



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: X
STATE OF MISSOURI } NUMBER: SUE-26-09

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Special Use Exception: Coffee Shop

Code Section under which petition is being filed:

Now comes (print name of Petitioner) Panayiotis Starrianos
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: Lessor
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 STE 102
V. That the area (acres or square feet) of said property is: 1,100
VI. That the zoning classification of said property is: C1
VII. That the present use of said property is: Office
VIII. That the intended use of said property is: Coffeeshop
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: Panayiotis Stavrianos

AUTHORIZED SIGNATURE: [Signature]

AUTHORIZED SIGNATURE (PRINTED): PANAYIOTIS STAVRIANOS

ADDRESS: 910 Kehrs Mill Road Ste 102

CITY/STATE/ZIP: Ballwin, MO, 63011

TELEPHONE NO. 314-605-1440

I, (print name of Petitioner) Panayiotis Stavrianos, do hereby designate _____ 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): _____

ADDRESS: _____

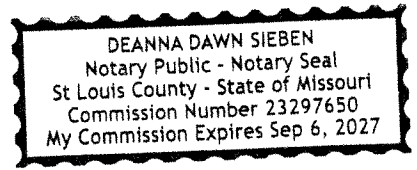
CITY/STATE/ZIP: _____

TELEPHONE NO. _____

Subscribed and sworn before me this 27th day of February, 2021.

[Signature]
Notary Public

My Commission Expires
Sept. 6th, 2027





Petition Number: SUE-26-05

Public Hearing Date: April 6, 2026

Petitioner: Panayiotis Stavrianos
910 Kehrs Mill Road, Suite 102
Ballwin, Missouri 63021

Project Name: Pana Coffee & Dessert Bar

Requested Action: Special use exception for a restaurant
[per Appendix A, Article XIV, Section 1 (20)]

Location: 910 Kehrs Mill Road, Suite 102

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 102, in an existing commercial development. The property is located on the west side of Kehrs Mill Road, approximately 1000 feet south of Clayton Road. 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 102. 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. The space was previously used as office space. 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, exceeding the current parking requirement. Additionally, staff does not have any safety concerns regarding the property.

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 is important to note that this space is currently vacant within an already approved development and was previously occupied.



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

Pana Coffee & Dessert Bar Ballwin

Executive Summary

Pana Coffee & Dessert Bar is a new, family-owned and operated coffee shop and dessert destination proposed for Ballwin, Missouri. The business is owned and operated by Panayiotis Stavrianos and family and continues a longstanding tradition of hospitality in the St.

Louis region. My family has more than 53 years of restaurant operating experience in St. Louis, most notably through The Majestic Restaurant & Bar in the Central West End. Pana Coffee & Dessert Bar is intended to provide the Ballwin community with a welcoming, high-quality coffee and dessert experience.

Business Background

The concept for Pana Coffee & Dessert Bar is rooted in my multigenerational family history in the restaurant industry. In 1951, my grandfather immigrated to the United States from Greece. After attending high school and serving in the United States Navy, he opened his first restaurant, The Majestic Restaurant & Bar, in St. Louis in 1961. Over the years, my family successfully operated multiple restaurants in the region, building a reputation for consistent service, quality, and community engagement. After more than five decades of operation, the family businesses were retired. Following my education, I began developing plans to continue my family's hospitality legacy in a modern format.

Extensive research into coffee sourcing, preparation methods, and global coffee culture influenced my development of a unique menu and concept. The proposed menu will include espresso beverages, single-origin coffees, flavored specialty drinks, blended beverages, smoothies, coffee and cold brew tasting flights, and a selection of house-made pastries and desserts. The interior environment will feature a modern, Southern European-inspired café design intended to create a comfortable community gathering space with comfortable seating utilizing tables, booths, and couches. Guests will easily have access to the building utilizing 2 entrances from either the patio area or the parking lot.

Location Rationale

The proposed location is 910 Kehrs Mill Road, Suite 102, Ballwin, Missouri. This site provides strong roadway visibility, convenient access for surrounding residential neighborhoods, and consistent vehicle traffic throughout the day.

The location also benefits from proximity to The Barn at Lucerne, a recognized historic landmark within the community. The café property will be fully equipped and designed to accommodate approximately 40 patrons at one time and allow guests to utilize the patio space during summer. The business will operate as a coffee shop and dessert café serving non-alcoholic beverages and prepared pastry/dessert items.

