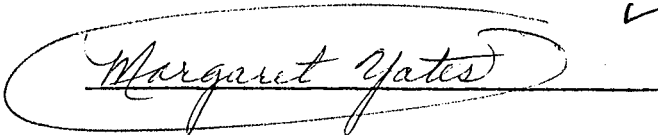
Please know that I am opposed to the "Wedgwood Area" being annexed by the City of Florissant. I do not believe the annexation is best for St. Louis County Community or me.

Please take appropriate actions to help us remain in St. Louis County. We have been happy with our services provided by the County.

We do not want to be annexed by Florissant -- so I am asking you to take my position and let it be known to the Boundary Commission.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Margaret Yates". The signature is enclosed in a hand-drawn oval. A checkmark is visible to the right of the signature.

2955 Devonshire Dr. 63033

June 8, 1996

JUN 12 1996

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

Dear Sir:

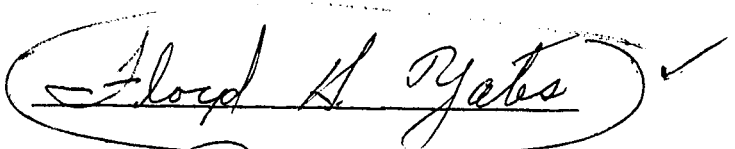
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I do not believe that annexation is best for the St. Louis County Community or me. Please know that I am opposed to "Wedgwood Area" being annexed by the City of Florissant.

I am asking that you take my position and let it be known to the Boundary Commission and all other St. Louis County officials who are involved or have an interest. It is time to stop Florissant from attempts to grab properties and tax revenues from St. Louis County.

Please do not remain neutral ^{but} take appropriate actions to help us remain in St. Louis County

Sincerely,


2955 Devonshire Dr 63033

JUN 12 1996

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

Sir,

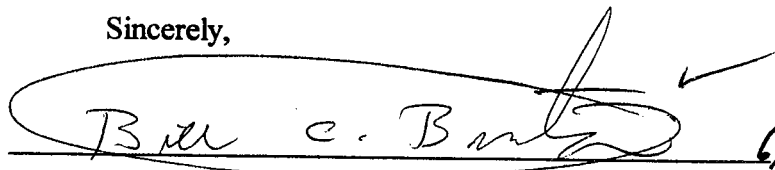
On Tuesday, 21 May, the Boundary Commission held a public hearing regarding proposals from the City of Florissant, to annex two areas of Un-incorporated St. Louis County. During the hearing a representative of the St. Louis County Executive stated that St. Louis County is neutral regarding these annexation proposals.

Please know that I am opposed to "WEDGEWOOD AREA" being annexed by the City of Florissant. I do not believe that annexation is what is best for the St. Louis County Community or me.

I am requesting that you take my position in these matters under advisement. I want you to let it be known to the Boundary Commission and all other St. Louis County officials who are involved or have an interest, that your constituents desire active involvement from them in the form of support in our efforts to remain a part of Un-incorporated St. Louis County. Furthermore, it is time to put an end to the repeated attempts by the City of Florissant to grab properties and associated tax revenues from St. Louis County.

Please take the appropriate actions regarding this matter immediately. Continued neutrality or otherwise non involvement is un acceptable and will be viewed as being non supportive.

Sincerely,

 6/10/1996

Signature

2230 Cottontail Dr. Florissant, Mo. 63033
Address

6-10-96

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

JUN 12 1996

Sir,

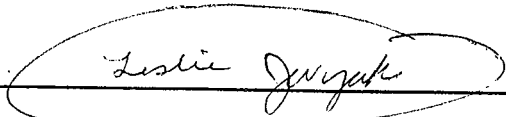
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Please know that I am opposed to ^{Wedgewood Area / CHELSEA MANOR} ~~"AREA WEST"~~ being annexed by the City of Florissant. I do not believe that annexation is what is best for the St. Louis County Community or me.

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Please take the appropriate actions regarding this matter immediately. Continued neutrality or otherwise non involvement is un acceptable and will be viewed as being non supportive.

Sincerely,

 A handwritten signature in cursive script, "Leslie J. Jurgak", is written above a horizontal line. The signature is circled in ink, and a checkmark is visible to the right of the circle.

Signature

Address

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

5/21/05

Sir,

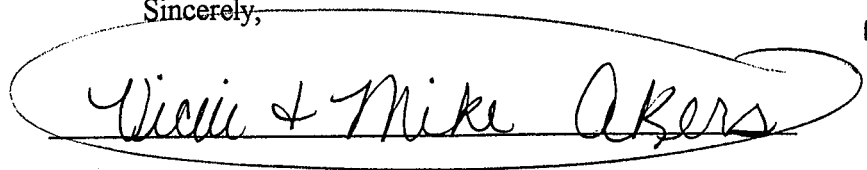
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Please take the appropriate actions regarding this matter immediately. Continued neutrality or otherwise non involvement is un acceptable and will be viewed as being non supportive.

