



## 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:	<u>\$750</u>	
STATE OF MISSOURI	}	NUMBER:	<u>SUE-25-07</u>	

### TO THE BOARD OF ALDERMEN CITY OF BALLWIN

Type of Special Use Exception: Operation of a coffee shop/cafe (A-2 Assembly)  
with front yard parking

Code Section under which petition is being filed: App A, Art XIV, Sec 1(14) & (20)

Now comes (*print name of Petitioner*) Shibam MO Inc (Omar Abdel Baset)  
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: Lessee
  - 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: 15256 Manchester Rd, Ballwin MO 63011
- V. That the area (acres or square feet) of said property is: 4626 square feet
- VI. That the zoning classification of said property is: C-1
- VII. That the present use of said property is: vacant commercial space
- VIII. That the intended use of said property is: Coffee shop/cafe with indoor seating and study area for students
- 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: Omar Abdelbaset

AUTHORIZED SIGNATURE: \_\_\_\_\_

AUTHORIZED SIGNATURE (PRINTED): \_\_\_\_\_

ADDRESS: 379 arbor glen dr

CITY/STATE/ZIP: Ballwin /Mo /63021

TELEPHONE NO. 314 799 1002

I, (print name of Petitioner) Omar Abdelbaset, do hereby designate Almutasem alzuba 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): Almutasem alzubair

ADDRESS: 514 Red Bridge CT

CITY/STATE/ZIP: Ballwin / MO/ 63021

TELEPHONE NO. (314)728-8888

Subscribed and sworn before me this 3rd day of September, 20 25.

Deanna Sieben  
Notary Public

My Commission Expires

Sept. 6, 2027

DEANNA DAWN SIEBEN  
Notary Public - Notary Seal  
St Louis County - State of Missouri  
Commission Number 23297650  
My Commission Expires Sep 6, 2027



**Petition Number:** SUE-25-07

**Public Hearing Date:** October 6, 2025

**Petitioner:** Omar Abdel Baset  
397 Arbor Glen Drive  
Ballwin, Missouri 63021

**Project Name:** Shibam Coffee

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

**Location:** 15256 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 15256 Manchester Road. The property is located on the south side of Manchester Road, approximately 350 feet east of New Ballwin Road in a 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 15256 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.

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 15256 Manchester Road. The restaurant would occupy a space in an existing commercial development. Staff has no concerns about the approval of this Petition.



# Shibam Coffee Business Plan

## 1. Executive Summary

**Business Name:** Shibam Coffee – Saint Louis (*Headquarters*)

**Location:** 15256 Manchester Rd, Ballwin, MO 63011

**Mission Statement:** To bring the authentic flavors of Yemeni coffee and Middle Eastern-inspired drinks to Missouri, blending tradition with a modern café experience in a warm, welcoming space.

**Expansion Vision:** This Saint Louis location serves as the headquarters and flagship store for Shibam Coffee's rapid expansion across Missouri. Each new location will reflect the brand's commitment to quality, culture, and hospitality, with the flagship setting the operational and brand standards.



## 2. Business Description

### Products & Services:

- **Signature Yemeni Coffee Drinks:** Qishr, Adeni Chai, Jubani coffee.
- **Espresso & Specialty Drinks:** Cappuccinos, lattes, cold brews, seasonal creations.
- **Tea Selection:** Loose-leaf teas, spiced teas, and herbal blends.
- **Pastries & Desserts:** Imported Middle Eastern treats (baklava, honey cakes) and local pastries.
- **Light Food Options:** Sandwiches, wraps.
- **Specialty Items:** Saffron lattes, date-based desserts, unique Shibam coffee blends.

### **Unique Selling Proposition (USP):**

- Authentic Yemeni coffee brewed with premium beans from the franchise's direct supply chain.
- Cultural café experience with traditional décor, warm hospitality, and a blend of modern and classic café comforts.
- Headquarters role ensures operational consistency and brand strength across all Missouri locations.

## **3. Market Analysis**

### **Target Market:**

- **Demographics:** Coffee lovers of all ages, Middle Eastern community, students, young professionals, families.
- **Psychographics:** Customers seeking authentic coffee experiences, cultural connection, and cozy spaces to relax or work.

### **Competitive Analysis:**

- Competing with Starbucks, Kaldi's, and other local cafés.
- Differentiation comes from exclusive Yemeni recipes, cultural authenticity, and a flagship presence guiding multiple locations.

### **Marketing Strategy:**

- **Social Media:** Instagram, TikTok, Facebook for showcasing drinks, culture, and events.
- **Partnerships:** Local universities, cultural organizations, and event planners.
- **Loyalty Program:** Rewards app with exclusive seasonal previews and free drinks after set visits.



