



PLANNING AND ZONING COMMISSION MEETING

1 GOVERNMENT CTR, BALLWIN, MO 63011
MONDAY, DECEMBER 01, 2025 at 7:00 PM

AGENDA

1. **Call to Order**
2. **Approval of Minutes**
 - a. Minutes of the October 6, 2025 Planning & Zoning Commission Meeting
3. **Agenda Items**
 - a. SUE-25-08 Special Use Exception, submitted by Jalal Motan, for a restaurant with front yard parking at 15250 Manchester Road.
 - b. SUE-25-09 Special Use Exception, submitted by Haseeb Janjaria & Shaik Raizwan, for a restaurant at 910 Kehrs Mill Road, Suite 109
 - c. Z-25-05 Text Amendment, submitted by Central Plaza MZL LLC, to Appendix A, Article XIV, Section 1, Adding Subsection (39): Stores for the sale of used merchandise not associated with the sale of new merchandise.
 - d. Z-25-06 Zoning Change from St. Louis County's R-2 Residence District to the City of Ballwin's R-2A Single Family Dwelling District for the following subdivisions: Henry Oaks, Barcelona, Ramsey Place, Muirview, Woodsmill Plats 1–4, New Camelot Plats 1–2, Claywoods Plats 1–3, as well as the properties located at 700 Henry Avenue (Henry Elementary School) and 906 Bitterfield Drive.
 - e. Capital Budget for 2026
4. **Adjourn**

NOTE: Due to ongoing City business, all meeting agendas should be considered tentative. Additional issues may be introduced during the course of the meeting.

ADA NOTICE: Residents of Ballwin are afforded an equal opportunity to participate in the programs and services of the City of Ballwin regardless of race, color, religion, sex, age, disability, familial status, national origin or political affiliation. If one requires an accommodation, please call (636) 227-8580 V or (636) 527-9200 TDD or 1-800-735-2466 (Relay Missouri) no later than 5:00 p.m. on the third business day preceding the hearing. Offices are open between 8:00 a.m. and 5:00 p.m. Monday through Friday.



Meeting Minutes

October 6, 2025 7:00pm

1 Government Ctr, Ballwin MO 63011

THE MINUTES ARE PREPARED IN SUMMARY TO REFLECT THE OVERALL DISCUSSIONS, NOT VERBATIM QUOTES.

The meeting was called to order by Chairman Bill Hinds at 7:00 p.m.

ROLL CALL

Present

Mayor Stallmann
Alderman David Siegel
Commissioner Janet Carr
Commissioner Jonathan Harvey
Commissioner Victoria Winfrey
Commissioner Zach Carter
Commissioner Scott Brinker
Commissioner Michael Swain
City Attorney Kyle Cronin
City Planner Lynn Sprick

Absent

Commissioner Tim Pogue

MINUTES

The minutes from the August 4, 2025, Planning & Zoning Commission meeting were submitted for approval. Commissioner Winfrey requested a correction, noting that the nomination naming her was for the office of Secretary. A motion to approve the minutes as amended was made by Mayor Stallmann and seconded by Commissioner Siegel. The motion passed unanimously.

AGENDA ITEMS

SUE-25-07 Special Use Exception, submitted by Omar Abdel Baset, for a restaurant with front yard parking at 15256 Manchester Road.

Lynn Sprick summarized the petition.

Commissioner Harvey inquired about the status of SUE-25-06 for a coffee shop at 15299 Manchester Road (Mocha Point Coffee).

Lynn Sprick explained that while the SUE had been approved, it has since expired and the petitioner chose to abandon the project.

Omar Abdelbaset, the petitioner, addressed the Commission. He stated that the proposed business is a Yemeni coffee shop, a franchise called Shibam Coffee, and that the owners intend for this location to serve as the headquarters for future expansion in the St. Louis area.

Mayor Stallmann asked whether food would be sold.

Mr. Abdelbaset responded that food would be available, with preparation outsourced and items sold on-site.

Commissioner Harvey asked about the proposed hours of operation.

Mr. Abdelbaset stated the hours would be Sunday through Thursday from 7:00 a.m. to 10:00 p.m., and 7:00 a.m. to 12:00 a.m. on weekends. He added that no smoking and no alcohol would be permitted on-site.

Commissioner Harvey asked whether outdoor seating was planned.

Mr. Abdelbaset said no, but noted that study and meeting rooms would be available.

Commissioner Carr requested the square footage of the space.

Mr. Abdelbaset stated it is 4,625 square feet.

Commissioner Harvey asked where the loading zone would be located.

Mr. Abdelbaset said deliveries would be made through doors at the back of the building.

Commissioner Swain asked about the shop's location relative to the existing Papa John's restaurant.

Mr. Abdelbaset explained it would be next door, to the left of Papa John's.

Secretary Winfrey asked how many employees would be on staff.

Mr. Abdelbaset said there would be three to five employees per shift.

Commissioner Harvey asked whether this is a franchise and how many locations exist.

Mr. Abdelbaset confirmed it is a franchise and stated that twelve Shibam Coffee locations currently operate nationwide.

Chairman Hinds opened the public hearing. With no members of the public present wishing to speak, the hearing was closed.

Mayor Stallmann made a motion to recommend approval of the petition to the Board of Aldermen.

Commissioner Carr seconded the motion, and it was unanimously approved.

OTHER BUSINESS

Commissioner Harvey expressed his interest in recommending that the Board of Aldermen consider rezoning the property where City Hall was formerly located (14811 Manchester Road) to allow for a mixed-use development.

City Administrator Sterman explained that although the property is zoned C-1 Commercial District, it is within the Manchester Road Overlay District, which allows mixed-use development.

Commissioner Swain asked for an update on approval for the Mocha Point coffee shop.

Lynn Sprick confirmed that the petitioner has abandoned the project.

Commissioner Harvey asked for an update on the proposed parking lot on Steamboat Lane.

Lynn Sprick reported that the petitioner has applied for permits with MSD.



Meeting Minutes

October 6, 2025 7:00pm

1 Government Ctr, Ballwin MO 63011

Commissioner Harvey made a motion to add discussion of ADUs (accessory dwelling units) to the next Planning & Zoning Commission agenda. Secretary Winfrey seconded the motion; however, the motion failed with a vote of three (3) in favor and (6) six opposed.

With no further business, Alderman Siegel moved to adjourn the meeting. Commissioner Swain seconded the motion, and the meeting adjourned at 7:30 p.m.

DRAFT



Section 3, Item a.

SPECIAL USE EXCEPTION PETITION

CITY OF BALLWIN	}	FEE:	with site plan review	\$ 1,500.00
	}		without site plan review	\$ 750.00
COUNTY OF ST. LOUIS	}	PAID:		
STATE OF MISSOURI	}	NUMBER:		

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Special Use Exception: The proposed use is a Bakery with a coffee menu.

Use falls under cafe/ restaurant

Code Section under which petition is being filed: _____

Now comes (*print name of Petitioner*) Jalal Motan
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
 - A. State Legal Interest: Buildout of a Bakery in an existing Tenant retail space
 - B. Documentation of Legal Interest must accompany this petition.
- II. That the legal description of the property/premises, for which a Special Use Exception is desired, is enclosed.
- III. That a survey or drawing of the property/premises, for which a Special Use Exception is requested, is enclosed, and said drawing is to a scale of 100 feet or less to the inch.
- IV. That the street address of said property is: Manchester Rd
- V. That the area (acres or square feet) of said property is: 2.32 acres
- VI. That the zoning classification of said property is: c-1
- VII. That the present use of said property is: general (retail) business
- VIII. That the intended use of said property is: Bakery/ Cafe (Resturant)
- IX. That the proposed Special Use Exception does not violate any private deed restrictions on said property.
- X. That all information provided herein is true and a statement of fact.

I, the Petitioner, do hereby request an Ordinance of the Board of Aldermen approving herein described Special Use Exception.

Section 3, Item a.

PETITIONER: Jalal Motan

AUTHORIZED SIGNATURE: *Jalal a Motan*

AUTHORIZED SIGNATURE (PRINTED): _____

ADDRESS: 1665 bobbinray ave

CITY/STATE/ZIP: Florissant, MO 63031

TELEPHONE NO. 314-229-2717

I, (*print name of Petitioner*) _____, do hereby designate _____ as my agent for purposes of presenting this petition, negotiating with the City of Ballwin on all issues relative to this petition, and corresponding and communicating with representatives of the City of Ballwin relative to this petition.

AGENT'S SIGNATURE: _____

AGENT'S NAME (PRINTED): _____

ADDRESS: _____

CITY/STATE/ZIP: _____

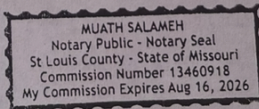
TELEPHONE NO. _____

Subscribed and sworn before me this 2 day of October, 2025.

[Signature]
Notary Public

My Commission Expires

8/16/2026





Petition Number: SUE-25-08

Public Hearing Date: December 1, 2025

Petitioner: Jalal Motan
1665 Bobbinray Avenue
Florissant, Missouri 63031

Project Name: Al Manakeesh Restaurant

Requested Action: Special use exception for a restaurant with front yard parking
[per Appendix A, Article XIV, Section 1 (14) & (20)]

Location: 15250 Manchester Road

Existing Zoning: C-1 Commercial District

Surrounding Zoning: North, east & west - C-1 Commercial District
South - R-1 Single Family Dwelling District



Figure 1 - Aerial view of the site and surrounding properties. The proposed restaurant location is indicated by a red arrow. Source: St Louis County



Figure 2 - Street view of the development. The proposed restaurant location is indicated by a red arrow.

Project description:

This Petition is for a special use exception for the establishment of a restaurant with front yard parking at 15250 Manchester Road. The property is located on the south side of Manchester Road, approximately 350 feet east of New Ballwin Road in an existing commercial development. The property is currently zoned C-1 Commercial District. The properties to the north, east and west are also zoned C-1. The properties to the south are zoned R-1 Single Family Dwelling District.

Staff analysis:

This Petition is for a special use exception for a restaurant with front yard parking at 15250 Manchester Road. The basis for this request is outlined in Appendix A, Article XIV, Section 1(20), which permits restaurants as a special use exception. This Petition meets the specified zoning requirements for a special use exception. In addition, a special use exception is necessary for the implementation of front yard parking along public right of way. This requirement is specified in Appendix A, Article XIV, Section 1(14), which dictates that parking within any front yard is subject to special use exception approval. This regulation applies to all allowed uses in the C-1, C-3, PA and S-1 districts, as well as for all nonresidential uses in the R-1A, R-1, R-2, R-3, R-4, R-5 and PSD Districts. The proposed restaurant would be located in an existing development, known as Prime Plaza. No exterior or site changes, with the exception of signage, are proposed at this time.

As we have discussed with other Special Use Exception petitions, the overall site conditions may not fully comply with current zoning requirements. When reviewing this type of petition, we take parking capacity and safety considerations into account. If the plaza were fully occupied by retail or restaurant uses, it would require 82 parking spaces; however, only 60 spaces are currently provided. This is a legally non-conforming condition and not one that raises concern to staff at this time.

When reviewing a special use exception, the Planning & Zoning Commission and Board of Aldermen shall determine whether such exception:

- a. Will substantially increase traffic hazards or congestion.

A new tenant in this existing development will naturally result in an increase in traffic. However, it's important to note that this space is currently vacant within an already approved development and was previously occupied. The development originally satisfied parking requirements during its construction phase and is now recognized as an existing, legally non-conforming aspect of the site.

- b. Will adversely affect the character of the neighborhood.

The proposed development should not adversely affect the character of the neighborhood. It is situated within an established commercial area.

- c. Will adversely affect the general welfare of the community.

The proposed development should not adversely affect the welfare of the community.

- d. Will overtax public utilities.

The proposed development should not overtax public utilities.

- e. Will adversely affect public safety and health.

The proposed development should not adversely affect public safety and health.

- f. Is consistent with good planning practice.

The proposed development would meet all current special use exception requirements and is consistent with good planning practice.

- g. Can be operated in a manner that is not detrimental to the permitted developments and uses in the district.

The proposed development should not be detrimental to the permitted developments and uses in the district.

- h. Can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.

The proposed development should be operated in a manner that is visually compatible with the permitted uses in the surrounding area.

Staff recommendation:

This Petition is for a special use exception for the establishment of a restaurant with front yard parking at 15250 Manchester Road. The restaurant would occupy a space in an existing commercial development. Staff has no concerns about the approval of this Petition.



Special Use Exception – Business Plan

Restaurant Name: Al Manakeesh

15250 Manchester Rd, Ballwin MO 63011

Hours of Operation

Al Manakeesh will be open Monday through Sunday from 8:00 AM to 12:00 AM (midnight). This schedule is designed to serve both daytime and evening customers, offering a consistent and accessible dining option for the community.

