



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
all day



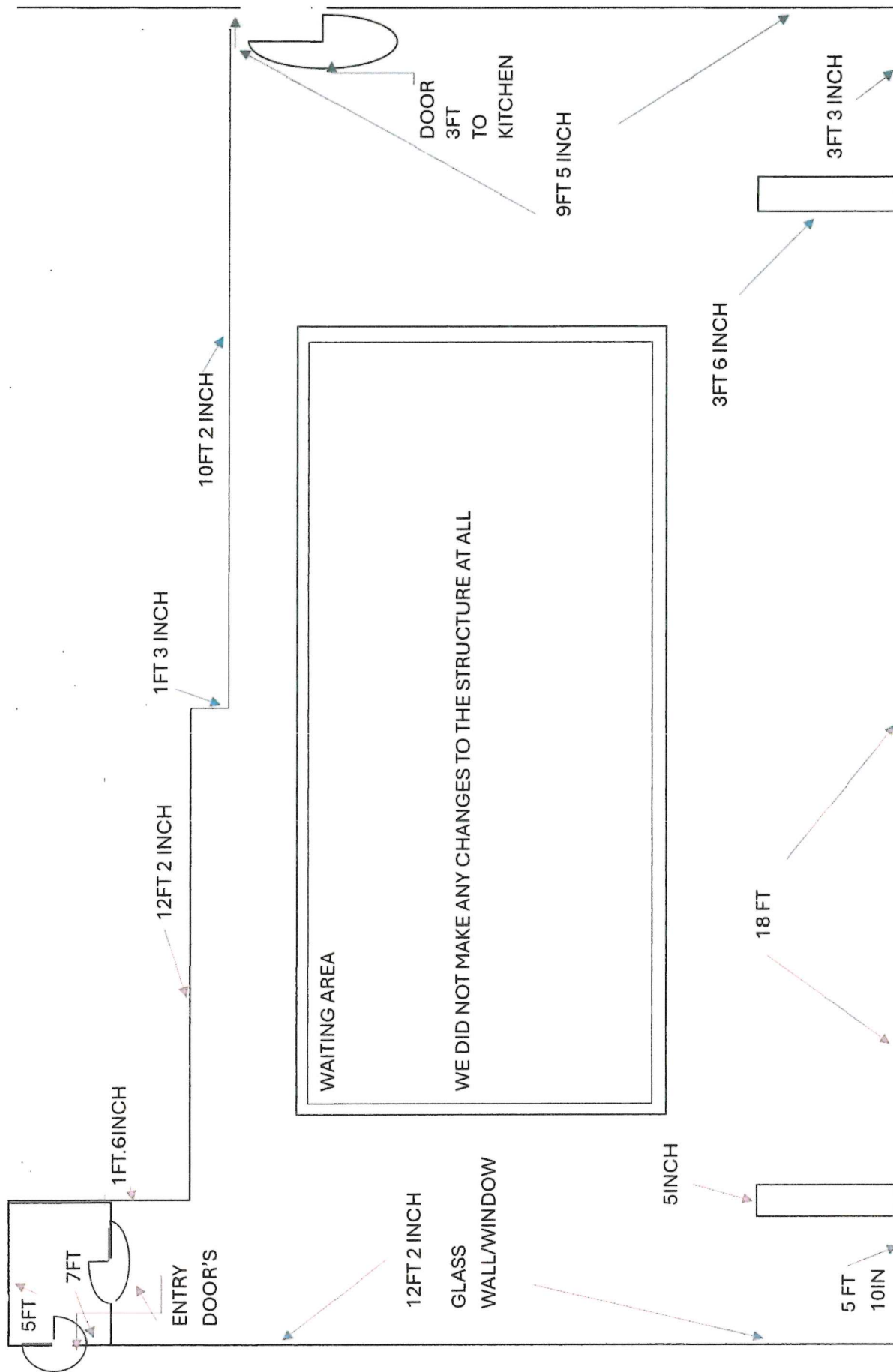
HR DARBAR TAKE AWAY MENU

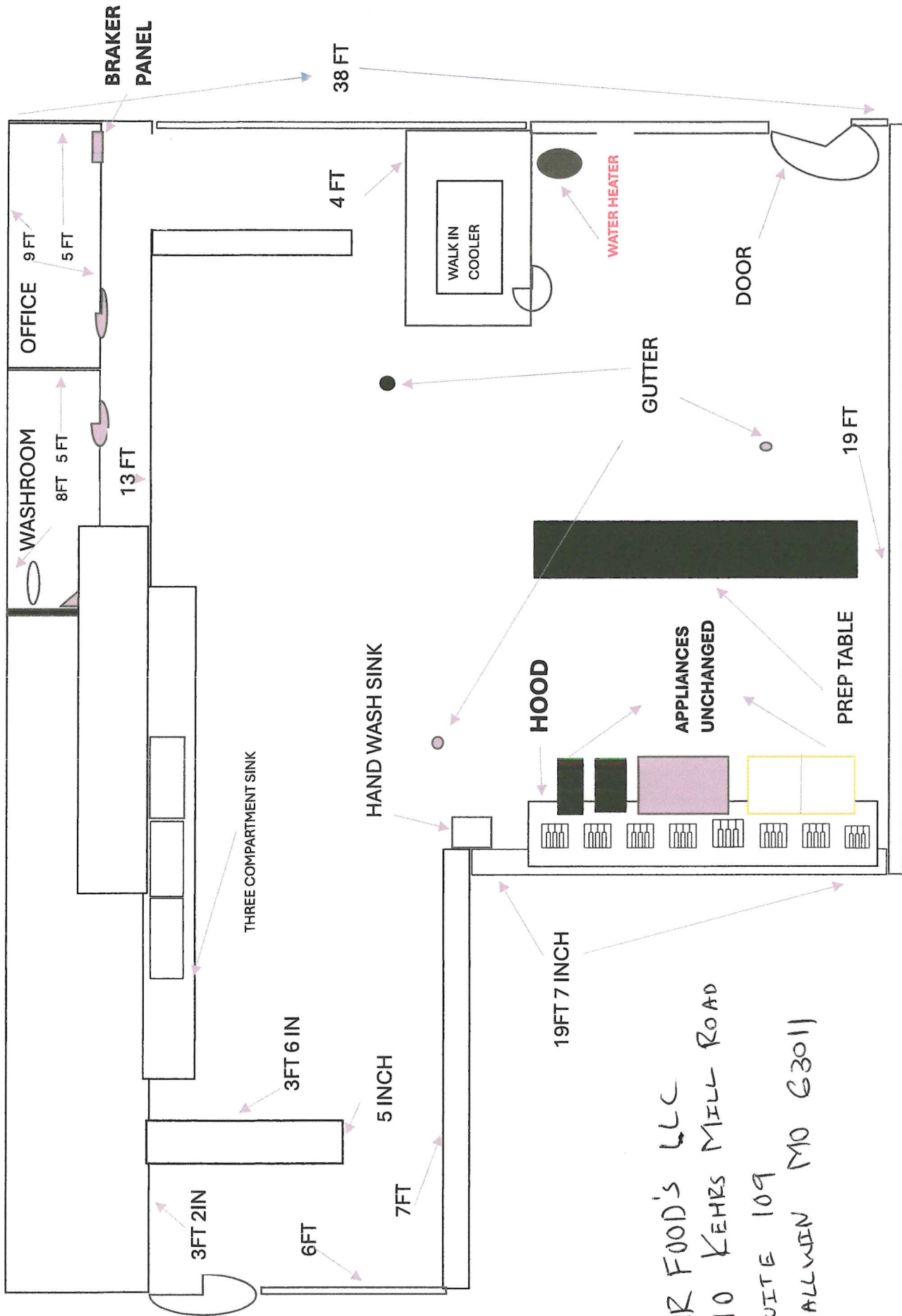
3 FRIED CHICKEN WINGS	\$3.99	
5 FRIED CHICKEN WINGS	\$5.99	
7 FRIED CHICKEN WINGS + FRIES	\$7.99	
FRIES	\$1.99	
CHICKEN BURGER + FRIES	\$4.99	
BEEF BURGER + FRIES	\$4.99	
TEA	\$1.99	
COFFEE	\$1.99	
SAMOSAS	\$0.99	
COLD SANDWICHES	\$2.99	
ALL DRINKS	\$1.49	
BOTTLED WATER	\$0.50	
CHICKEN LUNCH SPECIAL	\$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