



## **Consent Item**

**RE:** Special Use Exception Extension - 14924 Manchester Road - Dunkin Drive Thru

**Department/Program:** Administration, Planning & Zoning

**Background:** On February 27, 2023, Ordinance 23-05 was approved for the development of a restaurant with a drive-thru and front yard parking at 14924 Manchester Road. According to Section 4(11) of Article XIV, if the grantee of a special use exception fails to proceed with the permitted use or construction/development within one year from the effective date of the exception, and no extension is granted by the Board of Aldermen, the exception will be considered abandoned and will terminate.

**Extension and progress:** In February 2024, the Board approved a six-month extension, set to expire at the end of August 2024. Section 4(11) of Article XIV goes on to state: Unless expressly authorized at the time of the granting of the special use exception, or upon the granting of a time extension by the board of aldermen, all construction and site developments associated with a special use exception must be completed within 18 months of the effective date of the special use exception, or it shall be deemed abandoned and shall thereupon terminate.

At this time, all necessary permits have been issued, and site work and construction are actively underway. The Petitioner has submitted an application for a further extension and provided a timeline for the completion of the project.

**Recommendation:** Staff recommends the approval of the Petitioner's application for an extension, with a limit of one year. This extension will provide the necessary time for the completion of the development without compromising the regulations set forth in Section 4(11) of Article XIV.

**Submitted By:** Lynn Sprick, City Planner

**Date:** August 12, 2024



SPECIAL USE EXCEPTION EXTENSION PETITION

CITY OF BALLWIN }
COUNTY OF ST. LOUIS }
STATE OF MISSOURI }

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Special Use Exception: TO ALLOW THE USE OF A DRIVE THRU ATTACHED TO A
QUICK-SERVE RESTAURANT OPERATING AS A DUNKIN

Original Special Use Exception Ordinance Number:

Date of original Ordinance:

Now comes (print name of Petitioner) AMIT PATEL, OM GROUP
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 Special Use Exception is desired, is enclosed.
III. That the street address of said property is: 14924 MANCHESTER ROAD
IV. That the area (acres or square feet) of said property is: 0.48 ACRES
V. That the zoning classification of said property is: C-1
VI. That the present use of said property is: UNDEVELOPED LOT
VII. That the intended use of said property is: DUNKIN DRIVE THRU
VIII. Reason for extension request must accompany this petition.
CONSTRUCTION IN PROGRESS BUT UNFINISHED
IX. Time frame for completion must accompany this petition.

HOLDER: \_\_\_\_\_

AUTHORIZED SIGNATURE: [Signature]

AUTHORIZED SIGNATURE (PRINTED): James K Stegman Pres

ADDRESS: \_\_\_\_\_

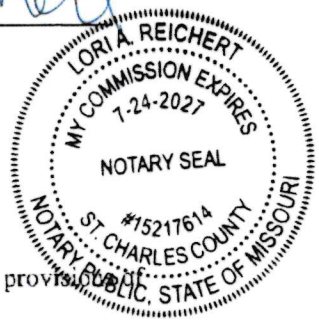
CITY/STATE/ZIP: \_\_\_\_\_

TELEPHONE NO. \_\_\_\_\_

Subscribed and sworn before me this 24<sup>th</sup> day of July, 2024.

[Signature]  
Notary Public

My Commission Expires  
7-24-2027



WHEREFORE, Petitioner(s) pray(s) that a Special Use Exception, granted according to the provisions of Ordinance(s) \_\_\_\_\_ be transferred to the Petitioner.

PETITIONER: AMIT PATEL, OM GROUP

AUTHORIZED SIGNATURE: [Signature]