Staffing and Employment

Employee Count: 12 employees. Shift Structure: Two shifts daily, with 4 employees per shift, to ensure adequate staffing and coverage throughout business hours. Staffing Rationale: Employing 12 individuals allows for flexibility, proper scheduling, and fair time off, ensuring smooth operations and quality service.

Outdoor Seating

Al Manakeesh will not offer outdoor seating. All dining and service will be conducted indoors to maintain controlled seating, minimize noise, and ensure compliance with local ordinances.

Live Entertainment

Al Manakeesh will not provide any live entertainment. The atmosphere will be casual and family-friendly, centered on quality food and beverages rather than entertainment. This ensures a peaceful environment consistent with community standards.

Alcohol Service

Al Manakeesh will **NOT** serve alcoholic beverages. The menu will feature refreshers, specialty non-alcoholic drinks, and coffee, complementing the Middle Eastern dishes offered. The absence of alcohol reinforces the restaurant's family-friendly focus.

Community Impact and Benefits

Cultural Value: Al Manakeesh introduces traditional Middle Eastern cuisine to the community, providing a unique culinary option that celebrates cultural diversity. Economic Impact: The business will create employment opportunities for 12 individuals and contribute to the local economy through consistent operation. Neighborhood Compatibility: With no outdoor seating, alcohol service, or live entertainment, Al Manakeesh will operate as a quiet, family-friendly restaurant without contributing to late-night disturbances or excessive traffic.

Site Plan & Floor Plan

Al Manakeesh will provide a detailed floor plan showing seating arrangements, kitchen layout, restrooms, and entry/exit points. A site plan will also be included to show the building footprint, customer entrance, and available parking spaces.

Noise & Community Impact

No outdoor speakers, amplified music, or live entertainment will be permitted. All waste will be properly managed through scheduled trash removal and grease trap maintenance. We are committed to minimizing noise and odors so as not to disturb neighboring properties.

Signage & Lighting

Exterior signage will be modest, appropriately sized, and compliant with local ordinances. Lighting will be installed for safety but directed to avoid disturbing nearby residences.

Conclusion

Al Manakeesh is committed to being a responsible business that enhances the community by offering authentic food, steady employment, and a safe, family-oriented dining experience. Our operations align with zoning and planning considerations by minimizing potential nuisances while maximizing cultural and economic benefits.

DOORS & FRAMES

- A. PROVIDE NEW INTERIOR DOORS, 1-3/4" THICK SOLID CORE, VENEER FACE, ARCHITECTURAL WOOD FLUSH DOOR, PAINT FINISH PER OWNER. DOORS TO HAVE PAINTED 16GA HOLLOW METAL FRAMES.
- B. ALL DOOR FRAMES TO RECEIVE STUD WALL JAMB ANCHORS AND CONCRETE SLAB FLOOR ANCHORS. FRAMES TO INCLUDE FOUR (4) ANCHORS PER JAMB, ONE (1) HEAD ANCHOR AND ONE (1) SLAB ANCHOR PER JAMB.
- C. ALL DOORS AND FRAMES ARE TO BE FACTORY PREPPED FOR HINGES, HARDWARE, ACCESSORIES, ETC.

DOOR HARDWARE

- D. PROVIDE ALL HARDWARE NECESSARY TO MAKE EACH DOOR COMPLETE AND OPERATIONAL FOR INTENDED USE; DOORS SHALL HAVE WALL STOPS. FINISH ON INTERIOR DOORS AND HARDWARE TO BE DARK SATIN BRONZE. PROVIDE REMOVABLE CORES AT ALL LOCKSETS.
- E. ALL OPERABLE PARTS MUST BE USABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, OR MORE THAN 5-POUNDS OF FORCE TO OPERATE.
- F. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT
- G. THE MAIN EXIT DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH A KEY-OPERATED LOCKING DEVICE FROM THE EGRESS SIDE PROVIDED THE LOCKING DEVICE IS READILY DESTROYED AND A SIGN SHALL BE POSTED ON THE EGRESS SIDE OF OR ADJACENT TO THE DOOR STATING: THIS DOOR IS TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED, WITH ONE-INCH-HIGH LETTERS ON A CONTRASTING BACKGROUND. IBC 1010.1.9.4, #2.1 & 2.2.
- H. DOORS OPENING FORCE MAXIMUM EXTERIOR DOORS 8.5 LBF, OPENING FORCE MAXIMUM INTERIOR DOORS 5 LBF. MOAC 404.2.9.

PER 2015 IBC 714.4 FIRE-RESISTANCE-RATED WALLS. PENETRATIONS INTO OR THROUGH FIRE RATED WALLS, FIRE BARRIERS, SMOKE BARRIER WALLS AND FIRE PARTITIONS SHALL COMPLY WITH SECTIONS 714.4.1 THROUGH 714.4.3. PENETRATIONS IN SMOKE BARRIER WALLS SHALL ALSO COMPLY WITH SECTION 714.5.4.

PER 2015 IBC 714.4.2 MEMBRANE PENETRATIONS. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION 714.4.1, WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING. RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.

PER 2015 IBC 1607.15 INTERIOR WALLS AND PARTITIONS. INTERIOR WALLS AND PARTITIONS THAT EXCEED 6 FEET IN HEIGHT, INCLUDING THEIR FINISH MATERIALS, SHALL HAVE ADEQUATE STRENGTH AND STIFFNESS TO RESIST A MINIMUM OF 5 PSF HORIZONTAL LOAD.

1. IN KITCHENS/ PREP AREAS, FOOD HANDLING AREAS, BATHROOMS AND STORAGE ROOMS, BLACK RUBBER COVING MUST BE PROVIDED AS WELL CERAMIC FLOOR TILES MUST BE VINYL COAT. SO IT CAN BE WASHED AND CLEANED, OR GLOSSY FINISH PAINT SO ITS WASHABLE.
2. CEILING ABOVE FOOD AREAS AND ABOVE BATHROOMS SHALL BE LIGHT COLORED, SMOOTH AND WASHABLE, USDA APPROVED CEILING TILES: VINYL CLAD GYPSUM BOARD
3. COUNTER TOPS SHALL BE STAINLESS STEEL, TOP WITH STAINLESS STEEL SHELVES ON 6" STAINLESS STEEL LEGS.
4. CEILING TILES ARE TO BE SMOOTH, IMPERVIOUS, NON-ABSORBENT AND EASILY CLEANABLE OVER ALL FOOD PREPARATION/ PROCESSING/ DISPENSING AREAS, STORAGE AND WASHROOMS
5. PROVIDE WATERPROOFING AT FLOORS IN ALL WET AREAS AND UP TO 12" UP WALLS (KITCHENS, RESTROOMS, WATER UTILITIES ETC.)
6. MOP SINK AREA FINISHES SHOULD BE DURABLE, NON-ABSORBENT, SMOOTH, AND EASILY CLEANABLE
7. ALL FINISH MATERIALS SHALL NOT EXCEED CLASS 1 (FLAM SPREAD RATING NOT GREATER THAN 25) AND A SMOKE DEVELOPMENT NOT EXCEED 100
8. FINISH ALL EXPOSED WOOD (IF ANY) FINISHES WITH FIRE RETARDANT VARNISH (TYP.)
9. ALL FINISH FLOORING SHALL BE SLIP RESISTANT (IAC 400.310(a)(5))
10. PROVIDE GYP. BD. TO 6" ABOVE CEILING OR TO DECK IF NO CEILING
11. PROVIDE 5/8" DUROCK TO 36" AT ALL WET AREA WALLS
12. PROVIDE METAL STUCCO FOR PLUMBING WALLS V.I.F. WIDTH TO FULLY ACCOMMODATE & INSULATE ALL PLUMBING
13. PROVIDE SOUNDING IN WALLS FOR ALL SHELVING, KITCHEN EQUIPMENT, PLUMBING FIXTURES, ELECTRICAL FIXTURES, ALL WOOD BLOCKING TO BE FIRE RETARDANT TREATED.
14. PROVIDE SOUND BATTS AT WALLS BETWEEN KITCHEN AND DINING
15. ANY GAPS, VOIDS, WALL PENETRATIONS, PROTRUSIONS & ESCUTCHEON PLATES TO BE SEALED WITH SILICONE CAULK AS REQUIRED

WALL FINISHING (NON-FOOD PREPARATION AREAS: DRY WALL PRIMED, SEALED & DOUBLE COATED WITH SEMI-GLOSS PAINT (BENJAMIN MOORE BRAND)
WALL FINISHING (FOOD BEVERAGE, STORAGE, PREP, SERVICE AREAS & RESTROOMS): DRY WALL-SEALED WITH FIBRE-REINFORCED PLASTIC (FRP; ALSO
CALLED FIBRE-REINFORCED POLYMER, OR IN AMERICAN ENGLISH FIBER)
CEILING FINISH (FOOD BEVERAGE, STORAGE, PREP, SERVICE AREAS & RESTROOMS, MOP SINK): DROPPED CEILING TILES VINYL COATED
FLOORING FINISHING (LOBBY/DINING): PORCELAIN/ CERAMIN TILE (PER OWNER/ TENANT)
FLOOR FINISHING (FOOD BEVERAGE, STORAGE, PREP, SERVICE AREAS & RESTROOMS): NON-SLIP PORCELAIN/ CERAMIC TILE W/ MATCHING COVE BASE (MIN
3/8" AT WALL/ FLOOR JUNCTURE) OR EQUAL (PER OWNER/TENANT)
FINISHING FIRE RATING: ALL WALLS, CEILINGS, FLOORS: CLASS 1, 0-25 F.S.R.
MOP SINK: WALL FINISH AT MOP SINK TO BE CERAMIC TILE (48" HIGH)
MOP SINK FLOOR FINISH: NON-SLIP PORCELAIN CERAMIC TILE W/ MATCHING COVE BASE (MIN. 3/8" AT WALL/ FLOOR JUNCTURE) OR EQUAL

INTERIOR TRIM: CLASS 1
SMOKE DEVELOPED -200

THE GENERAL CONTRACTOR WILL ARRANGE FOR A PROFESSIONAL CLEANING COMPANY TO THOROUGHLY CLEAN THE ENTIRE BUILDING FROM TOP TO BOTTOM BEFORE THE KITCHEN EQUIPMENT IS INSTALLED.

THE GENERAL CONTRACTOR WILL ENSURE A 'DUST-FREE' CLEANING OF THE ENTIRE BUILDING BY A PROFESSIONAL CLEANING COMPANY AFTER THE KITCHEN EQUIPMENT HAS BEEN INSTALLED.

THE GENERAL CONTRACTOR WILL PROVIDE A 40 CUBIC YARD CONSTRUCTION DUMPSTER UNTIL AFTER THE INSTALLATION OF THE FURNITURE.

THE GENERAL CONTRACTOR WILL ARRANGE FOR THE REMOVAL AND REPLACEMENT OF THE STOREFRONT AS NEEDED TO MOVE IN THE LARGER FOOD SERVICE EQUIPMENT, ENSURING A MINIMUM OPENING OF 48 INCHES.

REFER TO THE FIXTURE, FURNITURE, AND EQUIPMENT SHEETS FOR ALL FOOD SERVICE EQUIPMENT LOCATIONS, IDENTIFICATION, AND SCHEDULE ALL DELIVERIES TO THE PROJECT SITE.

TABLE BASES, TABLE TOPS, CHAIRS, AND STOOLS WILL BE PROVIDED BY THE OWNER OR THE OWNER'S VENDOR. THE GENERAL CONTRACTOR WILL HANDLE THE RECEIVING, ASSEMBLING, AND INSTALLATION OF THE FURNITURE, INCLUDING THE INSTALLATION OF TABLE BASES, TABLE TOPS, AND CHAIRS, ETC.

ALL EQUIPMENT WILL BE PROVIDED BY THE OWNER OR THE KITCHEN EQUIPMENT VENDOR. THE GENERAL CONTRACTOR WILL SCHEDULE THE DELIVERY AND HANDLE THE UTILITY CONNECTIONS.

THE GENERAL CONTRACTOR WILL SCRIBE THE BASE, STAND, AND RUNNING TRIM TO THE FIXTURES AFTER INSTALLATION, WHERE APPLICABLE.