Sincerely,



Signature

2145 Canterbury
Address

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

Sir,

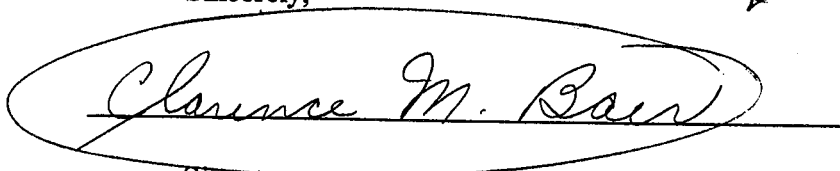
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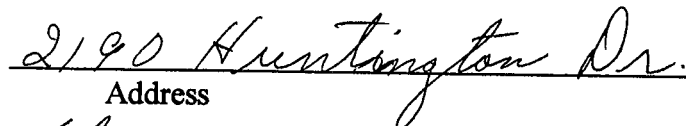
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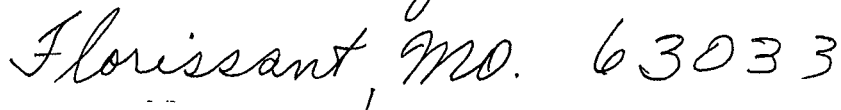
Sincerely,

A handwritten signature in cursive script, "Clarence M. Bair", is written on a horizontal line. The signature and the line are enclosed within a hand-drawn oval. An arrow points from the right side of the oval towards the signature.

Signature

A handwritten address in cursive script, "2190 Huntington Dr.", is written on a horizontal line.

Address

A handwritten address in cursive script, "Florissant, MO. 63033", is written on a horizontal line.

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

400 121

Sir,

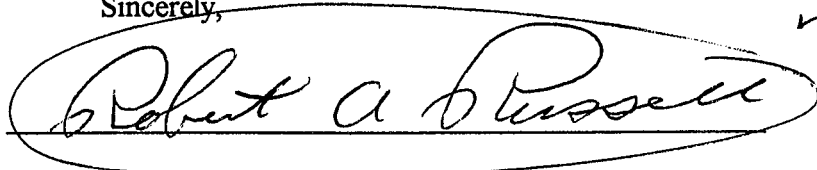
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Please know that I am opposed to ^{Wedgewood Area} ~~"AREA WEST"~~ being annexed by the City of Florissant. I do not believe that annexation is what is best for the St. Louis County Community or me.

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Please take the appropriate actions regarding this matter immediately. Continued neutrality or otherwise non involvement is un acceptable and will be viewed as being non supportive.

Sincerely,

A handwritten signature in cursive that reads "Robert A. Russett". The signature is enclosed in a hand-drawn oval. An arrow points to the right from the top right corner of the oval.

Signature

2235 GLEWORO DR

Address

63033

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

JUN 12 1985

Sir,

On Tuesday, 21 May, the Boundary Commission held a public hearing regarding proposals from the City of Florissant, to annex two areas of Un-incorporated St. Louis County. During the hearing a representative of the St. Louis County Executive stated that St. Louis County is neutral regarding these annexation proposals.

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Please take the appropriate actions regarding this matter immediately. Continued neutrality or otherwise non involvement is un acceptable and will be viewed as being non supportive.

Sincerely,

Barbara A. Russell

Signature

2235 Glenara Dr.

Address

63033

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

MAY 12 1991

Sir,

On Tuesday, 21 May, the Boundary Commission held a public hearing regarding proposals from the City of Florissant, to annex two areas of Un-incorporated St. Louis County. During the hearing a representative of the St. Louis County Executive stated that St. Louis County is neutral regarding these annexation proposals.

Wedgewood Area

Please know that I am opposed to ~~AREA WEST~~ being annexed by the City of Florissant. I do not believe that annexation is what is best for the St. Louis County Community or me.

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Please take the appropriate actions regarding this matter immediately. Continued neutrality or otherwise non involvement is un acceptable and will be viewed as being non supportive.

