



Consent Item

RE: 15581 Manchester Road

Department/Program: Administration/Planning

Explanation: Special Use Exception Transfer

The Petitioner is requesting the transfer of the Special Use Exception granted to Ahmed Alwahib in February 2024 for the operation of the restaurant known as Dinar, which includes front yard parking at 15581 Manchester Road. The ongoing operations would continue to comply with all regulations outlined in the Special Use Exception and the governing Ordinance, with no changes proposed at this time. The transfer request is pursuant to Ordinance 24-02, signed on February 12, 2024. The proposed restaurant operations would remain generally the same. The business will be required to meet all current building and fire code requirements for Commercial Occupancy and will complete the occupancy permit process following approval of the Special Use Exception transfer by the Board of Aldermen.

Recommendation:

Staff recommends approval of this Special Use Exception Transfer with the standard Special Use Exception conditions, along with the conditions specified in Ordinance 24-04.

Submitted By: Lynn Sprick

Date: December 8, 2025



SPECIAL USE EXCEPTION TRANSFER PETITION

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

FEE: \$250.00

PAID:

CHECK # 1003

NUMBER:

11/10/25 DS

TO THE BOARD OF ALDERMEN CITY OF BALLWIN

Type of Special Use Exception: _____

Restaurant (mediterranean cuisine-dine in and carryout)

Original Special Use Exception Ordinance Number: 24.02

Date of original Ordinance: 12. Feb. 2024

Now comes (*print name of Petitioner*) Original Fatayer inc.
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: Tenant under retail lease agreement dated 11/1/2025 with criterion G&FRetail, LLC (landlord)

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: 15581 manchester rd, ballwin mo 63011

IV. That the area (acres or square feet) of said property is: approximately 1400 square feet

V. That the zoning classification of said property is: c-1 commercial

VI. That the present use of said property is: restaurant (dinar mediterranean resaturant

VII. That the intended use of said property is: Restaurant(original fatayer-mediterranean bakery&grill, same general use as prior tenant)

VIII. That he, she, it, they has (have) obtained permission from the holder of the Special Use Exception to request its transfer into the name of the petitioner, and that the holder of the Special Use Exception waives all claim or rights upon transfer.

WHEREFORE, the holder(s) of a special Use Exception, granted according to Ordinance(s) No. 24.02, do hereby relinquish all rights and claim to said Special Use Exception(s).

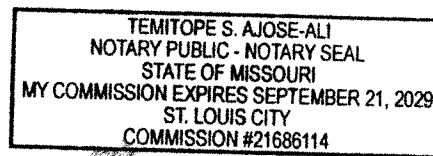
HOLDER: DINAR LLC
AUTHORIZED SIGNATURE: [Signature]
AUTHORIZED SIGNATURE (PRINTED): AHMED ALMEDEE
ADDRESS: 15581 MANCHESTER RD
CITY/STATE/ZIP: BALLWIN MO 63011
TELEPHONE NO. 314-749-9433

Subscribed and sworn before me this 6 day of Nov, 2025.

[Signature] Temtope S A Jose Ali
Notary Public

My Commission Expires

Sep 21 2029



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

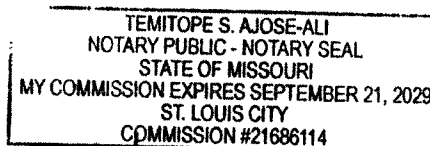
PETITIONER: ORIGINAL FATAYER INC
AUTHORIZED SIGNATURE: [Signature]
AUTHORIZED SIGNATURE (PRINTED): Nidal Abdel Baset
ADDRESS: 1466 KEARS MILL RD
CITY/STATE/ZIP: CHESTERFIELD MO 63005
TELEPHONE NO. 314-420-9432

Subscribed and sworn before me this 5 day of Nov, 2025.

[Signature] Temtope S A Jose Ali
Notary Public

My Commission Expires

Sep 21 2029



[Signature]
11/5/2025



Bill No. 4186

Ordinance No. 24-02

INTRODUCED BY

ALDERMEN UTT, FINLEY, STALLMANN, ROACH, FLEMING, WEAVER, SIEGEL, BULLINGTON

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO AHMED ALWAHIB, FOR
OPERATION OF A RESTAURANT WITH FRONT YARD PARKING.