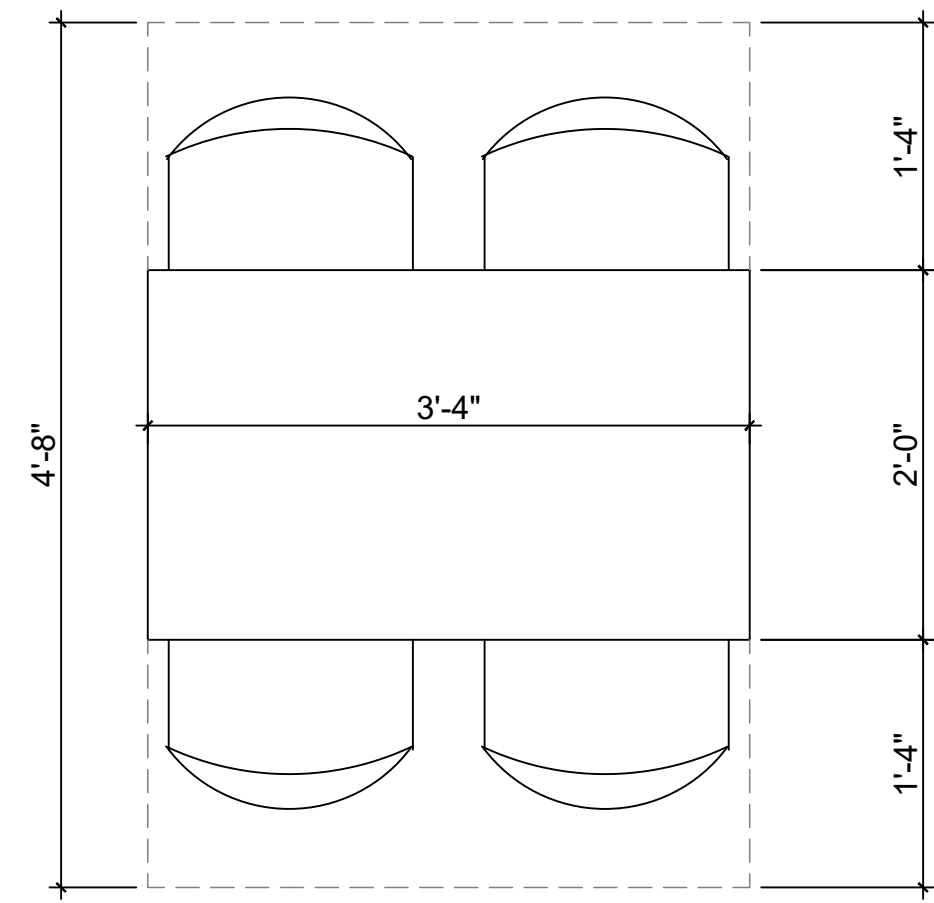
ALL DIMENSIONS ARE TAKEN FROM THE GYPSUM BOARD. ADJUST FOR WALL FINISH AS NECESSARY.



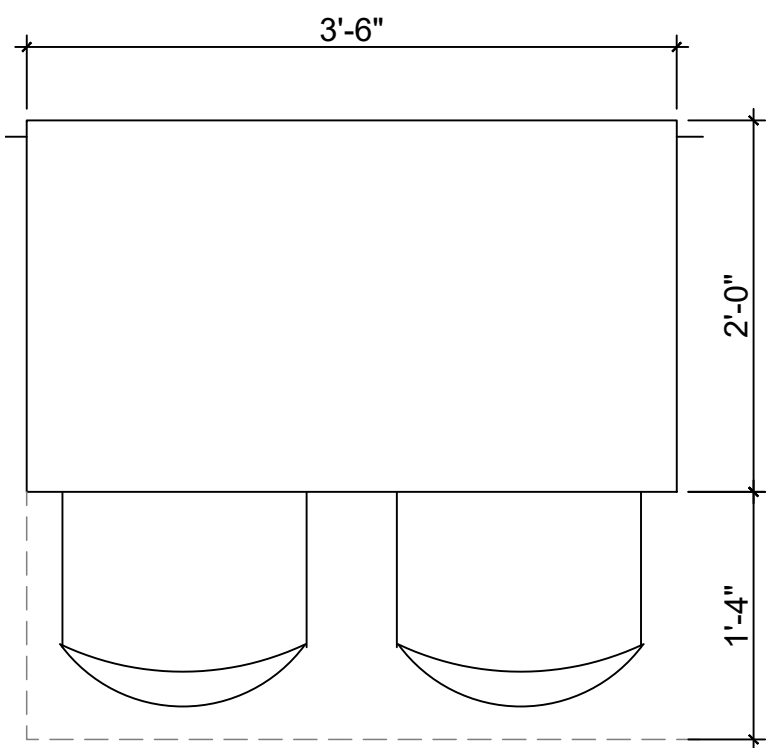
A1.0

PLAN KEY

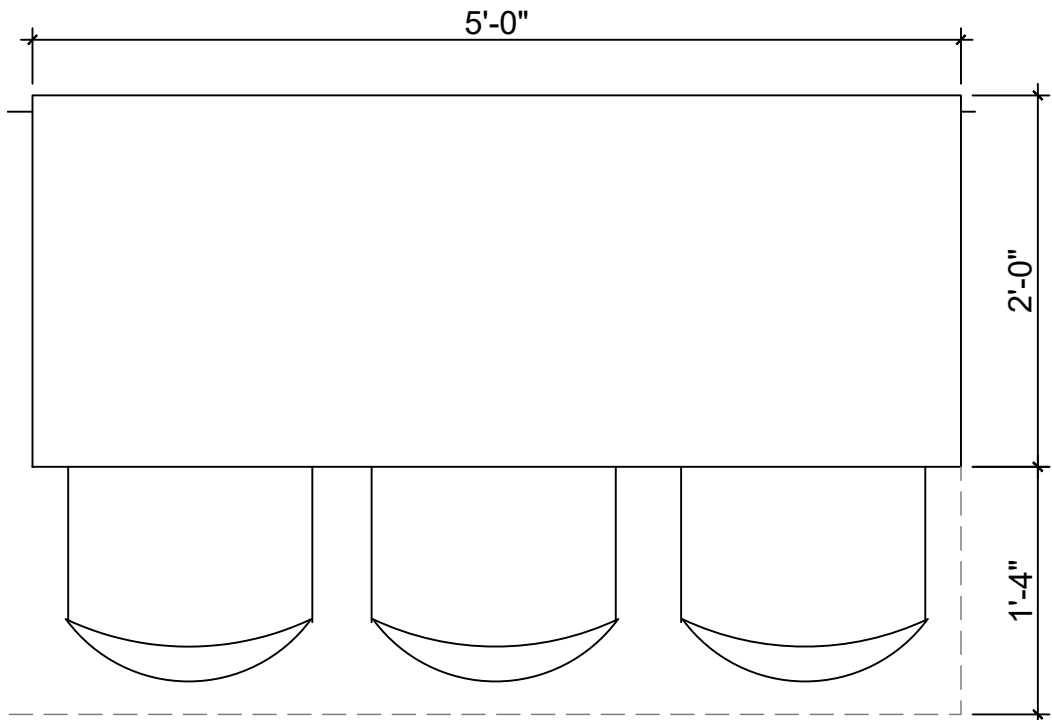
TABLE HEIGHT —————→ H#
TABLE TYPE —————→ T#



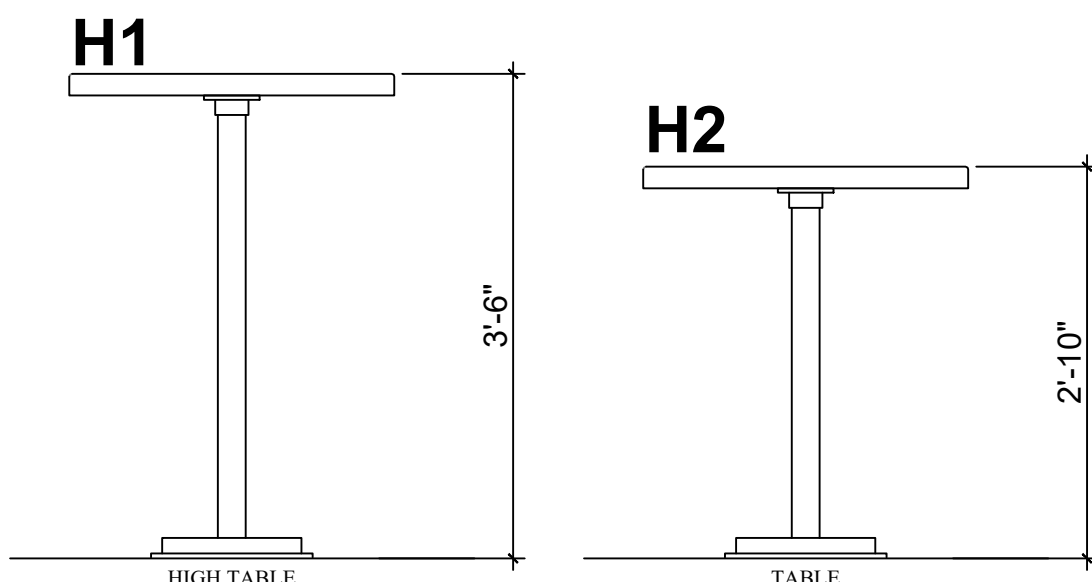
5 TYP. TABLES & CHAIR (T2)
N.T.S.



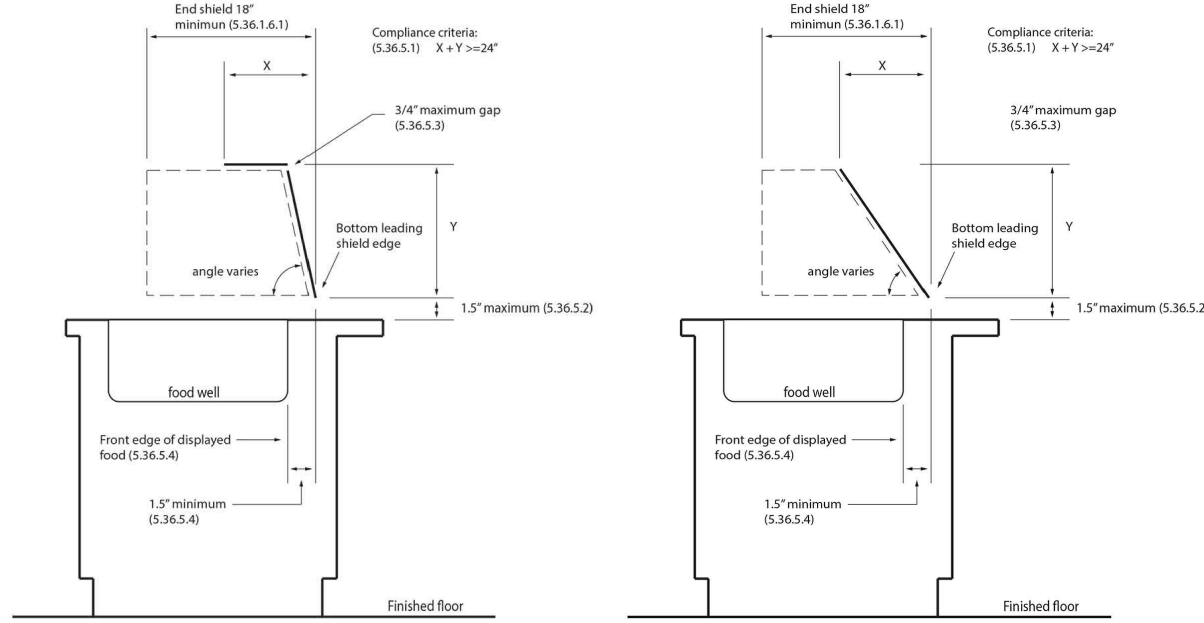
4 TYP. TABLES & CHAIR (T1)
N.T.S.