Sincerely,

Mike M. Heu

Signature

2210 Glenwood Dr 63033

Address

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

Sir,

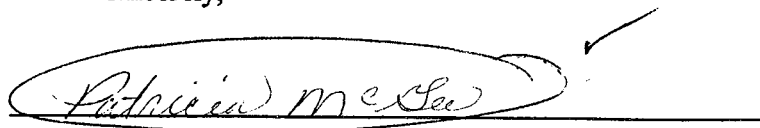
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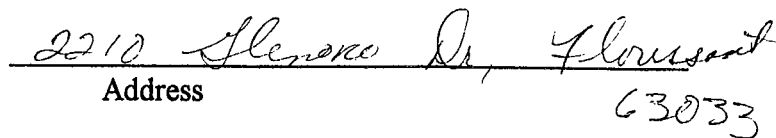
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Please take the appropriate actions regarding this matter immediately. Continued neutrality or otherwise non involvement is un acceptable and will be viewed as being non supportive.

Sincerely,

A handwritten signature in cursive script, "Patricia McLean", is written over a horizontal line. A small arrow points to the end of the signature line.

Signature

A handwritten address in cursive script, "2210 Glenwood Dr, Florissant", is written over a horizontal line. The zip code "63033" is written below the line.

Address

6-10-96

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

Sir,


On Tuesday, 21 May, the Boundary Commission held a public hearing regarding proposals from the City of Florissant, to annex two areas of Un-incorporated St. Louis County. During the hearing a representative of the St. Louis County Executive stated that St. Louis County is neutral regarding these annexation proposals.

Please know that I am opposed to ^{Wedgewood Area / CHELSEA MANOR} ~~"ABERDEEN WEST"~~ being annexed by the City of Florissant. I do not believe that annexation is what is best for the St. Louis County Community or me.

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Please take the appropriate actions regarding this matter immediately. Continued neutrality or otherwise non involvement is un acceptable and will be viewed as being non supportive.

Sincerely,



Signature

2432 LAVIN CT. - FLORISSANT, MO 63033
Address

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

Sir,


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Please take the appropriate actions regarding this matter immediately. Continued neutrality or otherwise non involvement is un acceptable and will be viewed as being non supportive.

Sincerely,



Signature

2010 E. Humes Lane

Address

Florissant 63083

839-0444

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

JUN 12 1996

Sir,

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Please take the appropriate actions regarding this matter immediately. Continued neutrality or otherwise non involvement is un acceptable and will be viewed as being non supportive.

Your failure to take action in this additional attempt to annex this area will be detrimental to all people in St. Louis County if Florissant should be successful in taking a part of the county tax base. In my opinion, you Sir, are derelict in your duty to represent the people of St. Louis County.

Sincerely,

Quen B. Pidd 6/10/96

Signature

2180 Canterbury Dr
Address 63033

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

100
100

Sir,


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Sincerely,



Signature
2400 Independence Dr.

Address
63033.

JUN - 7 1996

2041 Shoreham Dr.
Florissant, Missouri 63033
June 5, 1996

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, Missouri 63105

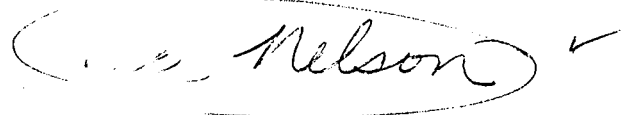
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Please take the appropriate actions regarding this matter immediately. Continued neutrality or other non involvement is unacceptable and will be viewed as being non supportive.

Sincerely,

 Steve Nelson ✓

2845 Devonshire Dr.
St. Louis Co. Mo 63033

June 6, 1996

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

JUN = 7 1996

Sir,

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Please know that I am opposed to ^{Wedge} ~~AREA WEST~~ "being annexed by the City of Florissant. I do not believe that annexation is what is best for the St. Louis County Community or me.

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Please take the appropriate actions regarding this matter immediately. Continued neutrality or otherwise non involvement is un acceptable and will be viewed as being non supportive.

Sincerely,

Gloria R. Aubuchon
Signature

2845 Devonshire Drive
Address St. Louis Co. Mo 63033

2041 Shoreham Dr.
Florissant, Missouri 63033
June 5, 1996

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, Missouri 63105

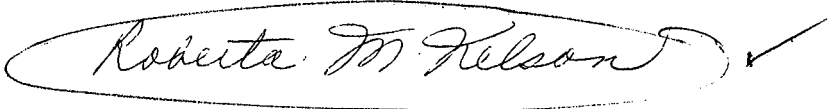
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Please take the appropriate actions regarding this matter immediately. Continued neutrality or otherwise non involvement is unacceptable and will be viewed as being non supportive.

Sincerely,

A handwritten signature in cursive script, "Roberta M. Nelson", is enclosed within a hand-drawn oval. A checkmark is visible to the right of the signature.

June 9, 1996

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

Dear Sir:

The Boundary Commission held a public hearing on May 21, 1996 regarding proposals from the City of Florissant, to annex two areas that are un-incorporated in St. Louis County. During the hearing a representative for the St. Louis County Executive stated that St. Louis County is neutral regarding these annexation proposals.