## **4. Operations Plan**

### **Location:**

- High-traffic Ballwin area with strong visibility and ample parking.
- Yemeni-inspired interior design, 100+ seating capacity, lounge areas, communal tables, and dedicated student study zones with outlets and Wi-Fi.

### **Hours of Operation:**

- Open Daily: 7:00 AM – 12:00 AM

### **Suppliers:**

- Coffee beans, tea, and ingredients sourced from Shibam Coffee's central supply chain.
- Pastries sourced both locally and internationally.

### **Staffing:**

- Baristas trained in both Yemeni brewing and modern espresso techniques.
- Front-of-house staff for service and hospitality.
- Manager for scheduling, quality control, and inventory oversight.

### **Customer Experience:**

- Traditional Yemeni serving pots (jamaniyah) for dine-in.
- Seasonal menu updates to keep offerings fresh.
- Comfortable zones for socializing, studying, and remote work.

## **5. Marketing Plan**

### **Brand Identity:**

- Inspired by Yemen's architectural heritage with earth tones and gold accents.

- Combines traditional Middle Eastern charm with modern café design.

**Promotions:**

- Grand opening with free tasting samples.
- Seasonal drink launches and cultural event tie-ins.

**Online Presence:**

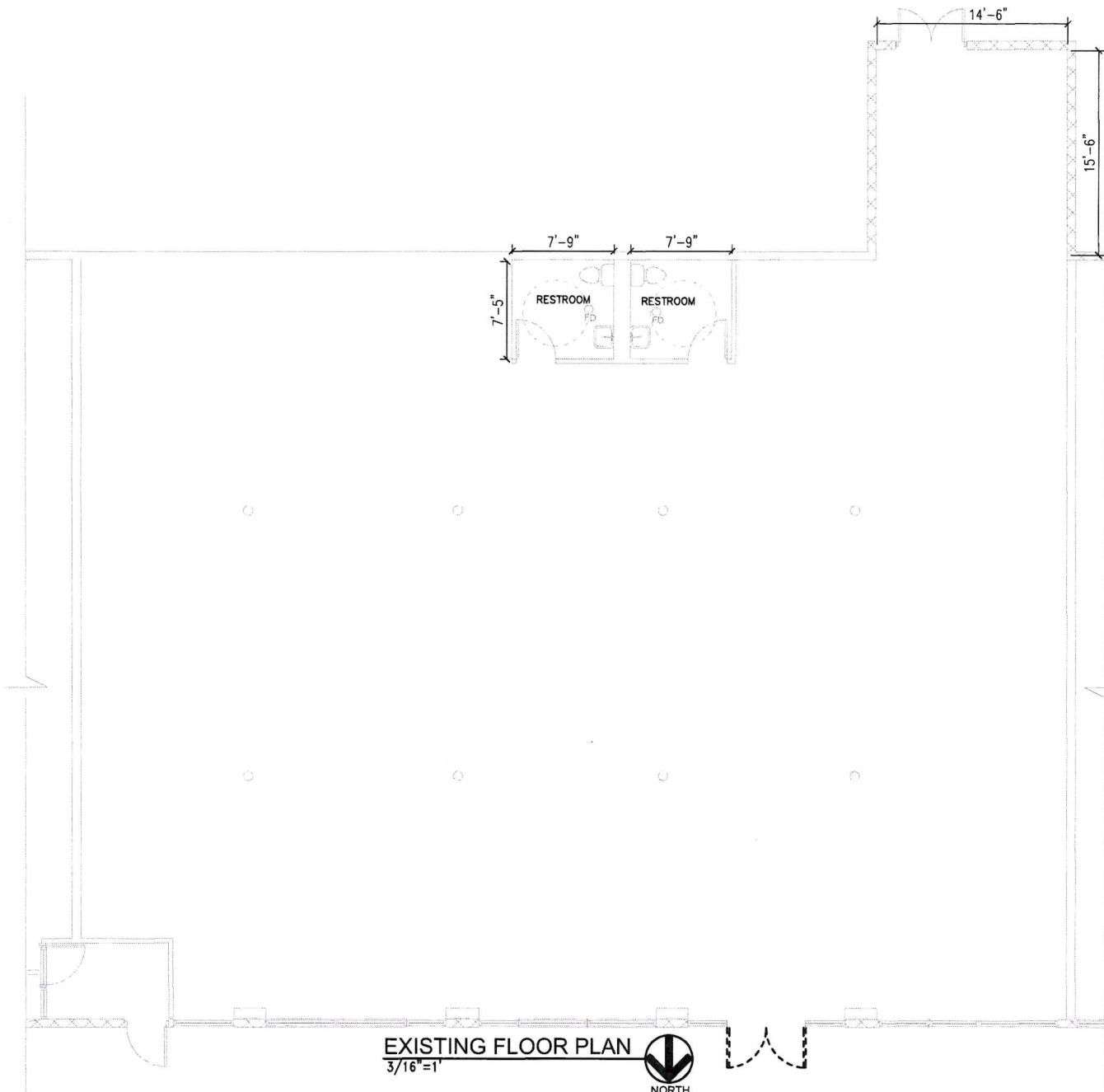
- Active social media engagement and a mobile-friendly website with menu, ordering, and events calendar.