3 TYP. TABLES & CHAIR (T0)
N.T.S.

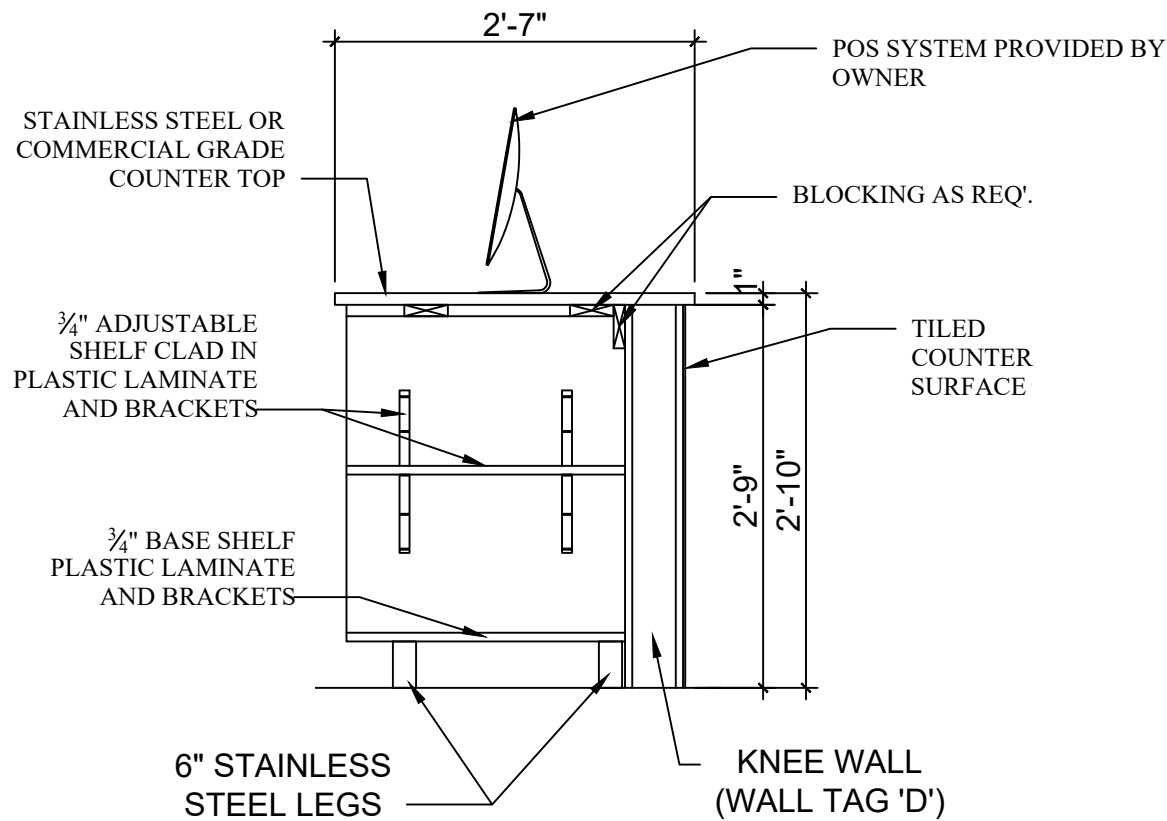


2 TABLE HEIGHTS
N.T.S.

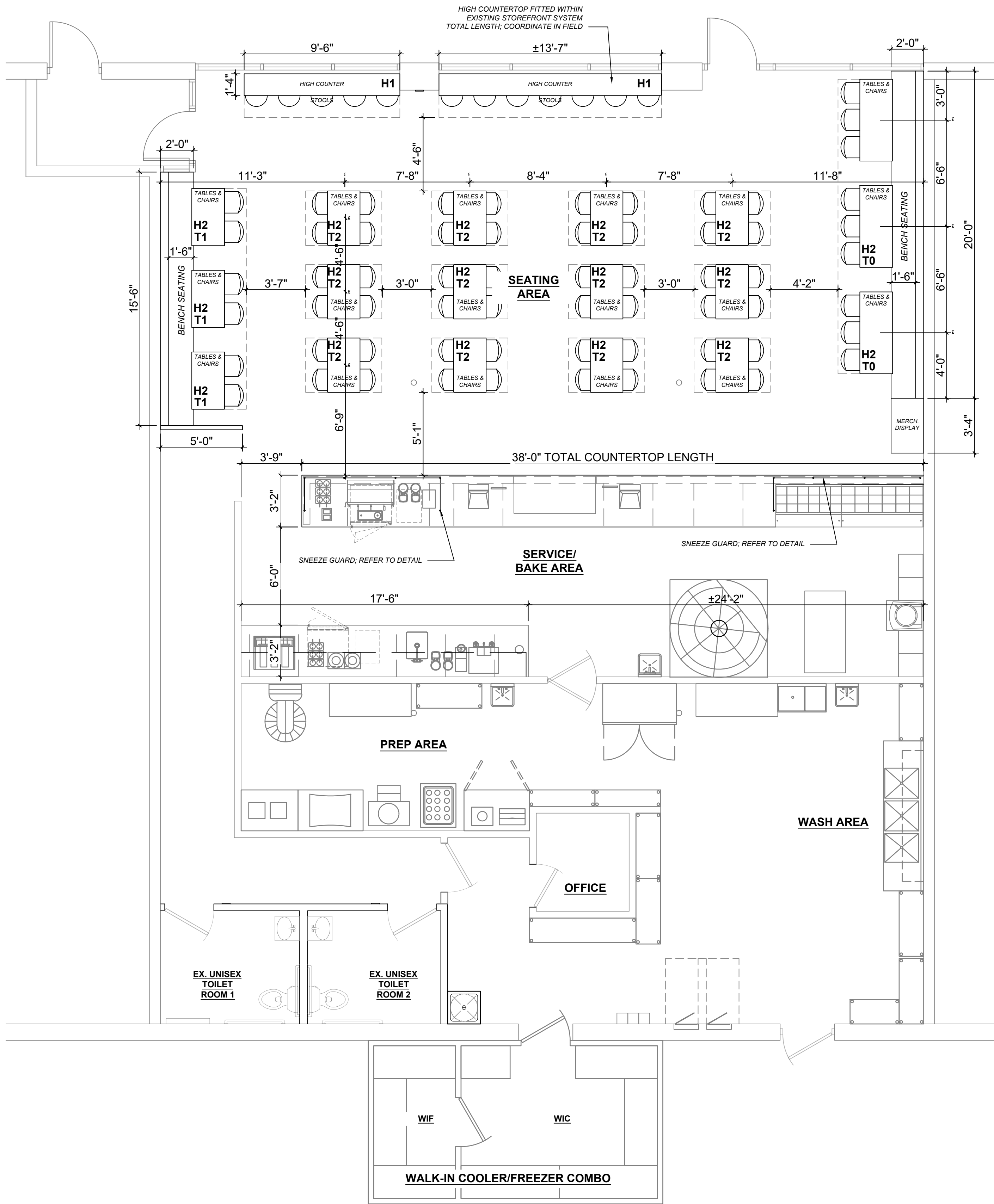


7 SNEEZE GUARD @ SERVICE COUNTER
N.T.S.

- ON ANY FULL SERVICE GUARD THE SUM OF A FOOD SHIELD'S PROTECTED HORIZONTAL PLANE (X) AND IT PROTECTED VERTICAL PLANE (Y) SHALL BE GREATER THAN OR EQUAL TO 24 INCHES. FOR EXAMPLE IF THE GUARD IS 18" HIGH IT MUST HAVE A TOP SHELF AT LEASE 6" DEEP
- THE MAXIMUM GAP BETWEEN THE COUNTER AND THE BOTTOM OF THE FRONT PANEL IS 1 1/2"
- THE MAXIMUM GAP BETWEEN THE FRONT PANEL AND THE TOP SHELF IS 3/4"
- END PANELS ARE REQUIRED FOR ALL SHIELDS THAT ARE NOT WITHIN 3' OF A WALL
- THE MINIMUM DISTANCE BETWEEN THE FOOD BEING SERVED AND THE FRONT PANEL IS 1 1/2"

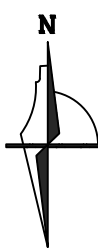


6 TYP. SECTION @ POS
MILLWORK & SERVICE COUNTER
N.T.S.



1 PROPOSED FURNITURE PLAN

1/4" = 1'-0" 12" 0' 1' 5' 10' 15'



WMK.20 LLC
ARCHITECTURE, DESIGN
BUILDING CONSULTANTS



ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE
THE PROPERTY OF WMK.20 LLC AND ARE NOT TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY
INFORMATION STORAGE AND RETRIEVAL SYSTEM.

AL MANAKEESH @
BALLWIN, MO

PROJECT ADDRESS: 15253 MANCHESTER RD UNIT #4
BALLWIN, MO 63011

DRAWING DATE: 08-24-2025

REVISIONS

WK

DRAWN BY

AT

CHECKED BY

A1.1

GENERAL EQUIPMENT NOTES

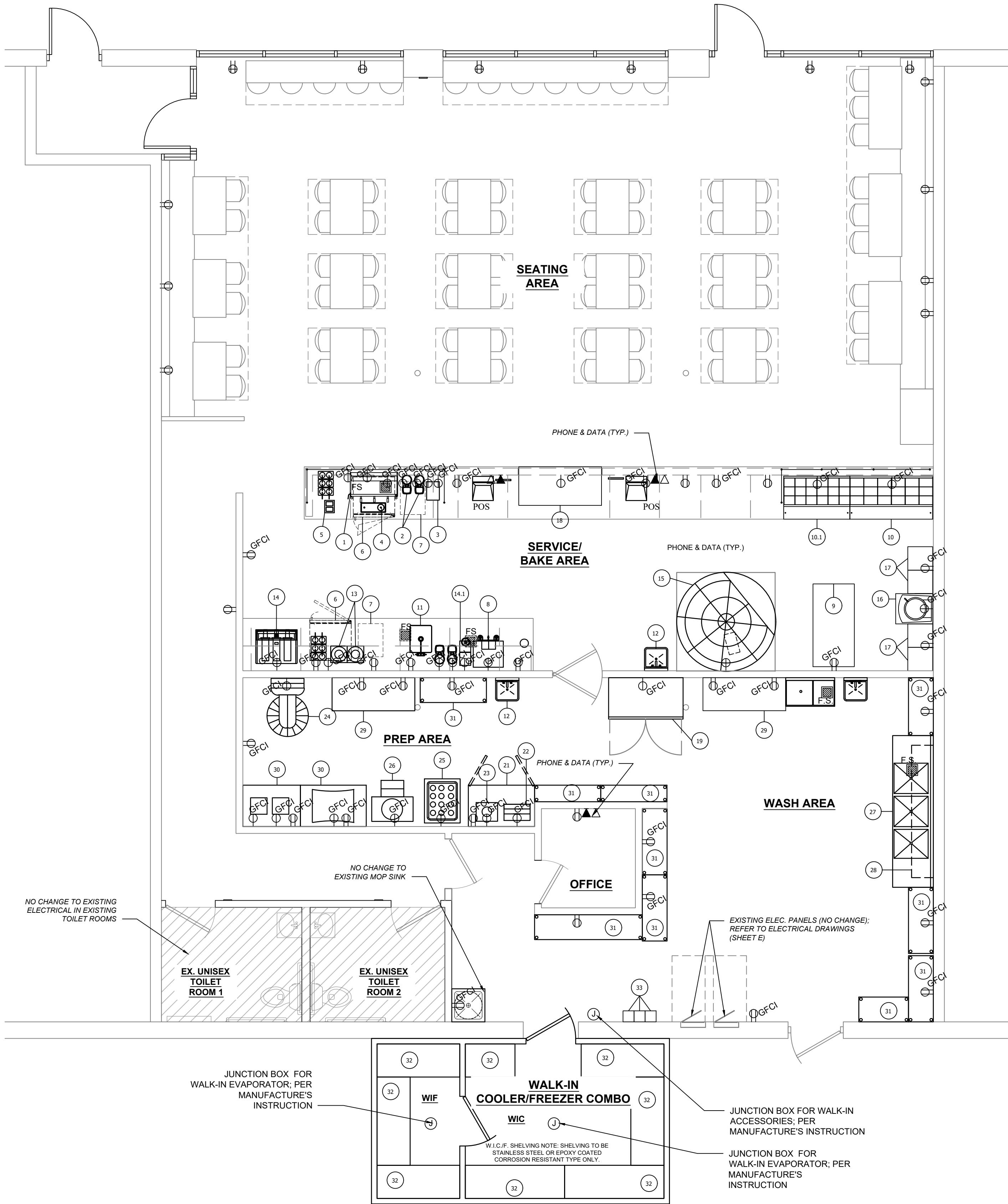
- PER 2015 IMC 917.1 COOKING APPLIANCES: COOKING APPLIANCES THAT ARE DESIGNED FOR PERMANENT INSTALLATION, INCLUDING RANGES, OVENS, STOVES, BROILERS, GRILLS, FRYERS, GRIDDLES AND BARBECUES, SHALL BE LISTED, LABELED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. COMMERCIAL ELECTRIC COOKING APPLIANCES SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 197.
- CANOPY HOOD SHALL EXTEND 6 INCHES BEYOND COOKING EQUIPMENT LOCATED BELOW, PER 2015 IMC, SECTION 507.4.1.