Please know that I am opposed to "Wedgwood Area" being annexed by the City of Florissant. I do not believe that annexation is best for the St. Louis County Community or me.

It is time to stop Florissant from attempts to grab properties and tax revenues from St. Louis County. I am requesting that you take my position and let it be known to the Boundary Commission and all other St. Louis County officials who are involved or have an interest.

Please, do not remain neutral but take appropriate actions to help us remain in St. Louis County.

Sincerely,

Mrs Leon Moravuelle
2970 Devonshire

JUN 17 1995

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

Sir,

On Tuesday, 21 May, the Boundary Commission held a public hearing regarding proposals from the City of Florissant, to annex two areas of Un-incorporated St. Louis County. During the hearing a representative of the St. Louis County Executive stated that St. Louis County is neutral regarding these annexation proposals.

Please know that I am opposed to "WEDGEWOOD AREA" being annexed by the City of Florissant. I do not believe that annexation is what is best for the St. Louis County Community or me.

I am requesting that you take my position in these matters under advisement. I want you to let it be known to the Boundary Commission and all other St. Louis County officials who are involved or have an interest, that your constituents desire active involvement from them in the form of support in our efforts to remain a part of Un-incorporated St. Louis County. Furthermore, it is time to put an end to the repeated attempts by the City of Florissant to grab properties and associated tax revenues from St. Louis County.

Please take the appropriate actions regarding this matter immediately. Continued neutrality or otherwise non involvement is un acceptable and will be viewed as being non supportive.

Sincerely,

Patricia L. Murphy

Signature

*2500 Greenbrier Dr.
Florissant, MO 63033*

Address

P.S. This may be a form letter, but as an original St. Louis County since June 1964 (when we moved to Wedgwood), we hope to remain that way. Thanks,

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

Sir,

On Tuesday, 21 May, the Boundary Commission held a public hearing regarding proposals from the City of Florissant, to annex two areas of Un-incorporated St. Louis County. During the hearing a representative of the St. Louis County Executive stated that St. Louis County is neutral regarding these annexation proposals.

Please know that I am opposed to "WEDGEWOOD AREA" being annexed by the City of Florissant. I do not believe that annexation is what is best for the St. Louis County Community or me.

I am requesting that you take my position in these matters under advisement. I want you to let it be known to the Boundary Commission and all other St. Louis County officials who are involved or have an interest, that your constituents desire active involvement from them in the form of support in our efforts to remain a part of Un-incorporated St. Louis County. Furthermore, it is time to put an end to the repeated attempts by the City of Florissant to grab properties and associated tax revenues from St. Louis County.

Please take the appropriate actions regarding this matter immediately. Continued neutrality or otherwise non involvement is un acceptable and will be viewed as being non supportive.

Sincerely,

Martha Jane Smith

Signature

2160 Huntington Dr.

Address

Florissant, Mo. 63033

Mr. Buzz Westfall
St. Louis County Executive
41 South Central
Clayton, MO 63105

Sir,

On Tuesday, 21 May, the Boundary Commission held a public hearing regarding proposals from the City of Florissant, to annex two areas of Un-incorporated St. Louis County. During the hearing a representative of the St. Louis County Executive stated that St. Louis County is neutral regarding these annexation proposals.

Please know that I am opposed to "~~AREA WEST~~ WEDGEWOOD AREA" being annexed by the City of Florissant. I do not believe that annexation is what is best for the St. Louis County Community or me.

I am requesting that you take my position in these matters under advisement. I want you to let it be known to the Boundary Commission and all other St. Louis County officials who are involved or have an interest, that your constituents desire active involvement from them in the form of support in our efforts to remain a part of Un-incorporated St. Louis County. Furthermore, it is time to put an end to the repeated attempts by the City of Florissant to grab properties and associated tax revenues from St. Louis County.

Please take the appropriate actions regarding this matter immediately. Continued neutrality or otherwise non involvement is un acceptable and will be viewed as being non supportive.

I BOUGHT A HOME HERE 2 YEARS AGO (UNINCORPORATED AREA).
HAD I WANTED TO LIVE IN THE CITY OF FLORISSANT I WOULD
HAVE BOUGHT A HOME THERE. YOUR HELP IS APPRECIATED.