WHEREAS, a petition has been received from Ahmed Alwahib, requesting the use of certain property at 15581 Manchester Road for operation of a restaurant with front yard parking; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its investigation and report; and

WHEREAS, due notice of a public hearing before the Planning and Zoning Commission upon said petition was published and posted according to law and ordinance; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on February 5, 2024, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval to the Board of Aldermen; and

WHEREAS, the Board of Aldermen has determined that an establishment for the purposes disclosed above, under certain conditions, would not substantially increase traffic hazards or congestion; would not adversely affect the character of the neighborhood; would not adversely affect the general welfare of the community; would not over-tax public utilities; would not adversely affect public safety and health; is consistent with good planning practice; can be operated in a manner that is not detrimental to the permitted developments and uses in the District; and can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; and

WHEREAS, all applicable matters in Section 2 of Article XIV of Appendix A, "The Zoning Ordinance," have been adequately provided for:

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. A special use exception, subject to the conditions hereinafter specifically set forth, is hereby granted to Ahmed Alwahib, to use the premises in the City of Ballwin, Missouri, known as 15581 Manchester Road, Ballwin, Missouri 63011 for operation of a restaurant with front yard parking in a C-1 commercial district, as is made and provided for in Article IX of Appendix A.

Section 2. The special use exception hereby issued, and referred to in Section 1, is issued to the named permittee only and shall not be assigned or transferred, without the permission of the Board of Aldermen of the City of Ballwin.



Bill No. 4186

Ordinance No. 24-02

Section 3. The special use exception hereby issued and referred to in Section 1, shall be valid only if the conditions set forth in the Addendum, attached hereto as Exhibit 1 and made a part hereof, are observed by permittee.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this 12 day of February, 2024.

TIM POGUE, MAYOR

APPROVED this 12 day of February, 2024.

TIM POGUE, MAYOR

ATTEST:

ERIC STERMAN, CITY ADMINISTRATOR



Bill No. 4186

Ordinance No.

EXHIBIT ONE

The permittee granted a Special Use Exception per the ordinance hereby appended to, their assignees and successors, as authorized and approved by the Board of Aldermen of the City of Ballwin, agree to abide by the following provisions, the provisions of all ordinances of the City of Ballwin, and all applicable laws of St. Louis County, the State of Missouri and of the United States of America and to require all licensees, franchisees, and lessees to similarly abide by said ordinances, laws and provisions, as appropriate to such special use exception. In addition, the following provisions, as appropriate, shall apply:

1. There is no outdoor storage, display or sale of any merchandise, equipment, vehicle, supplies or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin.

2. There is no servicing, repair, cleaning, maintenance or other work on any merchandise, equipment, vehicle, materials, supplies, or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin, except within a fully enclosed building which shall not include carports, porte-cocheres, accessory structures or temporary coverings and/or enclosures such as tents, tarpaulins, flies, or other similar structures.

3. No food or beverage of any kind is delivered outside of a building shown on the accompanying site plan by the permittee, its agents, servants or employees except for purposes of off-site delivery.

4. No food or beverage of any kind is served or dispensed to persons inside of automobiles or other vehicles by the permittee, its agents, servants or employees except from a drive-through window and/or designated waiting spaces specified on the accompanying site plan. Under no circumstances is drive-in curb service permitted.

5. Any violation of the laws, statutes, ordinances, codes, policies and regulations of the City of Ballwin, St. Louis County, the State of Missouri, or the United States of America by the permittee, its agents, servants or employees shall be cause for the revocation of the Special Use Exception hereby granted.

6. That the site, premises and/or land use described by the permittee in the application and subsequently approved by this ordinance is developed and operated in accordance with the final approved development plan and the provisions of this ordinance, and any failure to do so shall be cause for the revocation of the Special Use Exception hereby granted.

7. All new utility and other service laterals and connections on the site and/or premises, and all connections to site improvements and fixtures installed outside of a fully enclosed building shall be installed underground.

8. All sign illumination and other lighting is selected and arranged so as not to cast light upon, and/or be a nuisance, to any right-of-way or any other property.

9. The permittee and their approved assignees or successors, if any, shall preserve, maintain and care for all plantings, and landscaped and planted areas on the site and/or premises, in accordance with the landscape and site plans of this ordinance. Such maintenance, preservation and care shall include all planted and landscaped rights-of-way adjacent to the site and/or premises addressed and approved by the Special Use Exception hereby granted.



Bill No. 4186

Ordinance No. _____

10. Trash and debris shall not be allowed to accumulate and the site/premises shall at all times be kept clean and free of all refuse, debris, leakage and recyclable material accumulation.