POWER LEGEND

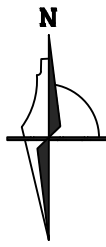
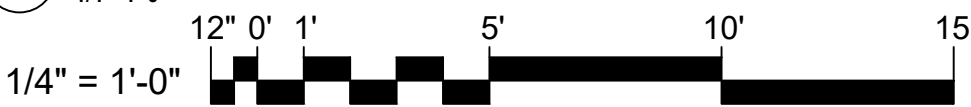
- ⊕ RECEPTACLE
- ⊕ GFI RECEPTACLE
- ⊕ CEILING RECEPTACLE
- ⊕ EQUIPMENT SPECIFIC GFI RECEPTACLE (ELECTRICAL CONTRACTOR TO VERIFY REQUIRED EQUIPMENT VOLTAGE)
- GFI ⊕ JUNCTION BOX

EQUIPMENT SCHEDULE							
TAG	NAME	DESCRIPTION	ELECTRICAL	SIZE (WxDxH)	MANFCTR	MODEL #	CERTIFICATIONS
1	ESPRESSO MACHINE	3 GROUP VOLUMETRIC ESPRESSO MACHINE	220V 1PH 5400 WATTS NEMA LB-30 TWIST	41"x24"x22"	SIMONELLI	AURELIA WAVE 3 GROUP	ETL SANITATION, NSF, UL LISTED
2	ESPRESSO GRINDER	SEMI-AUTOMATIC COFFEE GRINDER	110V 1PH 720 WATTS	9.45"x13.39"x24.8"	MAHLKONIG	E80GBW	NSF, UL LISTED
3	ESPRESSO TAMPER	BLACK AUTOMATIC ESPRESSO TAMPER	110V 1PH 76 WATTS	9.2"x13.3"x5.5"	PUOPRESS	PUOPRESS GEN 5 M5	NSF, UL LISTED
4	RINSER	IN COUNTER WATER RINSER	-	7"x24"	ESPRESSO PARTS	EPPR724	-
5	KNOCK CHUTE	COFFEE GEAR BLACK SQUARE KNOCK CHUTE	-	5.88"x4.31"x5.5"	RHINO	845RWKC	NSF
6	UNDER COUNTER REFRIGERATOR	1 DOOR REFRIGERATOR	115V 1PH 220 WATTS	27"x29.5x35.25"	MOTAK	MUR-28-X	ETL SANITATION, NSF, UL LISTED
7	UNDER COUNTER ICE MACHINE	INSTALLED AT ESPRESSO STATION	-	18"x22.5"x31"	ICE-O-MATIC	UCG130A	ETL SANITATION, NSF, UL LISTED
8	COFFEE BREWER	AUTOMATIC COFFEE BREWER	120V 1PH 3444 WATTS HARDWIRED	18"x20"x30"	BUNN	20900.0011	ETL SANITATION, NSF, UL LISTED
9	3 DOOR COOLER WORK STATION	3 DOOR STAINLESS STEEL REACH-IN COOLER TABLE	115V 1PH 460 WATTS	48"x32"x35"	TRUE	TUC-72-HC	UL Classified EPH
10	REFRIGERATED SALAD BAR TABLES	3 DOOR STAINLESS STEEL REFRIGERATED SALAD TABLE	115V 1PH 700 WATTS	60"x29-1/2"x34-5/8"	AVANTCO	178SSCFT60HC	ETL SANITATION, UL LISTED
10.1	REFRIGERATED SALAD BAR TABLES	2 DOOR STAINLESS STEEL REFRIGERATED SALAD TABLE	115V 1PH 700 WATTS	48"x29-1/2"x34-5/8"	AVANTCO	178SSCFT48HC	ETL SANITATION, UL LISTED
11	STAINLESS STEEL SINK	DROP-IN SINK BOWL SIZE 16"x10"x10"	-	17"x21"x10"	REGENCY	600DI11416R	NSF
12	HAND SINK	STAINLESS STEEL HAND SINK WITH SIDE SPLASH GUARDS	-	15"x17"x13.5"	REGENCY	600HS17SP	NSF
13	BLENDER	-	120V 1PH 1800 WATTS	7.8"x8.1"x17"	AVAMIX	BX2000T	NSF
14	CLASSIC BUBBLER	REFRIGERATED BEVERAGE DISPENSER TRIPLE 2 GALLON BOWL	120V 1PH 395 WATTS	14.5"x15.75"x25"	CARNIVAL	RBD2G3S	ETL SANITATION, NSF, UL LISTED
14.1	BEVERAGE DISPENSER	REFRIGERATED BEVERAGE 2 FLAVOR	120V 1PH 1725 WATTS	15"x24"x29"	CORNELIUS	721402101JU2	ETL SANITATION, NSF, UL LISTED
15	PIZZA OVEN	NATURAL GAS BAKING OVEN WITH IN-LINE EXHAUST FAN	115V 1PH 1840 WATTS	72"x36"x72"	UNIVEX	DOME59GV	NSF
16	DOUGH PRESS	MANUAL CLAMSHELL PIZZA DOUGH PRESS - 18"	115V 1PH 1150 WATTS	18"x28"x15"	DOUGHXPRESS	DM-18	ETL SANITATION, UL LISTED
17	STAINLESS PAN RACK	-	-	23"x23"x62.88"	WINCO	ALPR-26BK	ETL SANITATION, UL LISTED
18	DISPLAY CASE	BLACK REFRIGERATED COUNTERTOP BAKERY DISPLAY CASE WITH LED LIGHTING	110V 1PH 440 WATTS	48"x22"x27"	AVANTCO	BCC-48-HC	ETL SANITATION, NSF, UL LISTED
19	REACH-IN FREEZER	2 DOOR FREEZER	115V 1PH 780 WATTS	54"x32.19"x82.5"	AVANTCO	178SS2FHC	ETL SANITATION, NSF, UL LISTED
20							
21	2 DOOR COOLER WORK STATION	2 DOOR STAINLESS STEEL REACH-IN COOLER TABLE	115V 1PH 230 WATTS	48"x32"x35"	BEVERAGE-AIR	UCR48AHC	UL Classified EPH
22	MEAT GRINDER	COUNTERTOP MEAT GRINDER	120V 1PH 1500 WATTS	11"x23"x18"	BACKYARD PRO	BSG32	ETL SANITATION
23	SLICER	COUNTERTOP SLICER	120V 1PH 1500 WATTS	22"x29"(L)x24"	AVANTCO	SL713A	NSF
24	FLOOR MIXER	VERTICAL CUTTER MIXER FOOD PROCESSOR	460V 3PH 8760 WATTS	36"x21.5"x42"	HOBART	HCM450-3	NSF
25	STAINLESS DOUGH BOX RACK	-	-	21"x26"x64"	CHANNEL	RB-46	ETL SANITATION, UL LISTED
26	MANUAL DOUGH DIVIDER	-	115V 1PH 1120 WATTS	21"x26"x64"	DOUGHXPRESS	DX-BMIH-18	ETL SANITATION, UL LISTED
27	3 COMP. SINK	STAINLESS STEEL PREP SINK WITH TWO DRAIN BOARD 24"Wx24"Dx14"H BOWL SIZE	-	124"x29.5"x44.75"	REGENCY	600S324242X	NSF
28	WALL SHELVING	STAINLESS STEEL WALL SHELVING	-	VARIES	REGENCY	VARIES	NSF
29	STAINLESS STEEL TABLE	-	-	60"x30"x36"	REGENCY	600WT30X72SS	NSF
30	STAINLESS STEEL TABLE	-	-	48"x30"x36"	REGENCY	600ESS3048S	NSF
31	STAINLESS WIRE SHELVING	-	-	VARIES	REGENCY	465C****	NSF
32	WALK-IN COOLER SHELVING	(4) LEVELS, EPOXY COATED	-	VARIES	QUANTUM FOOD SERVICE	WR74: 2454P/2460P/2448P	NSF
33	EMPLOYEE LOCKERS	OWNER TO PROVIDE PER NEEDS	-	VARIES	VARIES	VARIES	-

- ALL EQUIPMENT RECEPTACLE TYPE TO BE VERIFIED FOR EACH EQUIPMENT PRIOR TO STARTING ROUGH ELECTRICAL WORK
- RECEPTACLE HEIGHTS TO BE COORDINATED IN FIELD WITH OWNER
- RECEPTACLES NOT NOTED WITH A MOUNTING HEIGHT SHALL BE MOUNTED 4"-6" ABOVE THE COUNTER &/OR SINK IF IT IS LOCATED AT
- NO CHANGE TO EXISTING OUTLETS IN THE CUSTOMER AREA (NOT SHOWN)



1 PROPOSED EQUIPMENT PLAN



WMK.20 LLC

ARCHITECTURE, DESIGN
BUILDING CONSULTANTS



ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WMK.20 LLC AND SHALL REMAIN THE PROPERTY OF WMK.20 LLC. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM WMK.20 LLC.

AL MANAKEESH @
BALLWIN, MO

PROJECT ADDRESS: 15253 MANCHESTER RD UNIT #4
BALLWIN, MO 63011

DRAWING DATE: 08-24-2025

REVISIONS

WK

AT

DRAWN BY

CHECKED BY

A2.0

NOT TO SCALE IF PLOTTED ON 11X17



PUBLIC HEARING

Notice is hereby given that on Monday, December 1, 2025 at 7:00 pm, a Public Hearing will be held by the Planning & Zoning Commission in the City Government Center Board Room at 1 Government Center, Ballwin, Missouri 63011. The Commission will consider the following Petition:

SUE-25-08 Special Use Exception, submitted by Jalal Motan, for a restaurant with front yard parking at 15250 Manchester Road.

Additional information on the Petition is available at the City Government Center or by calling 636-227-2243



SPECIAL USE EXCEPTION PETITION

CITY OF BALLWIN	}	FEE:	with site plan review	\$ 1,500.00
	}		without site plan review	\$ 750.00
COUNTY OF ST. LOUIS	}	PAID:	✓	
STATE OF MISSOURI	}	NUMBER:	<u>SUE-25-09</u>	

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Special Use Exception: Temporary opening for Catering and take away (Soft opening please)

Code Section under which petition is being filed: _____

Now comes (print name of Petitioner) HASEEB Jangaria and Shaik Raizwan
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
 - A. State Legal Interest: Partners
 - B. Documentation of Legal Interest must accompany this petition.
- II. That the legal description of the property/premises, for which a Special Use Exception is desired, is enclosed.
- III. That a survey or drawing of the property/premises, for which a Special Use Exception is requested, is enclosed, and said drawing is to a scale of 100 feet or less to the inch.
- IV. That the street address of said property is: 910 Kehrs mill Road, 109, Ballwin MO 63
- V. That the area (acres or square feet) of said property is: _____
- VI. That the zoning classification of said property is: _____
- VII. That the present use of said property is: Catering and take away
- VIII. That the intended use of said property is: Same as above
- IX. That the proposed Special Use Exception does not violate any private deed restrictions on said property.
- X. That all information provided herein is true and a statement of fact.

I, the Petitioner, do hereby request an Ordinance of the Board of Aldermen approving and granting the herein described Special Use Exception.

PETITIONER: HASEED JANABRIA and SHAIK RAIZWAN

AUTHORIZED SIGNATURE: [Signature]

AUTHORIZED SIGNATURE (PRINTED): [Signature]

ADDRESS: 910 Kehis Mills Road, 109, Ballwin Mo 63021

CITY/STATE/ZIP: Ballwin . MO

TELEPHONE NO. @ 208 600 5555

I, (print name of Petitioner) HASEED Jan, do hereby designate N/A as my agent for purposes of presenting this petition, negotiating with the City of Ballwin on all issues relative to this petition, and corresponding and communicating with representatives of the City of Ballwin relative to this petition.

AGENT'S SIGNATURE: SAME AS ABOVE

AGENT'S NAME (PRINTED): Same As Above

ADDRESS: _____

CITY/STATE/ZIP: _____

TELEPHONE NO. _____

Subscribed and sworn before me this 28th day of October, 2025

[Signature]
Notary Public

My Commission Expires

9/26/2028





Petition Number: SUE-25-09

Public Hearing Date: December 1, 2025

Petitioner: Haseeb Janjaria & Shaik Raizwan
910 Kehrs Mill Road, Suite 109
Ballwin, Missouri 63021

Project Name: HR Darbar Restaurant

Requested Action: Special use exception for a restaurant
[per Appendix A, Article XIV, Section 1 (14)]

Location: 910 Kehrs Mill Road, Suite 109

Existing Zoning: C-1 Commercial District

Surrounding Zoning: North - C-1 Commercial District
South - R-1 Single Family Dwelling District
East - R-2 Single Family Dwelling District
West - MXD Mixed Use Development



Figure 1 - Aerial view of the site and surrounding properties. The proposed restaurant location is indicated by a red arrow. Source: St Louis County



Figure 2 - Street view of the development. The proposed restaurant location is indicated by a red arrow.

Project description:

This Petition is for a special use exception for the establishment of a restaurant at 910 Kehrs Mill Road, Suite 109. The property is located on the south side of Manchester Road, approximately 350 feet east of New Ballwin Road in an existing commercial development. The property is currently zoned C-1 Commercial District. The property to the north is also zoned C-1. The property to the south is zoned R-1 Single Family Dwelling District. The property to the east is zoned R-2 Single Family Dwelling District, and the property to the west is zoned MXD Mixed Use Development.

Staff analysis:

This Petition is for a special use exception for a restaurant at 910 Kehrs Mill Road, Suite 109. The basis for this request is outlined in Appendix A, Article XIV, Section 1(20), which permits restaurants as a special use exception. This Petition meets the specified zoning requirements for a special use exception. The proposed restaurant would be located in an existing development that also contains The Barn at Lucerne. No exterior or site changes, with the exception of signage, are proposed at this time.