Sincerely,

Stephen Ardoin

Signature

2205 COTTON TAIL DR

Address

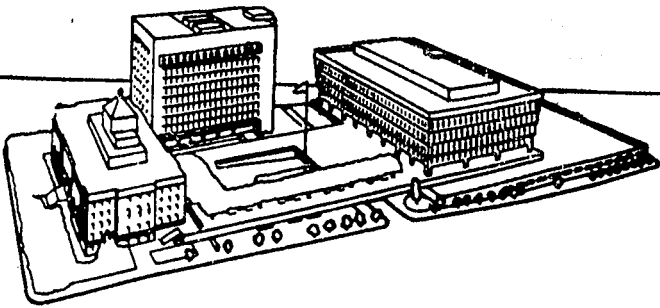
Florissant, MO 63033

ph 314 8378690

Rec'd.
6-11-96
BC 9602

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

Report on BC 9602 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 9602 - Wedgwood Area)

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
(bnd/wedgwd.flo)



ANALYSIS OF PROPOSED FLORISSANT ANNEXATION

WEDGWOOD AREA

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Attachment: Map

Appendix: Correspondence from other County Departments

I. INTRODUCTION

A. Purpose

The purpose of this report is to provide information regarding a proposed annexation of 595 acres (.93 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

This area has not been the subject of any recent annexation attempt. However, long time residents of the area have indicated that the City of Florissant was involved in unsuccessful attempts to annex this general area in the late 1960's.

II. AREA PROPOSED TO BE ANNEXED

A. General Description

The 595 acre area proposed for annexation is located along the northern limits of Florissant. It is bounded by the City of Florissant on the south and west. The Coldwater Creek drainage right-of-way forms the northern boundary of the annexation area. Basic data for the area are provided in the following table:

TABLE 1

BASIC ANNEXATION AREA DATA	
Area ¹	595 acres (.93 sq. miles)
Population ²	5,043
Dwelling Units (1996) ¹	1,903
Total Assessed Valuation ³	\$32,893,744
Assessed Valuation Per Capita ¹	\$6,523

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

The area proposed to be annexed is developed primarily with single family residences in typical suburban subdivisions. The exceptions to this pattern are the 334 unit Sunswept Apartments located along the southeastern limits of the area, three churches situated along the east side of New Halls Ferry Road, and scattered larger undeveloped parcels located mostly in flood plain areas. In addition, single family homes situated on larger lots can be found in the northwest portion of the area.

The area's zoning pattern mirrors the above described land use characteristics. Single family homes east of New Halls Ferry Road are situated in the R-3 10,000 square foot Residence District and the Flood Plain R-3 Residence District. Those homes in the area west of New Halls Ferry Road are zoned R-4 7,500 square foot Residence District and Flood Plain R-4 Residence District. The property containing the Sunswept Apartments is zoned R-6 2,000 square foot Residence 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 district. Only limited information is provided in the Plan of Intent regarding details of the Florissant zoning districts.

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.

A similar situation exists with the County's R-4 Residence District and the City's R-4 Single Family District which have the same minimum lot size requirement (7,500 sq. ft.), but side and front yard setbacks differ. The County only requires a 20 foot front yard and a 6 foot side yard. The City's requirements are a 30 foot front yard and an 8 foot side yard. If non-conforming structures need to be replaced there is no Florissant ordinance provision for a lesser setback. Thus, land owners would be required to seek recourse through the Board of Zoning Adjustment.

The County's R-6 Residence District permits the development of multiple family dwelling units with a minimum of 2,000 square foot per dwelling unit. With a minimum 3,500 square foot per dwelling unit requirement in the Florissant R-6 Multiple Dwelling District, the R-6 zoned Sunswept Apartments would become non-conforming.

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	Black Jack FPD, Florissant Valley FPD	Black Jack FPD, Florissant Valley FPD
Streets	Missouri Highway and Transportation Dept., St. Louis County	Missouri Highway and Transportation Dept., 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 ¹	St. Louis County	St. Louis County, City of Florissant
Residential Occupancy Permits and Inspections ²	None	City of Florissant
Health Services - Rodent Control, Mosquito Fogging, Animal Control	St. Louis County	City of Florissant ³
Municipal Court	St. Louis County	City of Florissant

¹ Lindbergh Boulevard and New Halls Ferry Road would continue to be maintained by the Missouri Highway and Transportation Department. Some 13.97 miles on the County Road System would be transferred to Florissant if the annexation occurs.

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 Black Jack/Florissant Valley Fire Protection districts, which are independent taxing jurisdictions that will not be affected by annexation. Thus, property owners in the area will continue to pay the 1995 tax rate of \$.66 (Florissant Valley) or \$.78 (Black Jack) 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 Ferguson-Florissant School District (incorrectly noted as the Hazelwood School District in the City of Florissant Plan of Intent) 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 \$80,000 home with an assessed valuation of \$15,200 would pay an additional \$12 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 \$55 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.

There are no businesses in this area that would be affected if annexation occurs. However, the three churches in the area would be affected by the City's higher utility tax rate.