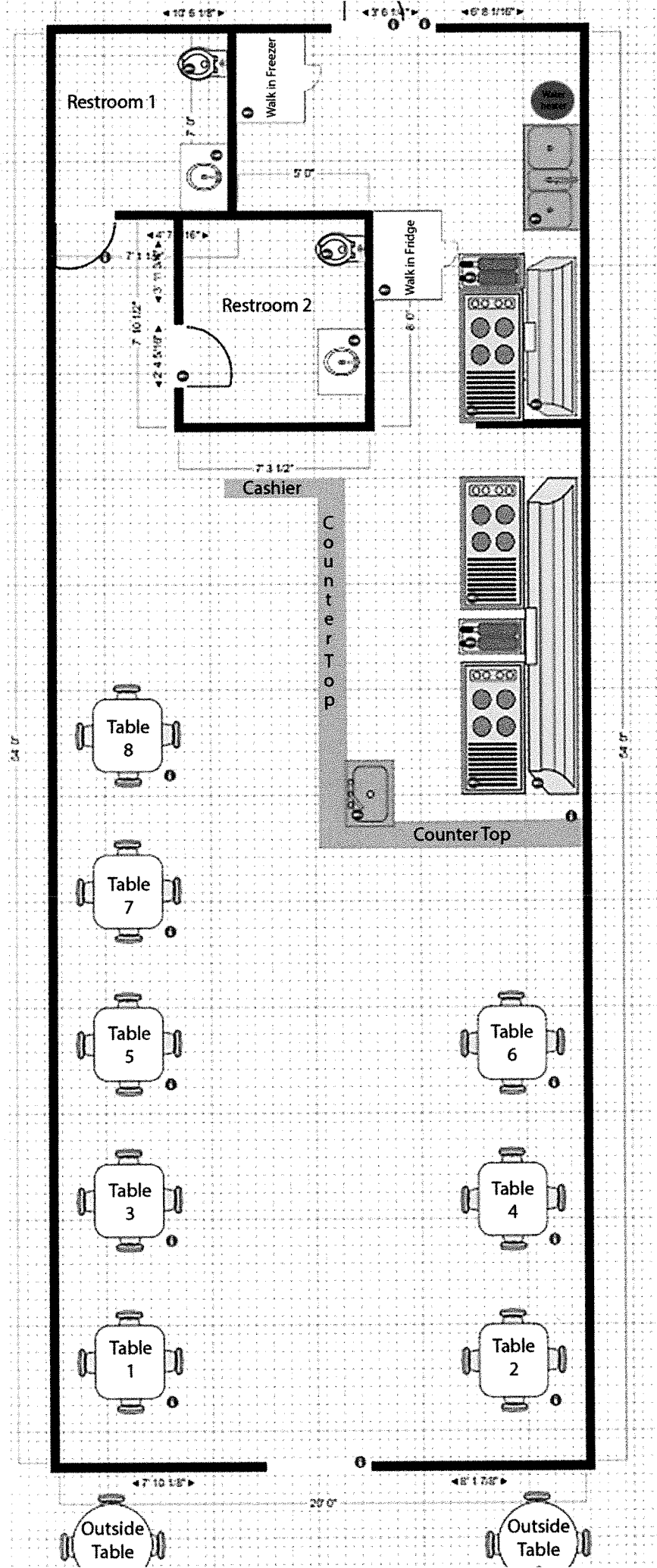
11. All trash dumpsters and recyclable material storage areas shall be screened with a 100% opaque screen which shall totally obscure any visibility of the dumpster and recyclables container. Such screening shall be permanent in nature and architecturally compatible with the associated development. Said enclosure and screening may not be located within any front yard and shall not interfere with driver visibility or any loading, parking or vehicular circulation.

12. Unless otherwise provided by this Special Use Exception or other ordinances of the City of Ballwin, no vehicles, equipment or property may be parked or stored on the premises for which this permit is issued except non-commercial vehicles as defined by the Ballwin Ordinances and one fully operational and licensed delivery/service vehicle per business or tenant or use operated on the premises.

13. No changes or departures from the approved final development plan may be made without the approval of the Board of Aldermen in accordance with the provisions of Article XIV, Section 3, of the Ballwin Zoning Ordinance.

14. This Special Use Exception shall terminate three months following the non-renewal of the business license for the business associated with the location for which the Exception is granted.

15. No outdoor entertainment shall be allowed.



Original Fatayer Inc.