As we have discussed with other Special Use Exception petitions, the overall site conditions may not fully comply with current zoning requirements. When reviewing this type of petition, we consider parking capacity and safety factors. According to City records, the Barn at Lucerne Development contains 417 parking spaces and a total of 69,631 square feet of building area. Using the standard example of one (1) parking space per 200 square feet, the City's highest parking requirement, 349 spaces would be required if the entire development were restaurant or retail space. Therefore, the site provides a surplus of approximately 68 parking spaces.

When reviewing a special use exception, the Planning & Zoning Commission and Board of Aldermen shall determine whether such exception:

- a. Will substantially increase traffic hazards or congestion.

A new tenant in this existing development will naturally result in an increase in traffic. However, it's important to note that this space is currently vacant within an already approved development and was previously occupied. The development originally satisfied parking requirements during its construction phase and is now recognized as an existing, legally non-conforming aspect of the site.

b. Will adversely affect the character of the neighborhood.

The proposed development should not adversely affect the character of the neighborhood. It is situated within an established commercial area.

c. Will adversely affect the general welfare of the community.

The proposed development should not adversely affect the welfare of the community.

d. Will overtax public utilities.

The proposed development should not overtax public utilities.

e. Will adversely affect public safety and health.

The proposed development should not adversely affect public safety and health.

f. Is consistent with good planning practice.

The proposed development would meet all current special use exception requirements and is consistent with good planning practice.

g. Can be operated in a manner that is not detrimental to the permitted developments and uses in the district.

The proposed development should not be detrimental to the permitted developments and uses in the district.

h. Can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.

The proposed development should be operated in a manner that is visually compatible with the permitted uses in the surrounding area.

Staff recommendation:

This Petition is for a special use exception for the establishment of a restaurant at 910 Kehrs Mill Road, Suite 109. The restaurant would occupy a space in an existing commercial development. Staff has no concerns about the approval of this Petition.



Business Plan

– HR FOODS LLC/ DBA HR DARBAR Takeaway & Catering

1. Executive Summary

Business Name: HR Foods LLC/ DBA HR Darbar Takeaway & Catering

Business Type: Takeaway and Catering Service

Location: 910 KEHRS MILL ROAD, SUITE 109, BALLWIN MO 63011

Ownership: Partnership

Mission Statement:

“Safe healthy food while providing reliable catering for events”

Vision:

“To become the go-to choice for quality, home-style food and exceptional service in our community.”

2. Business Objectives

- Launch a fully operational takeaway outlet, with quality food.

3. Products & Services

Takeaway Menu

- Fast, affordable meals (e.g., sandwiches, chicken wings, burgers, fries, beverages. NO LIQUOR).
- Daily specials and combo meals.
- Online ordering and delivery through platforms like Uber Eats, Door Dash, or in-house delivery.

Catering Services

- Private parties, events.

4. Market Analysis

Target Market

- Local residents seeking quick, affordable meals, Lunches (it's a service people NEED as there are not much options around, we aim to deliver inexpensive, healthy lunch options)
- Catering orders from community.

Market Opportunity

Growing demand for convenient food options and event catering, especially post-pandemic, with emphasis on hygiene, quality, and speed.

6. Operations Plan

- **Location:** Commercial kitchen or small takeaway shop with delivery access.
- **Suppliers:** Local food wholesalers, farmers, and packaging suppliers.
- **Operating Hours:** 11:00 AM – 9:00 PM (adjustable)

Revenue Projections (Year 1)

- Average takeaway order: $\$15 \times 40 \text{ orders/day} \times 26 \text{ days/month} = \$15,600/\text{month}$
- Catering: $\$3,000/\text{month}$
- **Total Monthly Revenue:** $\approx \$18,600$
- **Estimated Profit Margin:** 20–25%

8. Legal & Licensing

- Business registration, business license and food handling permits.
- Health and safety certification.
- Insurance: Public liability and product liability.

9. Growth Plan

- Offer online catering booking system.

MENU : PLEASE SEE ATTACHED

Hours
 — 11:00 am to 2:00 pm
 — 4:00 pm to 8:30 pm
 a l l i l l a t



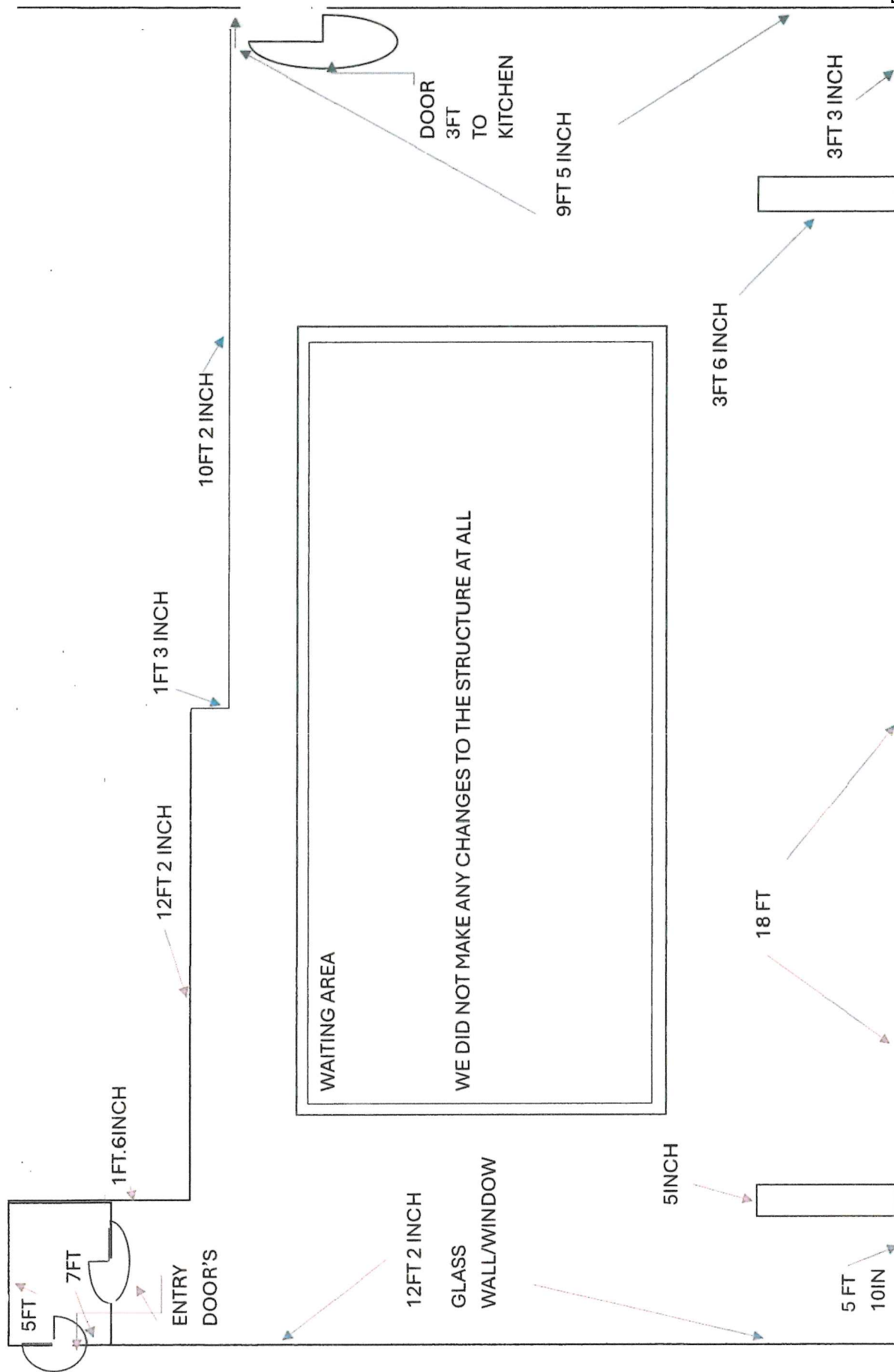
HR DARBAR TAKE AWAY MENU

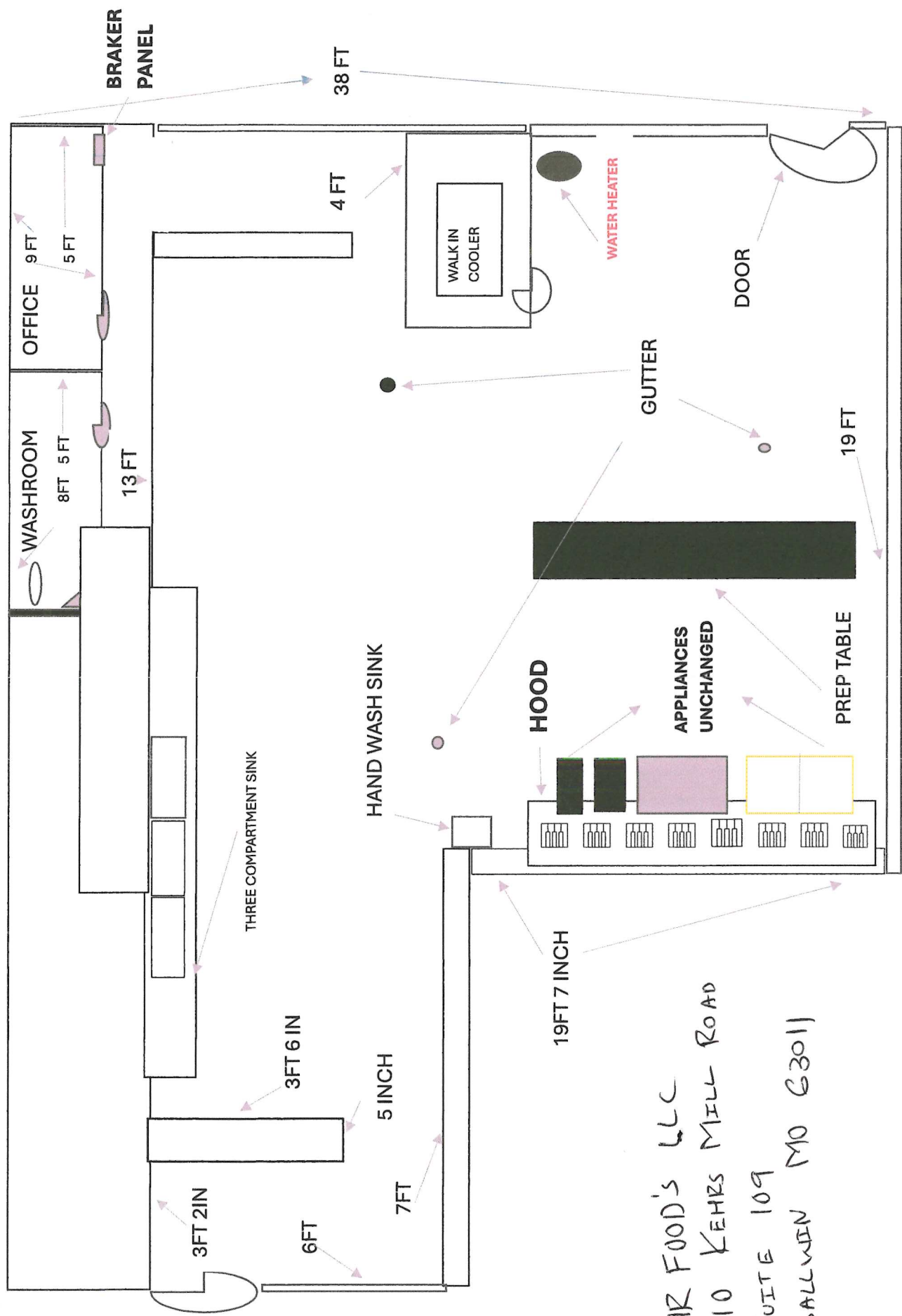
3 FRIED CHICKEN WINGS	\$3.99	
5 FRIED CHICKEN WINGS	\$5.99	
7 FRIED CHICKEN WINGS + FRIES	\$7.99	
FRIES	\$1.99	
CHICKEN BURGER + FRIES	\$4.99	
BEEF BURGER + FRIES	\$4.99	
TEA	\$1.99	
COFFEE	\$1.99	
SAMOSAS	\$0.99	
COLD SANDWICHES	\$2.99	
ALL DRINKS	\$1.49	
BOTTLED WATER	\$0.50	
CHICKEN LUNCH SPECIAL	\$8.99	CAN BE BIRYANI OR BURGER, SALAD WITH FRIES
BEEF/LAMB/GOAT LUNCH SPECIAL	\$9.99	CAN BE BIRYANI OR BURGER, SALAD WITH FRIES
SPECIAL BOSS BURGER WITH FRIES & DRINK	\$12.99	SMOKED BRISKET BURGERS (STRAIGHT FROM TEXAS STYLE)
ADJUSTABLE *		

HR DARBAR CATERING MENU

BIRYANI		
GOAT	\$75 HALF TRAY	\$145 FULL TRAY
CHICKEN	\$55 HALF TRAY	\$90 FULL TRAY
VEG	\$40 HALF TRAY	\$75 FULL TRAY







HR FOOD'S LLC
910 KEHRS MILL ROAD
SUITE 109
BALLWIN MO 63011



PUBLIC HEARING

Notice is hereby given that on Monday, December 1, 2025 at 7:00 pm, a Public Hearing will be held by the Planning & Zoning Commission in the City Government Center Board Room at 1 Government Center, Ballwin, Missouri 63011. The Commission will consider the following Petition:

SUE-25-09 Special Use Exception, submitted by Jalal Motan, for a restaurant with front yard parking at 910 Kehrs Mill Road, Suite 109.