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 \$863,489. 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	\$519,177
Utility Tax ²	188,397
C.A.R.T. ³	86,091
County Road and Bridge ³	34,538
Cigarette Tax ⁴	21,584
Cable T.V. Tax ⁵	13,702
TOTAL	\$863,489

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 Amount
Sales Tax ¹	519,117	532,500
Utility Gross Receipts Tax ²	263,756	302,600
State Road Aid (Gasoline and motor vehicle) ³	157,392	118,500
County Road and Bridge ⁴	34,538	27,500
Cigarette Tax ⁵	21,584	23,200
Property Tax ⁶	26,315	21,000
Cable T.V. Tax ⁷	13,702	No Estimate Given
Miscellaneous taxes/permits/licenses/fees ⁸	50,000	50,000
TOTALS	\$1,086,404	\$1,075,300

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 \$1,086,404 from the area if annexed; the City's Plan of Intent estimates revenues of some \$1,075,300. 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	\$366,400
Public Works (including streets)	298,900
Culture and Recreation	196,900
Administration/Municipal Courts	134,400
Health/Senior Service	20,500
TOTAL	\$1,017,100

The Plan of Intent provides a reasonable indication of additional personnel and equipment that would be needed to serve the area. However, insufficient information on current costs is not provided. Thus, it is not possible to determine how the expenditure estimates were derived. It is noted that the Plan of Intent estimates a nearly \$60,000 annual tax benefit for the City's if the area is annexed.

VI. COMPACTNESS AND OTHER BOUNDARY ISSUES

According to the Plan of Intent, the area proposed to be annexed is nearly 47 percent contiguous to the City of Florissant.

From a compactness and shape standpoint the proposed boundaries are reasonable. The Coldwater Creek drainage right-of-way forms the northern boundary of the annexation area and would represent a natural "rounding off" of the City's limits. However, if the annexation occurs a small unincorporated pocket consisting mainly of apartments along New Florissant Road North would be left in the midst of the City.

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 provided

more than adequate controls for the proper growth and development of the almost fully developed area in question.

Road Improvements. Future road improvements in the area could be adversely impacted if the annexation is successful and the City does not make provisions for the continuance of the Missouri Bottom Traffic Generation Assessment Road Trust Fund administered by St. Louis County. Funds from the trust are used for the implementation of road improvements identified on the Highway System Plan. Specifically, the area proposed for annexation is impacted by a planned improvement, the East Humes Drive Extension, a proposed roadway connection across Coldwater and Paddock Creeks.

Quality of Services. The City of Florissant provides a full range of municipal services. It is reasonable to assume that Florissant could provide normal municipal services to the area. Likewise, 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.

Appeal of Annexation. The City of Florissant's 1984 Comprehensive Plan Update recognizes the dubious nature of annexations by the City to residents of unincorporated areas. The Plan states, "Florissant is surrounded on three sides by unincorporated areas that could possibly be annexed. However, there is at this time no clear-cut advantage to the residents of these areas that would sway them in favor of annexation."

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 an \$80,000 home with an assessed valuation of \$15,200 would pay an additional \$12 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 \$55 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 Rate

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.

Factor 7 Sources of Revenue

The City of Florissant is expected to reap a nearly \$60,000 annual tax benefit if the area is annexed.

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 \$863,489.

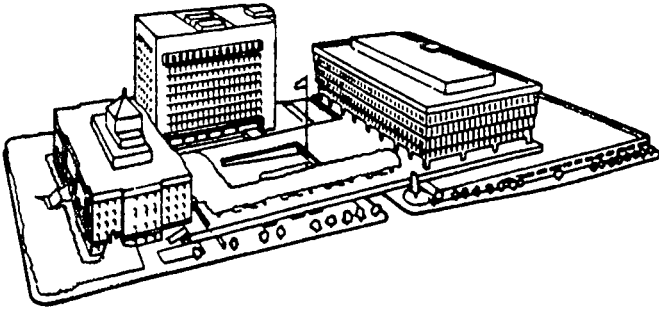
Factor 9 Zoning

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 provided more than adequate controls for the proper growth and development of the almost fully developed area in question.

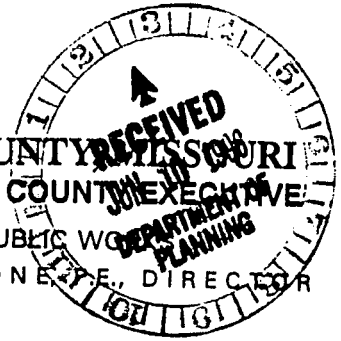
The potential exists for some properties in the area to become non-conforming if annexation occurs. Unless the City's Zoning Ordinance is changed, non-conformities will need to be rectified by the City's Board of Zoning Adjustment on a case-by-case basis.

