



Consent Item

RE: 15069 Manchester Road

Department/Program: Administration/Planning

Explanation: Special Use Exception Transfer

The Petitioner (Al Jouri Bakery) is requesting approval to transfer the Special Use Exception granted to Al Amani BBQ (aka PRime BBQ) in March 2026 for the operation of a restaurant most recently occupied by a restaurant known as Hi Pointe Drive In, located at 15069 Manchester Road.

The Special Use Exception Transfer for Al Amani BBQ was approved on March 9, 2026, and a mechanical permit was subsequently issued in May 2026. However, due to unforeseen circumstances related to the fire code requirements for the proposed business, the owners of Al Amani BBQ have decided not to proceed with the location.

Jouri Bakery intends to continue operating at the property in compliance with the regulations and conditions established by the previously approved Special Use Exception and governing Ordinance. Proposed changes include resuming operation of the drive-through, reinstating outdoor seating, and discontinuing the sale of alcohol on the premises.

The transfer request is made pursuant to Ordinance 22-23, approved on September 12, 2022. The proposed restaurant operations will otherwise remain substantially the same.

The business will be required to comply with all current building and fire code requirements applicable to commercial occupancy and will complete the City's occupancy permit process if this Special Use Exception Transfer is approved 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 22-23.

Submitted By: Lynn Sprick

Date: September 14, 2026

BUSINESS PLAN

Proposed Bakery & Coffee Shop
15069 Manchester Road, Ballwin, Missouri

Business History

The proposed business will be a bakery and coffee shop offering freshly prepared baked goods, pastries, specialty coffee, and a selection of beverages in a welcoming café-style environment. The concept is designed to provide the Ballwin community with a high-quality destination for freshly baked products, coffee, breakfast items, desserts, and light food options.

The ownership has experience operating businesses in the food-service industry and understands the importance of providing quality products, excellent customer service, cleanliness, and efficient operations. The goal is to bring a well-managed bakery and coffee concept to Manchester Road that will serve both the surrounding community and customers traveling through the area.

The business will focus on products such as croissants, pain au chocolat, Danish pastries, cookies, cakes, cheesecakes, tarts, breads, sandwiches, and other specialty bakery items. The beverage program will include espresso, cappuccinos, lattes, iced coffee, cold brew, specialty coffee drinks, teas, matcha, smoothies, and seasonal beverages.

Locational Rationale

The proposed location at 15069 Manchester Road, Ballwin, Missouri, provides an excellent opportunity for a bakery and coffee shop because of its visibility and accessibility along Manchester Road.

The business intends to utilize the existing commercial space and make improvements to the interior as necessary to create a clean, modern, and comfortable bakery and café environment.

The location will allow customers to visit for a quick coffee or pastry, meet with friends and family, purchase bakery products to take home, or enjoy their food and beverages inside the café.

The proposed use is intended to complement the surrounding commercial area while providing an additional neighborhood amenity for Ballwin residents and customers traveling along Manchester Road.

Hours of Operation

The proposed bakery and coffee shop will operate approximately Monday through Sunday, from 7:00 AM to 9:00 PM.

Hours may be adjusted based on customer demand and seasonal business conditions. The business will primarily focus on bakery products, coffee, beverages, desserts, sandwiches, and other café-style offerings.

Staffing

The business expects to create employment opportunities within the Ballwin community.

Staffing will include management, bakery personnel, baristas, counter/service employees, and other employees necessary for daily operations. The number of employees will be adjusted based on the volume

of business and hours of operation.

The ownership intends to maintain a professional, clean, and customer-focused operation and provide employees with appropriate training for food preparation, beverage service, customer service, and daily café operations.

Floor Plan

A proposed floor plan will be submitted showing the interior arrangement of the bakery and coffee shop, including customer seating, service/counter areas, bakery preparation areas, kitchen/preparation areas, storage, restrooms, and other required areas.

Proposed Use	Bakery & Coffee Shop
Location	15069 Manchester Road, Ballwin, Missouri
Alcohol	None proposed
Primary Products	Bakery items, pastries, coffee, beverages, desserts and café-style food

The scope of work consists in reusing an existing building that has been used for similar business.

Our operation benefits a lot from having a Drive-Through service, and this building has that in place, we just need to install a new Menu Board and mark the site accordingly. We are also proposing an exterior seating area in front of the building, on the Manchester side, covered with an attractive wood pergola. We will install new bollards and wheelstops, to protect patrons using this area.