AUTHORIZED SIGNATURE (PRINTED): Amit Patel

ADDRESS: 200 S FRONTAGE STREET, SUITE 310

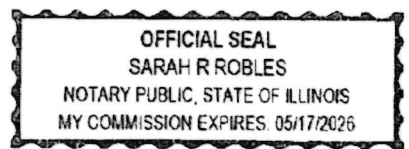
CITY/STATE/ZIP: BURR RIDGE, IL 60527

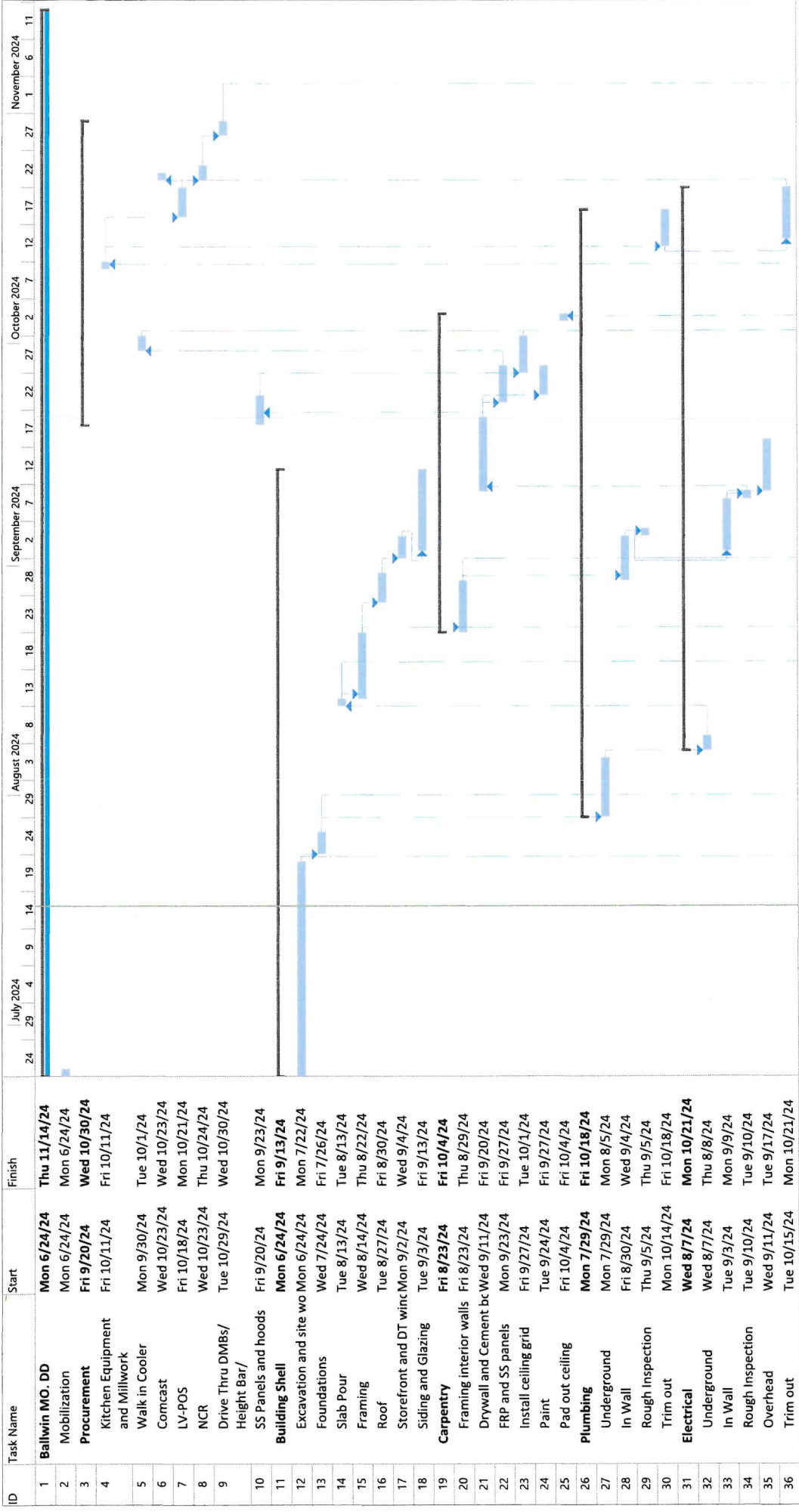
TELEPHONE NO. (630) 568 - 3240

Subscribed and sworn before me this 23<sup>rd</sup> day of July, 2024.

[Signature]  
Notary Public

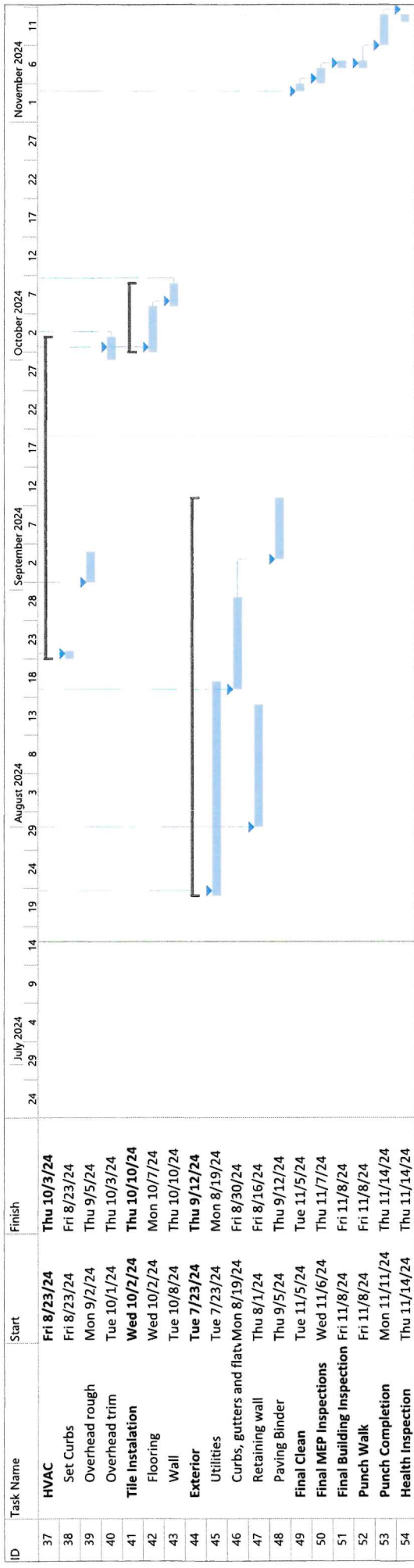
My Commission Expires  
5-17-2026





Project: Canton DD 3-1-24  
Date: Wed 7/17/24

- Task
- Split
- Milestone
- Summary
- Project Summary
- Inactive Task
- Inactive Milestone
- Inactive Summary
- Manual Task
- Duration-only
- Manual Summary Rollup
- Manual Summary
- Start-only
- Finish-only
- External Tasks
- External Milestone
- Deadline
- Progress
- Manual Progress



Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone	