



Consent Item

RE: 15355A Manchester Road

Department/Program: Administration/Planning

Explanation: Special Use Exception Transfer

The Petitioner is requesting approval to transfer the Special Use Exception originally granted to Central Plaza MZL LLC for the Salvation Army in January for the operation of a resale store at 15355A Manchester Road. This transfer request is made pursuant to Ordinance 26-03, approved on January 12, 2026.

As outlined in the Petitioner's attached letter, there are concerns that if the current owner of Central Plaza sells the property, a new owner could attempt to terminate the existing lease agreement between Central Plaza and the Salvation Army.

The store is currently under renovation and, upon opening, will operate in full compliance with all regulations and conditions established in the previously approved Special Use Exception and the governing Ordinance. This includes adherence to the traffic pattern map approved by staff, as required by the conditions of the original approval and acknowledged by the Petitioner.

The business will be required to comply with all applicable building and fire code requirements for commercial occupancy and will complete the City's occupancy permit process, contingent upon approval of this 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 26-03.

Submitted By: Lynn Sprick

Date: April 13, 2026



SPECIAL USE EXCEPTION TRANSFER PETITION

CITY OF BALLWIN } FEE: \$250.00
COUNTY OF ST. LOUIS } PAID: X
STATE OF MISSOURI } NUMBER: SUET-26-02

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Special Use Exception: The operation of a resale store in the C-1 Commercial District.

Original Special Use Exception Ordinance Number: 26-03

Date of original Ordinance: January 12, 2026

Now comes (print name of Petitioner) The Salvation Army, an Illinois not-for-profit corporation
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: Prospective Tenant
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. See Special Warranty Deed attached. The premises for which the Special Use Exception applies is a portion of the property described therein. A Site Plan of the premises is also enclosed.
III. That the street address of said property is: 15355A Manchester Road
IV. That the area (acres or square feet) of said property is: 28,789 sq. ft.
V. That the zoning classification of said property is: C-1 Commercial District
VI. That the present use of said property is: Commercial
VII. That the intended use of said property is: The operation of a resale store.
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. 26-03, do hereby relinquish all rights and claim to said Special Use Exception(s).

HOLDER: Central Plaza MZL LLC, a Delaware limited liability company

AUTHORIZED SIGNATURE: *[Signature]*

AUTHORIZED SIGNATURE (PRINTED): Daniel Kaufthal

ADDRESS: 535 Fifth Avenue, 12th Floor

CITY/STATE/ZIP: New York, New York 10017

TELEPHONE NO. 603-472-1154

Subscribed and sworn before me this 18th day of March, 2026

[Signature]
Notary Public

My Commission Expires

MARSHALL BEIL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02BE9820874
Qualified in New York County
Commission Expires January 31, 2027

WHEREFORE, Petitioner(s) pray(s) that a Special Use Exception, granted according to the provisions of Ordinance(s) 26-03 be transferred to the Petitioner.

PETITIONER: The Salvation Army, an Illinois not-for-profit corporation

AUTHORIZED SIGNATURE: *[Signature]*

AUTHORIZED SIGNATURE (PRINTED): Envy Jesse Link

ADDRESS: 5550 Prairie Stone Parkway

CITY/STATE/ZIP: Hoffman Estates, Illinois 60192

TELEPHONE NO. _____

Subscribed and sworn before me this 23 day of March, 2026.

[Signature]
Notary Public

My Commission Expires
8/7/2026

WALTER JEFFERY HILL JR
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 22017684
My Commission Expires Aug 7, 2026



Majors Greg and Poppy Thompson
Command Leaders

Envoys Jesse and Samantha Links
Administrators

ADULT REHABILITATION CENTER
3949 Forest Park Avenue, St. Louis, MO 63108
Mail: PO Box 56547, St. Louis, MO 63156-0547
p: 314.535.0057
centralusa.salvationarmy.org

Lyndon Buckingham
General
Commlsioner Evie Diaz
Territorial Commander

3/30/2026

City of Ballwin

Dear Sir or Madam,

We are writing to inform the City of Ballwin that The Salvation Army is currently pursuing the transfer of the Special Use Exception (SUE) into The Salvation Army's name for our thrift store location.

At present, the SUE is associated with the property ownership. In the event the landlord were to sell the property, the existing SUE would no longer be valid. This would prevent us from continuing to operate our thrift store at this location, despite no change in use or operations.

Transferring the SUE to The Salvation Army will help ensure continuity of service to the community and provide stability for ongoing operations, regardless of future property ownership changes.

We appreciate the City's consideration and are happy to provide any additional information or documentation that may be required.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jesse Links', written over a white background.

Envoy Jesse Links



DOING THE
MOST GOOD





Bill No. 5046
Ordinance No. 26-03

INTRODUCED BY
ALDERMEN FINLEY, JUDD, HAUG, GRAY, FLEMING, WEAVER, SIEGEL, LEHMKUHL

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO CENTRAL PLAZA MZL LLC FOR SALVATION ARMY FOR THE OPERATION OF A RESALE STORE.

WHEREAS, a petition has been received from Central Plaza MZL LLC for Salvation Army, requesting the use of certain property at 15355A Manchester Road for operation of a resale store; 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 January 5, 2026, 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 Central Plaza MZL LLC for Salvation Army, to use the premises in the City of Ballwin, Missouri, known as 15355A Manchester Road, Ballwin, Missouri 63011, for



Bill No. 5046
Ordinance No.

operation of a resale store in the 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 only to the named permittee and only for the purposes herein approved, and shall not be assigned or transferred without the permission of the Board of Aldermen of the City of Ballwin.

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 pursuant to law.

PASSED this 12th day of January, 2026.


MARK R. STALLMANN, MAYOR

APPROVED this 12th day of January, 2026.


MARK R. STALLMANN, MAYOR

ATTEST: 
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 servicing, repair, cleaning, maintenance or other work on any merchandise, equipment, vehicles, 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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



Bill No. 5046

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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.

9. 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.

10. 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.

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.

12. There shall be no outdoor storage, display or sale of any merchandise, donations, equipment, vehicles, supplies or product at any time, including but not limited to any items which were or are to be donated to the store.

13. Donations must be dropped off at the rear of the building in a clearly marked donation area, and donations must only be accepted during business hours.

14. No stacking of vehicles is permitted in the drive aisles in front of the Plaza.

15. Petitioner shall submit a traffic pattern map for review by City staff indicating the traffic pattern and route being used for donation vehicle traffic and the approximate placement of all corresponding signage and other safety measures.

16. In accordance with submitted traffic pattern map, Petitioner shall utilize signage and other necessary safety measures which clearly direct vehicles dropping off donations to follow a pedestrian-safe circular traffic pattern.



ACKNOWLEDGEMENT AND ACCEPTANCE OF SPECIAL USE EXCEPTION

Pursuant to the requirements set forth by the Board of Aldermen, the undersigned hereby acknowledges and accepts the provisions of the Special Use Exception as granted. This acceptance is made within 30 days of the date of passage and in accordance with all applicable conditions and obligations.

Accepted and Agreed to this 29th day of January, 2026



Owner or Petitioner

State of ~~Missouri~~
New York

County of ~~St Louis~~
Kings

Subscribed and sworn to before me on this 29th day of January, 2026



Notary Public