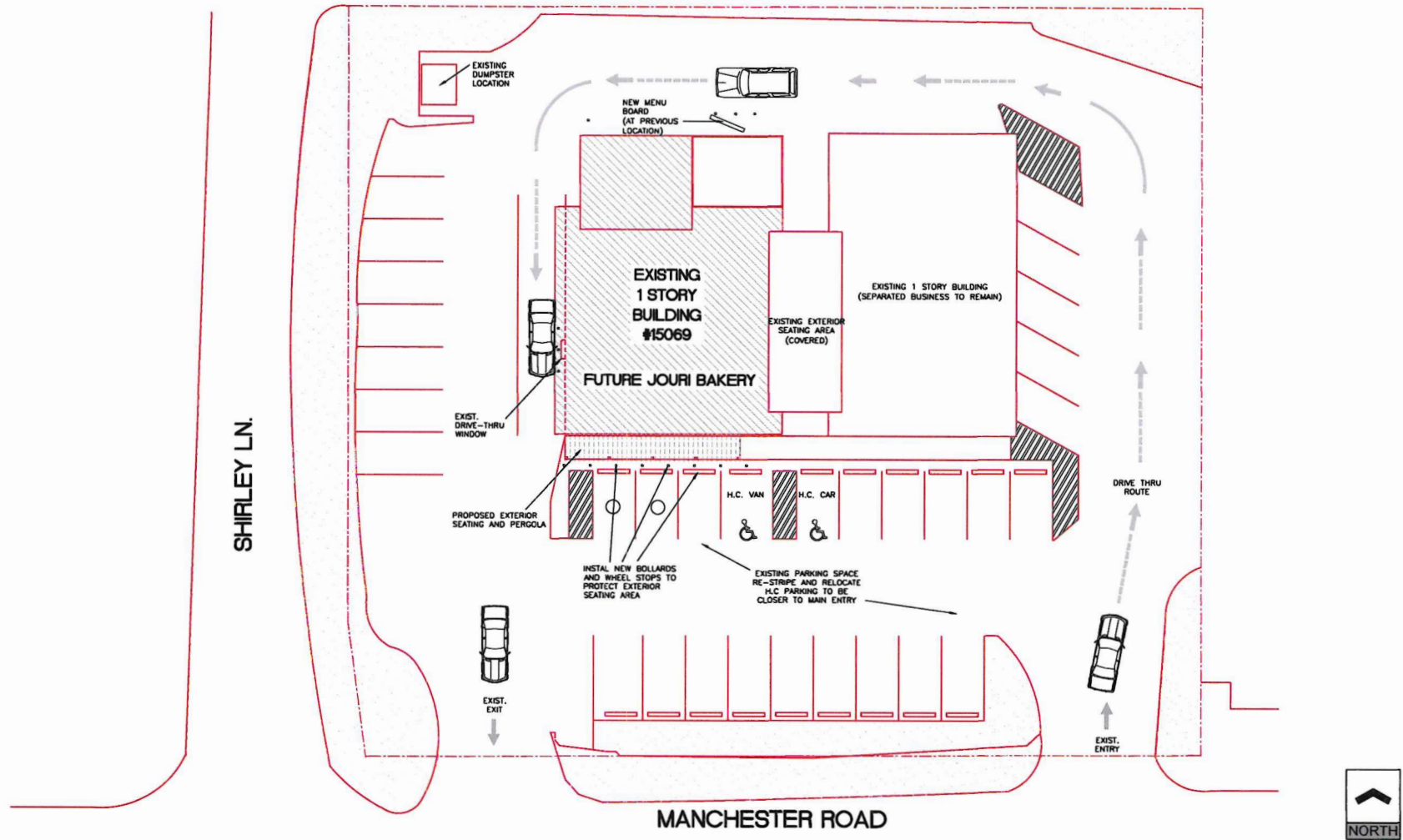
The interior space will be used mostly as-is, reusing existing equipment as much as possible, but will need to install new equipment as required for the Bakery operation. The seating area located on the east side, between both buildings, is existing to remain. We will do some wood paneling to provide some sense of enclosure but the rest will remain as existing.

The parking lot will be re-striped to move handicap parking close to the main entry of the building and far from the Drive-Through exit traffic, to protect patrons with these special needs.



● RENDERING VIEW OF PROPOSED EXTERIOR SEATING AND DRIVE-THRU
SCALE: N.T.S.





● PROPOSED RENOVATION OF EXIST. SITE PLAN

SCALE: 1"=20'-0"



INTRODUCED BY

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

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO BEN HILLMAN D/B/A LITTLE HI (HI-POINTE DRIVE IN) FOR RESTAURANT WITH SALE OF ALCOHOL BY THE DRINK FOR CONSUMPTION ON THE PREMISES AT 15069 MANCHESTER ROAD.

WHEREAS, a petition has been received from Ben Hillman d/b/a Little Hi (Hi-Pointe Drive In), requesting the use of certain property for a restaurant with sale of alcohol by the drink for consumption on the premises at 15069 Manchester Road; 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 September 6, 2022, 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 Ordinance No. 557, "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. An amended special use exception, subject to the conditions hereinafter specifically set forth, is hereby granted to Ben Hillman d/b/a Little Hi (Hi-Pointe Drive In), for a restaurant with sale of alcohol by the drink for consumption on the premises at 15069 Manchester Road, as is made and provided for in Article XIV of Ordinance No. 557.

Section 2. The amended 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.



Section 3. The amended 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 September, 2022. Tim Pogue
TIM POGUE, MAYOR

APPROVED this 12 day of September, 2022. Tim Pogue
TIM POGUE, MAYOR

ATTEST: Eric Sterman
ERIC STERMAN, CITY ADMINISTRATOR

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. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.



10. 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.

11. 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.