36-Month Business Plan

Prepared for Criterion G&F; Retail, LLC
Prepared by: **Nidal Abdelbaset**
Phone: 314-420-9432 | Email: empirebstl@gmail.com

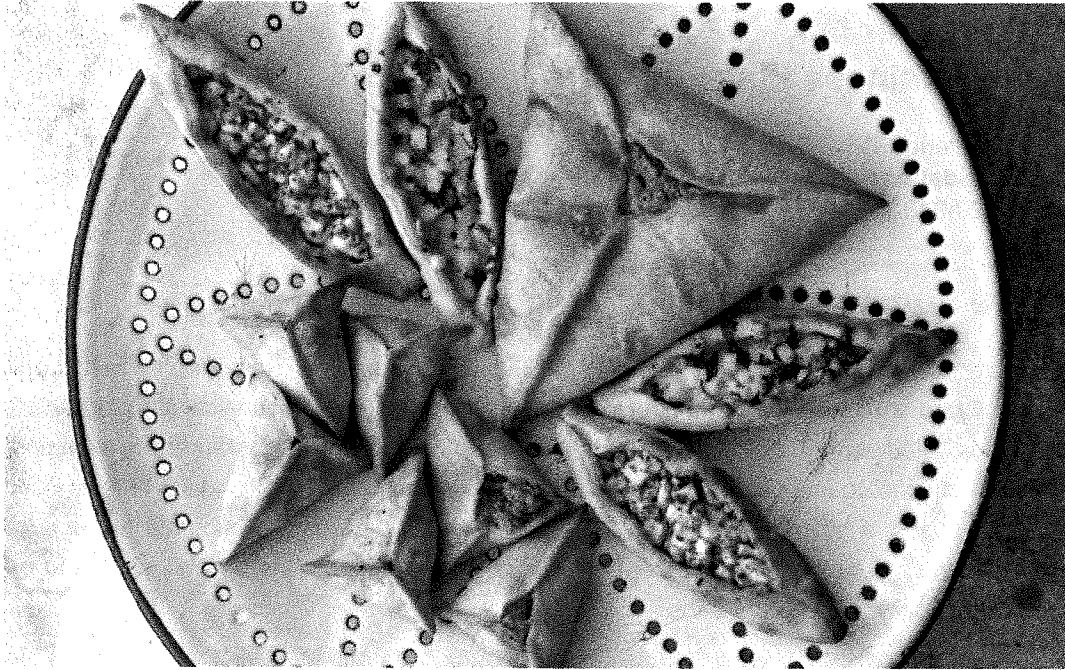
Executive Summary

Original Fatayer Inc. will take over the existing Dinar Mediterranean Restaurant in St. Louis, MO, transforming it into a high-traffic Levantine concept specializing in traditional and modern *fatayer* — savory pastries filled with meat, cheese, spinach, and za’atar. The restaurant will maintain the Mediterranean cuisine foundation while expanding into breakfast, lunch, and dinner services. With 1,400 sq. ft. of space, a strong management background, and proven operations from the success of Original Shawarma House, the new concept aims to build a strong community following and establish sustainable profitability within 36 months.

Concept & Brand Identity

Original Fatayer Inc. combines authenticity with modern presentation. The menu centers around freshly baked *fatayer* pastries paired with classic mezze dishes and grilled meats. Customers will enjoy a warm, Levantine-inspired atmosphere featuring an open kitchen that highlights the art of baking. The brand’s design draws from Middle Eastern culture, showcasing earthy tones, vibrant tiles, and community-style seating.





Renovation & Oven Addition

A key part of this transformation includes installing a commercial-grade stone oven designed for consistent high-volume baking. This upgrade enhances both quality and visual appeal, allowing customers to see their food being freshly baked. Estimated renovation and oven installation cost: **\$45,000.**

Operations Plan

The restaurant will operate 7 days a week with 7 employees, including bakers, chefs, and front-of-house staff. Each employee will earn an average of \$16/hour. Operations will emphasize efficiency, freshness, and customer satisfaction. Catering and online orders will supplement dine-in sales.

Marketing & Community Engagement

Marketing will focus on authentic digital storytelling and strong community engagement through social media, Google Business, and partnerships with local influencers. Visual branding will highlight Middle Eastern culture, food craftsmanship, and the communal dining experience.

Financial Forecast (36-Month Projection)

Year	Monthly Sales	Annual Sales	Food Cost (32%)	Labor	Rent + NNN	Net Profit (Est.)
Year 1	\$60,000	\$720,000	\$230,400	\$240,000	\$40,192	\$209,408

Year 2	\$65,000	\$780,000	\$249,600	\$250,000	\$40,192	\$240,208
Year 3	\$70,000	\$840,000	\$268,800	\$260,000	\$40,192	\$271,008

Conclusion

Original Fatayer Inc. brings a vibrant, authentic Levantine concept to St. Louis. With a proven operator in Nidal Abdelbaset and a clear operational and financial plan, the project is positioned for steady growth, profitability, and long-term success.