**Community Engagement:**

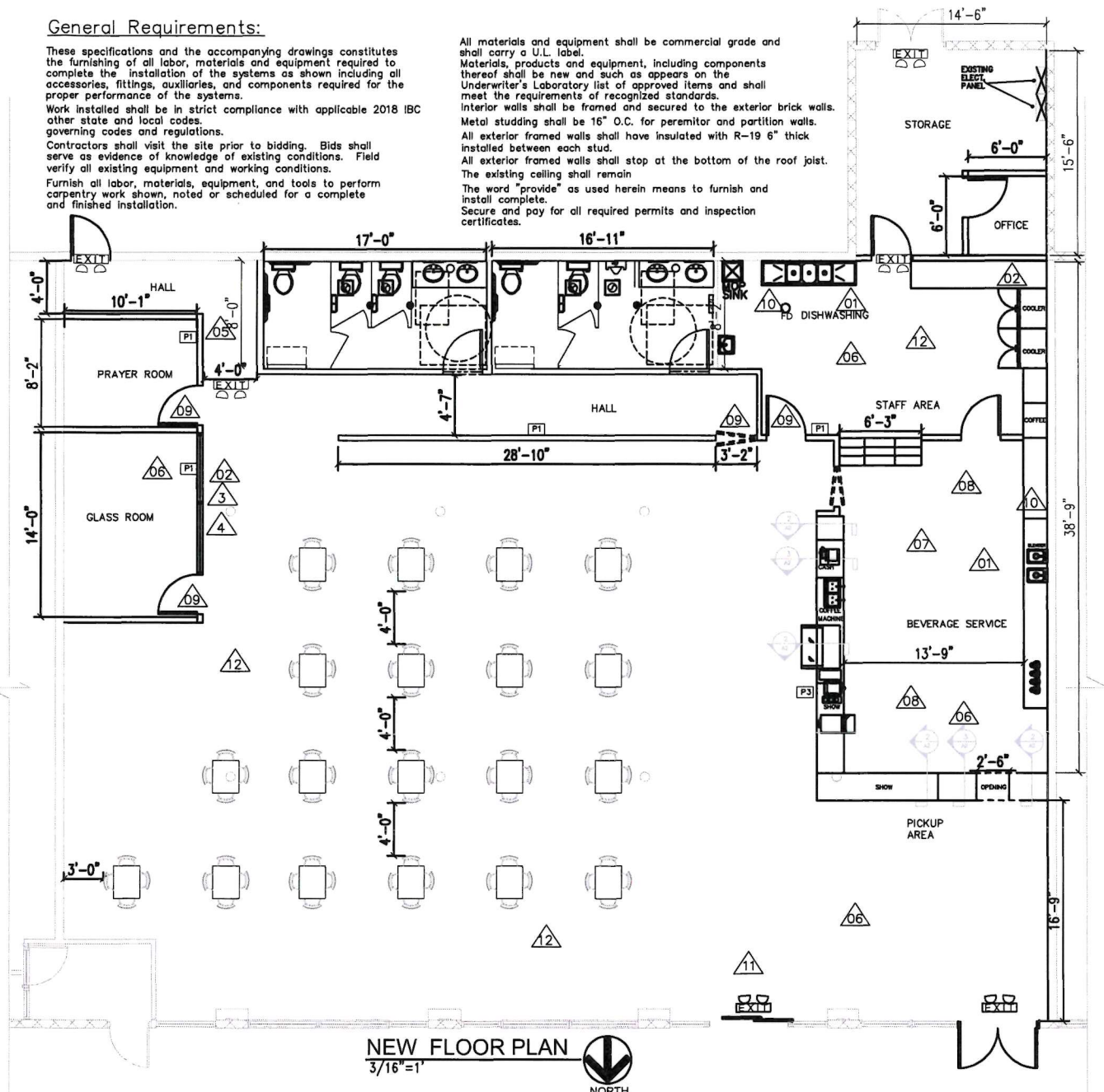
- Sponsorship of cultural festivals and events.
- Coffee education classes and cultural awareness workshops.