Additional information on the Petition is available at the City Government Center or by calling 636-227-2243



ZONING ORDINANCE CHANGE PETITION

CITY OF BALLWIN	}	FEE:	with site plan review	\$ 1,250.00
	}		without site plan review	\$ 500.00
COUNTY OF ST. LOUIS	}	PAID:		
STATE OF MISSOURI	}	NUMBER:	<u>7-05-25</u>	

TO THE BOARD OF ALDERMEN CITY OF BALLWIN

Type of Zoning Ordinance Change: Text Amendment to Appendix A, Article XIV, Section 1

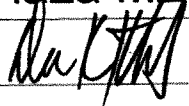
Any store for the sale of used merchandise that is not in conjunction with the sale of new merchandise.

Now comes (*print name of Petitioner*) CENTRAL PLAZA MZL LLC
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
 - A. State Legal Interest: Owner
 - B. Documentation of Legal Interest must accompany this petition.
- II. That the legal description of the property/premises, for which a change in the Zoning Ordinance is requested, is enclosed.
- III. That a plat or drawing of the property/premises for which a change in the Zoning Ordinance is requested is enclosed, and said drawing is to a scale of 100 feet or less to the inch.
- IV. That the street address of said property/premises is: 15287 Manchester Rd
- V. That the area (acres or square feet) of said proposed zoning change is: 28,789 square feet
- VI. That the existing zoning classification of said property is: C-1 Commercial
- VII. That the existing use of said property/premises is: Commercial/retail
- VIII. That the proposed zoning classification is: C-1 Commercial/retail
- IX. That the proposed use of the property/premises is: A store offering used merchandise for sale.

X. That the deed restrictions, if any, on the petitioned property/premises are not violated by the provisions of the requested change to the Zoning Ordinance.

I, the Petitioner, do hereby request an Ordinance of the Board of Aldermen approving and granting the herein described Zoning Ordinance change.

PETITIONER: Central Plaza MZL LLC
AUTHORIZED SIGNATURE: 
AUTHORIZED SIGNATURE (PRINTED): Daniel Kaufthal
ADDRESS: 535 Fifth Avenue, 12th Floor
CITY/STATE/ZIP: New York, NY 10017
TELEPHONE NO. 603-472-1154

I, (print name of Petitioner) _____, do hereby designate _____ as my agent for purposes of presenting this petition, negotiating with the City of Ballwin on all issues relative to this petition, and corresponding and communicating with representatives of the City of Ballwin relative to this petition.

AGENT'S SIGNATURE: _____
AGENT'S NAME (PRINTED): _____
ADDRESS: _____
CITY/STATE/ZIP: _____
TELEPHONE NO. _____

Subscribed and sworn before me this 31 day of October, 2025.


My Commission Expires

STELLA TSIMENIS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TS6301715
Qualified in Kings County
Commission Expires April 21, 2026

April 21, 2026

I, the Petitioner, do hereby request an Ordinance of the Board of Aldermen approving and granting the herein described Special Use Exception.

PETITIONER: Central Plaza MZL LLC

AUTHORIZED SIGNATURE: _____

AUTHORIZED SIGNATURE (PRINTED): Andrew Frank

ADDRESS: 535 Fifth Avenue, 12th Floor

CITY/STATE/ZIP: New York, NY 10017

TELEPHONE NO. 603-472-1154

I, (print name of Petitioner) _____, do hereby designate _____ as my agent for purposes of presenting this petition, negotiating with the City of Ballwin on all issues relative to this petition, and corresponding and communicating with representatives of the City of Ballwin relative to this petition.

AGENT'S SIGNATURE: _____

AGENT'S NAME (PRINTED): _____

ADDRESS: _____

CITY/STATE/ZIP: _____

TELEPHONE NO. _____

Subscribed and sworn before me this 17th day of November, 2025.


Notary Public

My Commission Expires

March 27, 2029

VANESSA PARKER
Notary Public, State of New York
No. 01PA0035416
Qualified in Queens County
Commission Expires March 27, 2029

Petition Number: Z-25-05

Public Hearing Date: December 1, 2025

Petitioner: Central Plaza MZL LLC
535 Fifth Avenue, 12th Floor
New York, NY 10017

Project Name: Text Amendment to Appendix A, Article XIV, Section 1, adding Subsection 39

Requested Action: Text Amendment to add a new subsection to the Zoning Ordinance, pertaining to stores for the sale of used merchandise.

Location: This change would apply to all properties in the City.

Staff analysis:

Currently, the City Code lists the following as a permitted use in the C-1 Commercial Zoning District:

- (24) Store for the sale of used merchandise in conjunction with the sale of new merchandise, provided that the sale of used merchandise:
 - (1) is accessory and subordinate to the sale of new merchandise;
 - (2) is limited to a maximum of 25 percent of the gross floor area of the store; and
 - (3) is limited to 25 percent of the annual gross receipts of such store.

The business shall provide proof of compliance with this requirement at the time of the annual business license renewal.

The Petitioner is requesting a text amendment to Appendix A, Article XIV, Section 1, to add the following as a special use exception:

“Any store for the sale of used merchandise that is not in conjunction with the sale of new merchandise.”

This text amendment would modify the existing code by creating an additional special use exception. If approved, the change would apply Citywide to all properties.

Although it is unclear why the limits of 25% of gross floor area and 25% of annual gross receipts were originally established for stores selling used merchandise, staff has no concerns regarding the nature of the proposed text amendment.

Furthermore, the proposed language would require any store exceeding these thresholds to apply for a Special Use Exception. This process would allow the City to review each business individually through a public hearing before the Planning & Zoning Commission, followed by consideration and a vote by the Board of Aldermen. Conditions may also be attached to any Special Use Exception approval. When a special use exception is under consideration, the Board must determine whether such exception:

- a. Will substantially increase traffic hazards or congestion.
- b. Will adversely affect the character of the neighborhood.
- c. Will adversely affect the general welfare of the community.
- d. Will overtax public utilities.
- e. Will adversely affect public safety and health.
- f. Is consistent with good planning practice.
- g. Can be operated in a manner that is not detrimental to the permitted developments and uses in the district.
- h. Can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.

Staff recommendation:

While this Petition seeks to allow stores selling used merchandise independently of new merchandise through a special use exception, staff recommends revising the proposed language to read:

“Any store in the C-1 District in which the sale of used merchandise exceeds 25% of the store’s gross floor area and/or 25% of its gross receipts, regardless of whether new merchandise is also sold.”

This revision more clearly encompasses any store that sells a greater amount of used merchandise than is currently permitted under the existing C-1 regulations. Consideration of a special use exception requires a public hearing before the Planning & Zoning Commission and final action by the Board of Aldermen.

Staff recommends approval of this Petition, with the revision proposed above.

Zoning Ordinance Change Petition – Text Amendment

Petitioner: Central Plaza MZL LLC

Property Address: 15287 Manchester Rd, Ballwin, MO 63011

Petitioner is the owner of Central Plaza, located at 15287 Manchester Rd, Ballwin, MO 63011, which is currently zoned C-1 Commercial. Petitioner respectfully requests the Board of Alderman to vote in favor of a Text Amendment to the City of Ballwin's Zoning Ordinance in order to permit the Special Use of store for the sale of used merchandise that is not in conjunction with the sale of new merchandise to be located at Central Plaza.

The Zoning Ordinance does not currently permit a store for the sale of used merchandise without constraints including the sale of new merchandise as the primary use, a square footage limitation, and a gross annual receipts limitation.

Petitioner aims to work with the Salvation Army on the proposed store for the sale of used merchandise.



PUBLIC HEARING

Notice is hereby given that on Monday, December 1, 2025 at 7:00 pm, a Public Hearing will be held by the Planning & Zoning Commission in the City Government Center Board Room at 1 Government Center, Ballwin, Missouri 63011. The Commission will consider the following Petition:

**Z-25-05 Amendment to Appendix A, Article XIV, Section 1, adding Subsection (39)
Stores for the sale of used merchandise not associated with the sale of new
merchandise.**

Additional information on the Petition is available at the City Government Center or by calling 636-227-2243



ZONING ORDINANCE CHANGE PETITION

CITY OF BALLWIN	}	FEE:	with site plan review	\$ 1,250.00
	}		without site plan review	\$ 500.00
COUNTY OF ST. LOUIS	}	PAID:	N/A	
STATE OF MISSOURI	}	NUMBER:	Z-25-06	

TO THE BOARD OF ALDERMEN CITY OF BALLWIN

Type of Zoning Ordinance Change: Zoning change from St Louis County's R-2 to the City of Ballwin's R-2A

District for the following subdivisions: Henry Oaks, Barcelona, Ramsey Place, Muirview, Woodsmill Plats 1-4,

New Camelot Plats 1-2, Claywoods Plats 1-3 as well as the properties at 700 Henry Ave (Henry Elementary)

ant 906 Bitterfield Dr

Now comes (*print name of Petitioner*) City of Ballwin
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
 - A. State Legal Interest: _____
 - B. Documentation of Legal Interest must accompany this petition.
- II. That the legal description of the property/premises, for which a change in the Zoning Ordinance is requested, is enclosed.
- III. That a plat or drawing of the property/premises for which a change in the Zoning Ordinance is requested is enclosed, and said drawing is to a scale of 100 feet or less to the inch.
- IV. That the street address of said property/premises is: Various
- V. That the area (acres or square feet) of said proposed zoning change is: 253 acres
- VI. That the existing zoning classification of said property is: St Louis County's R-2 designation
- VII. That the existing use of said property/premises is: Single family residential
- VIII. That the proposed zoning classification is: City of Ballwin's R-2A designation
- IX. That the proposed use of the property/premises is: No change in use is proposed

X. That the deed restrictions, if any, on the petitioned property/premises are not violated by the provisions of the requested change to the Zoning Ordinance.

I, the Petitioner, do hereby request an Ordinance of the Board of Aldermen approving and granting the herein described Zoning Ordinance change.

PETITIONER: City of Ballwin
AUTHORIZED SIGNATURE: [Signature]
AUTHORIZED SIGNATURE (PRINTED): Eric Sterman
ADDRESS: 1 Government Center
CITY/STATE/ZIP: Ballwin MO 63011
TELEPHONE NO. 636-227-9000

I, (print name of Petitioner) _____, do hereby designate _____ as my agent for purposes of presenting this petition, negotiating with the City of Ballwin on all issues relative to this petition, and corresponding and communicating with representatives of the City of Ballwin relative to this petition.

AGENT'S SIGNATURE: _____
AGENT'S NAME (PRINTED): _____
ADDRESS: _____
CITY/STATE/ZIP: _____
TELEPHONE NO. _____

Subscribed and sworn before me this _____ day of _____, _____.

My Commission Expires

Petition Number: Z-25-06

Public Hearing Date: December 1, 2025

Petitioner: City of Ballwin
1 Government Center
Ballwin, Missouri 63011

Project Name: Rezoning from St Louis County's R-2 Residence District to the City of Ballwin's R-2A Single Family Dwelling District for the following subdivisions: Henry Oaks, Barcelona, Ramsey Place, Muirview, WoodWoodsmill Plats 1–4, New Camelot Plats 1–2, Claywoods Plats 1–3, as well as the properties located at 700 Henry Avenue (Henry Elementary School) and 906 Bitterfield Drive

Requested Action: Rezoning from St Louis County's R-2 Residence District to the City of Ballwin's R-2A Single Family Dwelling District.

Location: All properties in Henry Oaks, Barcelona, Ramsey Place, Muirview, Woodsmill Plats 1–4, New Camelot Plats 1–2, Claywoods Plats 1–3, as well as the properties located at 700 Henry Avenue (Henry Elementary School) and 906 Bitterfield Drive.