Factor 10 Compactness

From a compactness and shape standpoint the proposed boundaries are reasonable. The Coldwater Creek drainage right-of-way forms the northern boundary of the annexation area and would represent a natural "rounding off" of the City's limits. However, if the annexation occurs a small unincorporated pocket consisting mainly of apartments along New Florissant Road North would be left in the midst of the City.



ST. LOUIS COUNTY MISSOURI
BUZZ WESTFALL, COUNTY EXECUTIVE
DEPARTMENT OF PUBLIC WORKS
FRANK J. MALONE, P.E., 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
(Wedgewood 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 "Wedgewood Area" is approximately 595 acres of developed residential property. A portion of this area is located within the flood plain.

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.

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





INTER-OFFICE MEMORANDUM

May 20, 1996

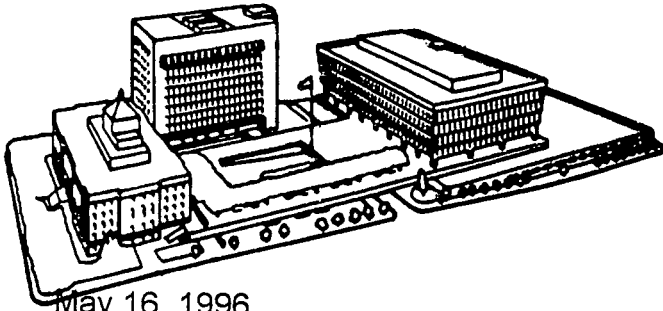
TO: JUNE FOWLER, Director
Department of Planning

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



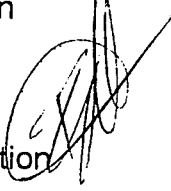
St. Louis County, Missouri
Buzz Westfall, County Executive

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
(Wedgewood 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 \$87,000 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.

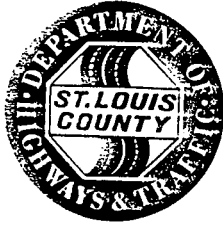
For additional information regarding the annexation proposal please contact Herbert Liu at 889-2875.

RJH:HL:gl
HL010163.ANX

cc: Herbert Liu

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 (Wedgewood 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 area of annexation is encompassed by the Bluff-Old Halls Ferry Road Traffic Generation Assessment Road Trust Fund established by St. Louis County Ordinance No. 13,172 and Ordinance No. 16,181 which became effective April 4, 1987 and October 22, 1992 respectively.

This annexation area is served by New Halls Ferry Road and Lindbergh Boulevard which are part of the Missouri Highway and Transportation Department system.

Relative to the annexation boundary proposed, we recommend that the southwest boundary be moved to the southwest to include the remaining pocket of unincorporated St. Louis County (Kensington Square Apts.) so that this area would be within the jurisdiction of the City of Florissant. It should be noted that a major portion of the proposed annexation encompasses subdivision development and accessed by New Halls Ferry Road and Lindbergh Boulevard. We would point out however, that East Humes Drive Extension is a proposed connection and referenced on the St. Louis County 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 East Humes Drive Extension, we expect the trust fund to provide the financing necessary to complete these improvements.

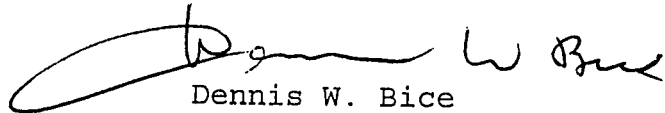
Boundary Commission Information Request
Regarding City of Florissant (West Area)

May 21, 1996

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DEPARTMENT OF HIGHWAYS AND TRAFFIC'S RECOMMENDATIONS:

Since the continuation of the Missouri Bottom 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 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 improvements are 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.