**6. Growth & Expansion Strategy**

- Open multiple locations in key Missouri cities over the next 3–5 years.
- Use the Saint Louis headquarters as a training hub, product development center, and operations management base.
- Establish strong community presence in each city before expanding further.



DEMOLITION GENERAL NOTES  
1. REMOVE EXISTING SWING DOORS



GENERAL NOTES:

1. EXISTING RESTROOMS ARE TO BE MODIFIED.

FLOOR PLAN KEYED

- 01 PATCH FLOOR AFTER UNDERGROUND PLUMBING HAS BEEN INSPECTED.  
02 FRAME UP WALLS FOR NEW WALLS WITH 25GA, 3-5/8\"/>  
03 INSTALL 5/8\" DRYWALL ON NEWLY FRAMED WALLS AND EXISTING  
OPEN WALLS AFTER COVER UP INSPECTION HAS BEEN APPROVED.  
04 TAPE ALL NEW DRYWALL SEAMS AFTER SCREW INSPECTION.  
05 PAINT ALL WALLS AFTER THE TAPING INSPECTION.  
06 INSTALL NEW FLOORING AND COVE BASE AFTER THE PAINTING  
HAS BEEN COMPLETED.  
07 INSTALL NEW CEILING GRID IN RESTROOMS AND BEVERAGE SERVICE AREA SEE A2.0 FOR DETAILS  
08 INSTALL NEW NON-ABSORBENT, WASHABLE 2X4 CEILING TILE IN NEW RESTROOM AND BEVERAGE SERVICE  
AREA.  
09 INSTALL NEW 36\"/>  
10 INSTALL 5/8\" MOISTURE RESISTANT DRYWALL FOR ALL PLUMBING WALLS  
11 INSTALL NEW SLIDING ENTRY DOOR SYSTEM.  
12 INSULATE BETWEEN ALL ROOF JOIST WITH R-38 FACED FIBERGLASS INSULATION  
13 INSTALL TEMPERED WALL PANELS

General Requirements:

These specifications and the accompanying drawings constitutes the furnishing of all labor, materials and equipment required to complete the installation of the systems as shown including all accessories, fittings, auxiliaries, and components required for the proper performance of the systems.  
Work installed shall be in strict compliance with applicable 2018 IBC other state and local codes, governing codes and regulations.  
Contractors shall visit the site prior to bidding. Bids shall serve as evidence of knowledge of existing conditions. Field verify all existing equipment and working conditions.  
Furnish all labor, materials, equipment, and tools to perform carpentry work shown, noted or scheduled for a complete and finished installation.

All materials and equipment shall be commercial grade and shall carry a U.L. label.  
Materials, products and equipment, including components thereof shall be new and such as appears on the Underwriter's Laboratory list of approved items and shall meet the requirements of recognized standards.  
Interior walls shall be framed and secured to the exterior brick walls.  
Metal studding shall be 16\"/>  
All exterior framed walls shall stop at the bottom of the roof joist.  
The existing ceiling shall remain.  
The word "provide" as used herein means to furnish and install complete.  
Secure and pay for all required permits and inspection certificates.

**WOLFE**  
ARCHITECTURE  
AND DESIGN  
7412 Manchester Rd  
Maplewood, MO 63143  
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mailto:wolfe@wolfead.net  
CONSULTANT  
DERU and Associates  
JEROME LOGAN  
801 RUE ST. FRANCOIS, SUITE C  
FLORISSANT, MO 63031  
(314)574-5770  
jlogan@deruassociates.com

PROPOSED NEW COFFEE SHOP  
15256 MANCHESTER ROAD  
BALLWIN, MO 63011

Permit Drawing 07/31/2025

No.	Description	Date

STATE OF MISSOURI  
MATTHEW S. WOLFE  
NUMBER A-5245  
REGISTERED ARCHITECT  
Matthew S. Wolfe - Architect  
MO# A-5245  
I HEREBY CERTIFY, PURSUANT TO RULES 201-010 THAT THE DOCUMENTS PREPARED BY AND AUTHORIZED BY MY SEAL ARE LIMITED TO THE PROJECTS AND EXISTING CONDITIONS SHOWN HEREON, AND I HEREBY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR REQUIREMENTS RELYING ON THIS OR ANY OTHER DOCUMENT FOR ANY PART OR PARTS OF THE ARCHITECTURAL PROJECT OR WORK.

Date: 06.13.2025  
Scale: As Shown

A1.0



## PUBLIC HEARING

Notice is hereby given that on Monday, October 6, 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 Petitions:

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

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