Existing Zoning: St Louis County R-2 Residence District

Surrounding Zoning: North - Ballwin's PSD Planned Single-Family Dwelling Development
St Louis County's R-5 & R-6A Residence District
Town & Country's Commercial - Planned Mixed Use District
East - St Louis County's R-2 Residence & NU Non Urban District
West - Ballwin's R-2A Single-Family Dwelling & PSD Planned Single-Family Dwelling District

Figure 1 - Ballwin Zoning Map

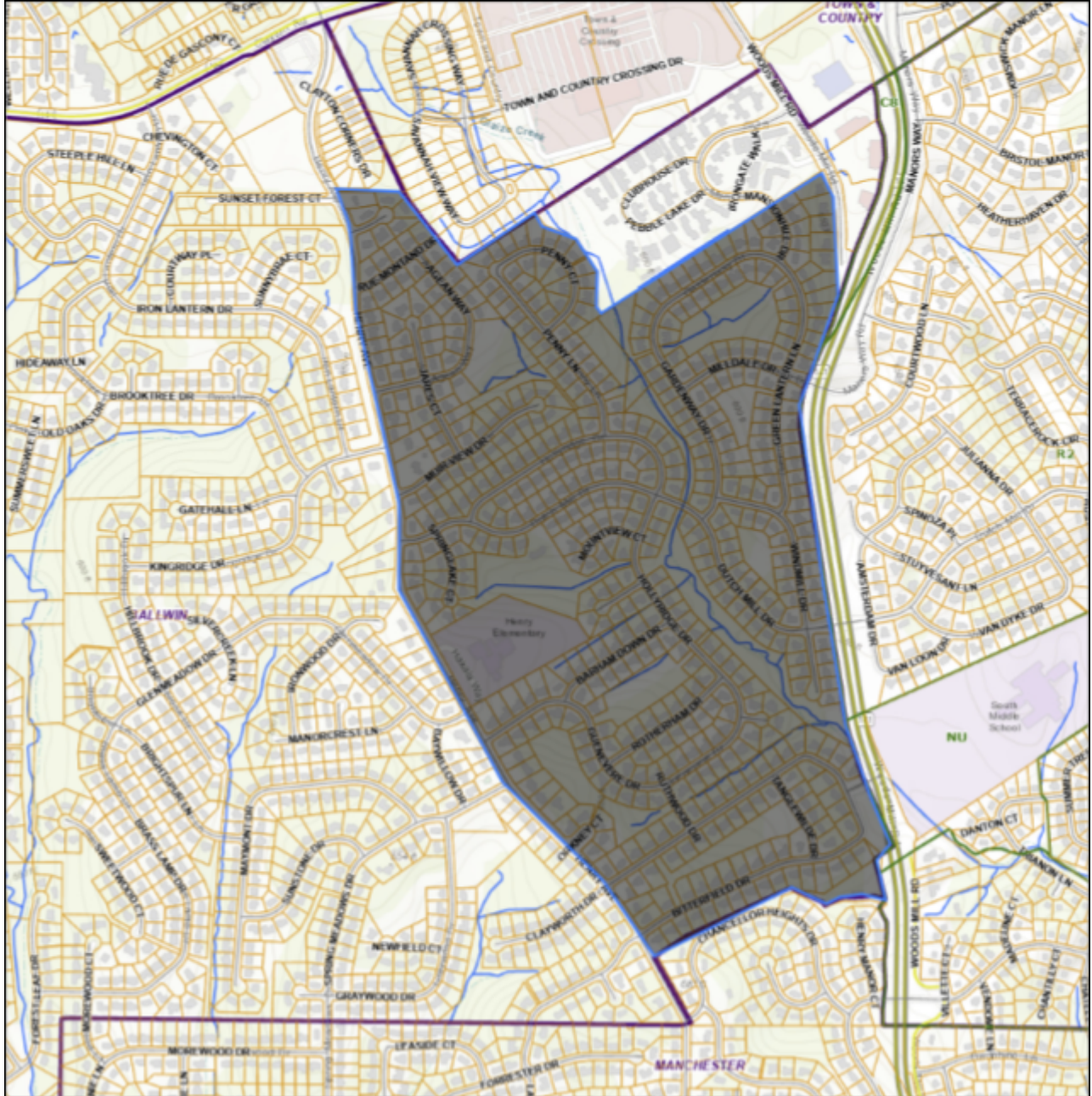


Figure 1 - Aerial view of the area. Source: St Louis County

Project description:

This Petition is for a Rezoning of the lots in Henry Oaks, Barcelona, Ramsey Place, Muirview, Woodsmill Plats 1–4, New Camelot Plats 1–2, Claywoods Plats 1–3, as well as the properties located at 700 Henry Avenue (Henry Elementary School) and 906 Bitterfield Drive. In 1996, the area was annexed into the City of Ballwin from St. Louis County. Annexation allows a city to expand its boundaries and bring newly incorporated land under its jurisdiction. When this occurs, the City applies a zoning designation that aligns with the previous County zoning. However, when these areas were annexed, this step was not completed. To correct this, the City of Ballwin is now moving forward with assigning an appropriate zoning designation to these properties.

Staff analysis:

In reviewing this Petition, staff examined St. Louis County's R-2 Residence Zoning District and compared it to the City's residential zoning districts. Ballwin's R-2A Zoning District is nearly identical. The potential creation of non-conforming conditions on affected properties was also considered, with minimal non-conformities expected as a result of this rezoning.

As part of the public notification process, letters were mailed to each affected property, public hearing notices were posted at major intersections within the subdivisions, and information about the Petition was made available on the City's website.

Staff intends to continue making corrections to the Zoning Map to address areas of the City that retained St. Louis County zoning after annexation.

Staff recommendation:

This Petition is for a Rezoning of the lots in Henry Oaks, Barcelona, Ramsey Place, Muirview, Woodsmill Plats 1–4, New Camelot Plats 1–2, Claywoods Plats 1–3, as well as the properties located at 700 Henry Avenue (Henry Elementary School) and 906 Bitterfield Drive. Staff has no concerns about the approval of this Petition.



Dear Homeowner,

November 14, 2025

In 1996, Henry Oaks, Barcelona, Ramsey Place, Muirview, Woodsmill, New Camelot, Claywoods and Woodsmill Village were annexed into the City of Ballwin from St. Louis County as well as the properties at 700 Henry Avenue ((Henry Elementary School) 758 Henry Avenue and 906 Bitterfield Drive. Your property was included in that annexation. The Annexation process allows a city to expand its boundaries and bring newly incorporated land under its jurisdiction. When this occurs, the City applies a zoning designation that aligns with the previous County zoning. However, when these areas were annexed, this step was not completed.

To correct this, the City of Ballwin is now moving forward with assigning an appropriate zoning designation to these properties.

What This Means for You

- **No action is required on your part as a homeowner.**
- The City is submitting a **rezoning application** to formally designate these properties under Ballwin's zoning code.
- A **public hearing** will be held at the **Planning & Zoning Commission Meeting on Monday, December 1, at 7:00 p.m.** at the Ballwin Government Center. The Commission will make a recommendation to the Board of Aldermen.
- The **Board of Aldermen will vote** on the rezoning application at their meeting on **Monday, December 8, at 7:00 p.m.**

Zoning Details

When these areas were under St. Louis County's jurisdiction, they were zoned **R-2 Residence District**. The equivalent zoning designation in Ballwin is **R-2A Single Family Residential District**. These classifications are nearly identical.

If any existing structure does not fully comply with Ballwin's R-2A zoning requirements, it will be classified as **legally non-conforming ("grandfathered")**. This means:

- The structure **may remain as is** without any penalties.
- The property **can be sold without issue**.
- Any **new construction or modifications** will need to comply with Ballwin's R-2A zoning regulations.

More Information

For additional details, including a comparison of County and City zoning designations, visit:

<https://www.ballwin.mo.us/East-of-Henry-Road-Rezoning/>

If you have any questions or would like to discuss how this may affect your property, please feel free to contact me at **lynnsp@ballwin.mo.us** or **636-227-2243**.

Sincerely,

Lynn M. Sprick
City Planner
City of Ballwin



PUBLIC HEARING

Notice is hereby given that on Monday, December 1, 2025 at 7:00 pm, a Public Hearing will be held by the Planning & Zoning Commission in the City Government Center Board Room at 1 Government Center, Ballwin, Missouri 63011. The Commission will consider the following Petition:

Z-25-06 Zoning Change from St Louis County's R-2 Residence District to the City of Ballwin's R-2A Single Family Dwelling District for the following subdivisions: Henry Oaks, Barcelona, Ramsey Place, Muirview, Woodsmill Plats 1-4, New Camelot Plats 1-2, Claywoods Plats 1-3 as well as the properties located at 700 Henry Avenue (Henry Elementary School) 758 Henry Avenue and 906 Bitterfield Drive.

Additional information on the Petition is available at the City Government Center or by calling 636-227-2243

2026-2030 CAPITAL IMPROVEMENT PLAN

	2026	2027	2028	2029	2030
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Expenditures/Project By Department

Parks & Recreation

Pointe SCS Replacement	\$ 605,000	\$ -	\$ -	\$ -	\$ -
Pointe Playground	-	605,000	-	-	-
New Ballwin Park Lake Design/Specs	-	30,000	-	-	-
New Ballwin Park Lake Improvements	-	-	825,000	-	-
Vlasis Park Construction	-	-	-	605,000	-
North Pointe Improvements/Repairs	-	-	-	-	1,000,000
Totals:	\$ 605,000	\$ 635,000	\$ 825,000	\$ 605,000	\$ 1,000,000

Public Works

Public Works Yard Design/Managemt	20,000	-	-	-	-
Public Works Yard Construction	300,000	-	-	-	-
Smith Dr. Culvert - Engineering	-	-	38,500	-	-
Smith Dr. Culvert - Easements	-	-	30,800	-	-
Smith Dr. Culvert - Construction	-	-	-	1,800,000	-
Totals:	\$ 320,000	\$ -	\$ 69,300	\$ 1,800,000	\$ -

Expense Totals: \$ 925,000 \$ 635,000 \$ 894,300 \$ 2,405,000 \$ 1,000,000

Revenues

Capital Improvement Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -
Park Sales Tax	-	-	-	-	-
Federal Project Reimbursement	-	-	-	1,440,000	-
Miscellaneous Park Grants	575,000	585,000	412,500	575,000	575,000

Revenue Totals: \$ 575,000 \$ 585,000 \$ 412,500 \$ 2,015,000 \$ 575,000

Beginning Fund Balance	\$ 147,568	\$ 117,568	\$ -	\$ -	\$ -
Transfers In-Operating Fund Balance	320,000	-	-	-	-

Grand totals: \$ 1,042,568 \$ 702,568 \$ 412,500 \$ 2,015,000 \$ 575,000

Revenues Over/ (Under) Expenditures: \$ 117,568 \$ 67,568 \$ (481,800) \$ (390,000) \$ (425,000)

Projects for 2026 - 2030

Parks & Recreation

Pointe SCS Replacement \$605,000

The play structure in the natatorium at The Pointe is 17 years old and has begun to rust in spots. The rust then circulates through the water and stains the pool surface. Annual maintenance of these spots is required to slow further rusting. Replastering of the pool is needed as well as upgrades to the sensors and water heating capabilities.



Pointe Playground \$605,000

While this playground is just 24 years old, its use of sand as a safety element is messy and degrades the more expensive pour in place surfacing. Maintenance and repair issues are frequent and recurring. One element of the playground has resulted in numerous injuries. This will be the last of the playgrounds in the park system to be replaced.



Projects for 2026 - 2030

Parks & Recreation

New Ballwin Park Design, Specification, and Lake Improvements **\$855,000**

Years of sediment build-up have contributed to degraded water quality and unsightly lake conditions in the warm summer months. Items that will be considered in rehabilitation are deepening the lake, removing the sediment, creating a stabilized and improved lake edge treatment, and adding a permanent structure for concerts and educational programming near the lake to enhance the park.



Vlasis Park Construction **\$605,000**

The Vlasis Park Masterplan was crafted with community input and includes improvements to the trails, courts and pavilions and rehabilitation of the ponds. New elements include the addition of a great lawn which will serve as the centerpiece of the park and new green space to include a butterfly garden. Implementation will span multiple years to maximize grant opportunities.



Projects for 2026 - 2030

Parks & Recreation

North Pointe Improvement /Repairs **\$1,000,000**

This facility is now 22 years old and repairs are more frequent and costly as the mechanical equipment ages. Additionally, leaks are more prevalent and expensive due to rising water rates, chemical prices and material expenses for repairs. The leaks tend to be deep underground, requiring equipment rental to detect and make repairs. Improvements to extend the life of this facility will be evaluated. Cost at this time is an estimate only.



Projects for 2026 - 2030

Public Works

Public Works Yard - Reconfiguration **\$320,000**

Expansion and reconfiguration of the Public Works yrd will be compled in early 2026. The Parks and Public Works areas will be separated, freeing up yard space for better efficieincies in operations. All heavy equipment will be stored out of the elements and the public will have safe and easy access to the administrative office.



Projects for 2026 - 2030

Public Works

Smith Drive Culvert

\$1,869,300

The existing concrete 4-cell culvert is deteriorating, including moderate cracks, spalls, leaching, rust stains and exposed reinforcement. This project encompasses the replacement of the existing concrete box culvert and related roadway work. The City will apply for federal funding to offset 80% of the construction expense. Benefits include reducing the risk of structural failure and the improvement of creek flow.