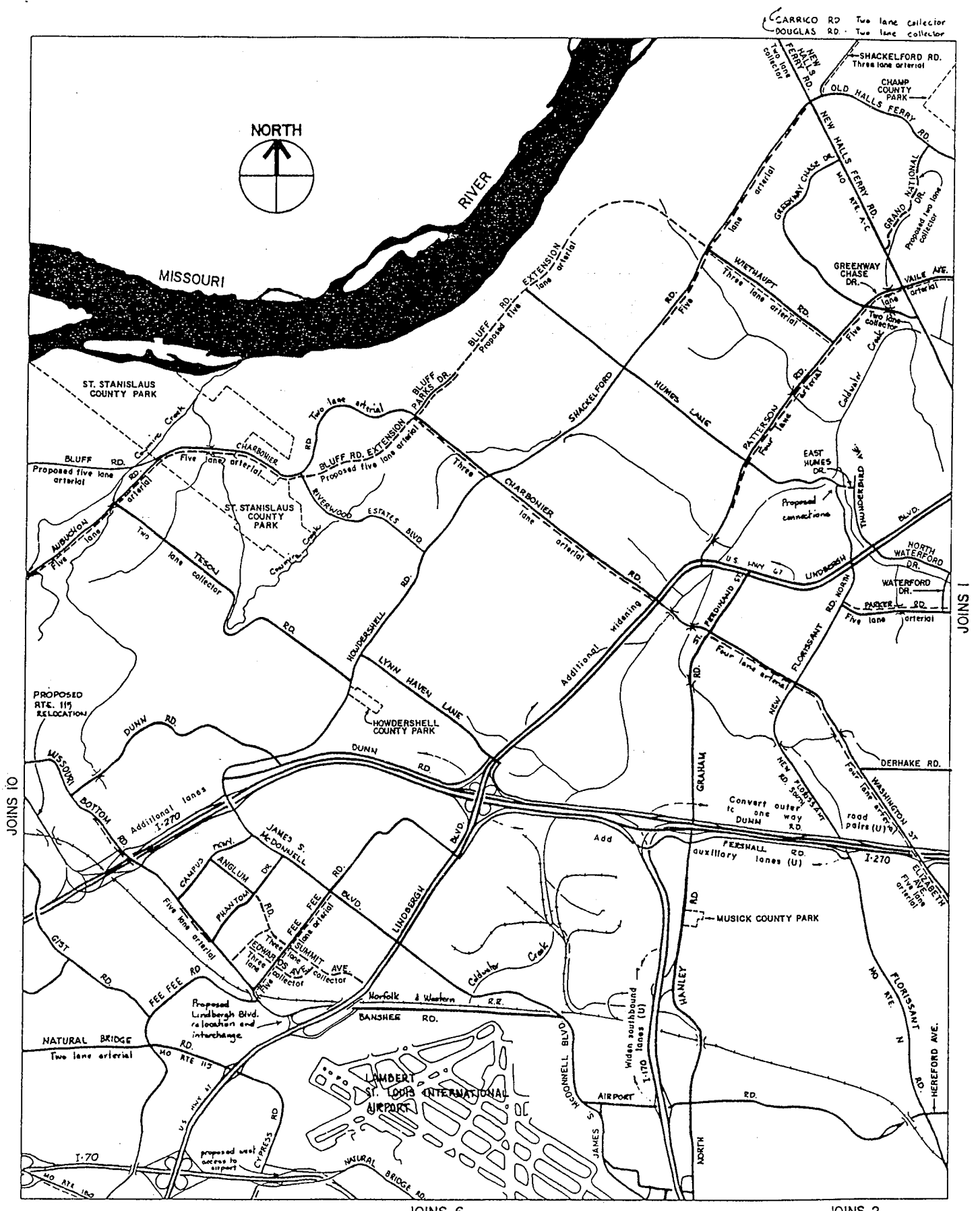
For additional details of the above requirements, refer to the attached Traffic Generation Assessment Determination Chart and Section 75.00 of the Department's Design Criteria Book.

80.00 Highway System Plan

The Highway System Plan depicts the general alignment and nature of road improvements for existing and future classified roads on the St. Louis County Arterial Road System and County Road System. Improvements to State roads are based on information provided by the Missouri Highway and Transportation Department. Improvements to municipally maintained roads and privately maintained roads are generally not indicated.

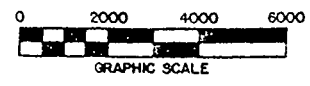
The detailed requirements for such improvements on County roads as pavement, shoulders, curbs and gutters, signals, bridges and drainage have not been indicated but are available from the St. Louis County Department of Highways and Traffic. Other minor road improvements such as minor realignments, additional turning lanes, removal of on-street parking, sidewalk construction and other improvements may be required to bring existing roads to County or State Highway Department standards, but are not specifically identified on the plan. The State and County Highway Departments should be contacted for this information.

The Highway System Plan will be updated from time to time when conditions such as land use, traffic volume, accident data, and other agency improvements change. The St. Louis County Department of Highways and Traffic (889-3107) or Missouri Highway and Transportation Department (966-3800) should be contacted for the most recent approved changes.



ST. LOUIS COUNTY HIGHWAY SYSTEM PLAN
 PREPARED BY THE DEPARTMENT OF PLANNING AND
 THE DEPARTMENT OF HIGHWAYS AND TRAFFIC
 AUGUST 28, 1987, REV. 3-14-89, 12-20-89, 9-5-90
 9-5-90

80.00-7



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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)	915 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	\$74,020		\$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