Hours of Operation

The proposed hours of operation are:

Monday through Thursday: 7:00 AM to 6:00 PM

Friday through Saturday: 7:00 AM to 11:30 PM

Sunday 8:00 AM to 2:00 PM

Staffing Plan

The business will typically operate with 2-3 employees per shift. Staff will be cross-trained to perform barista service, point-of-sale operations, and general customer service duties. The owner will maintain a regular onsite managerial presence to oversee operations, ensure compliance with applicable regulations, and maintain service standards.

a tenant finish to an existing commercial building known as:

the Pana Coffee & Dessert Bar

location:
910 kehrs mill road
ballwin, missouri 63011

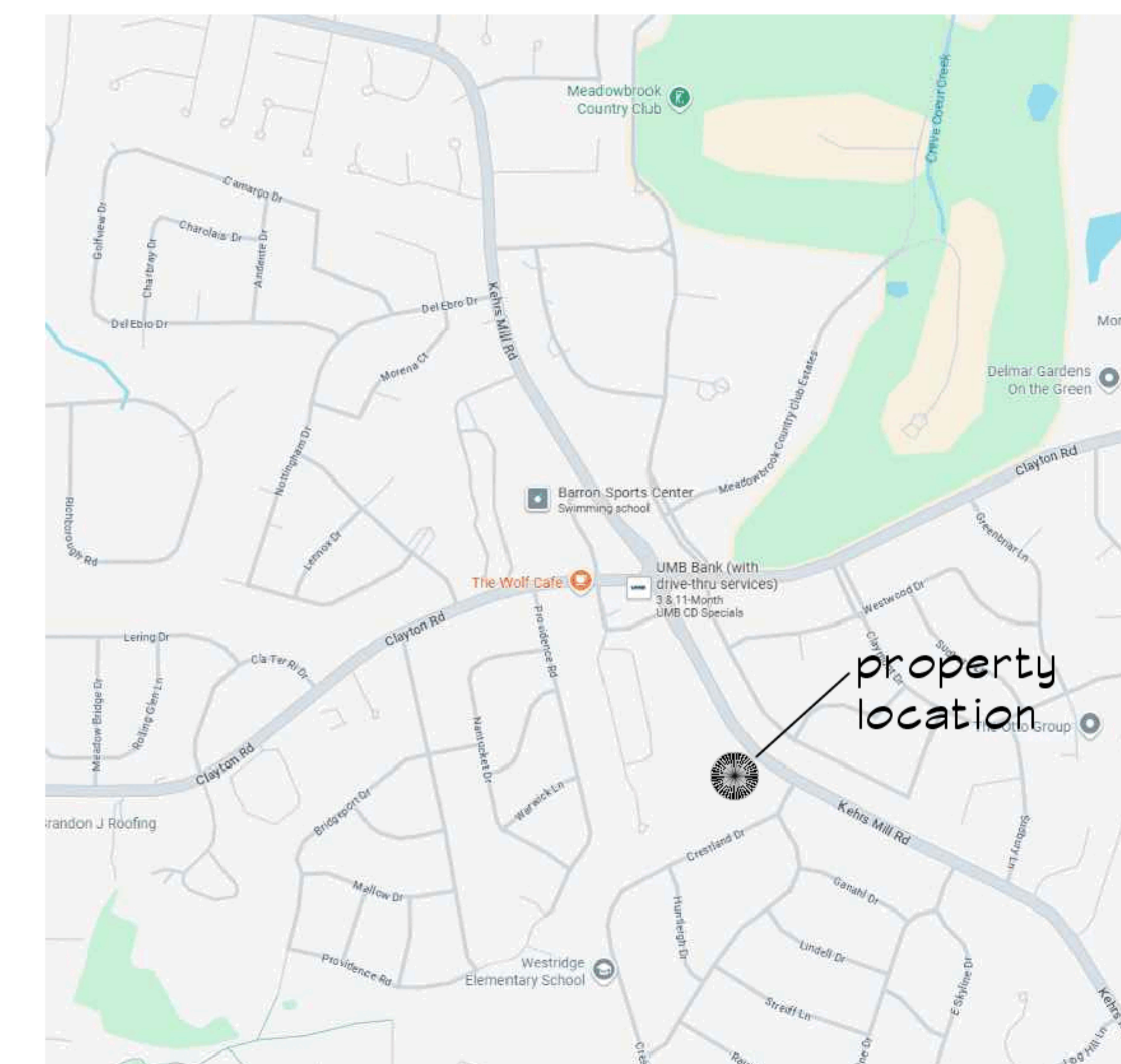
project architect

srote & company

architects | interiors | planners

2900 south brentwood boulevard
 brentwood, missouri 63144
 phone: 314.822.7006
 toll free: 855.359.3516
 website: www.sroteco.com

vicinity map



code information

building code:	2015 International Building Code 2015 International Energy Conservation Code 2015 International Mechanical Code 2015 International Fuel Gas Code 2015 Uniform Plumbing Code 2014 National Electrical Code
building department:	Zoning and Building - City of Ballwin Mechanical, Electrical and Plumbing - St. Louis County
fire department:	Metro West Fire Protection District
zoning:	"C-1" - Commercial
code construction classification:	not sprinklered Type V-B
occupancy:	food under 2500 sq ft B

floor area calculations

	total floor area
existing:	1,062 sf
proposed:	1,062 sf

note: existing tenant area to remain - no addition planned

sheet index

- T-1 Title Sheet
- SP-1 Specifications and General Notes
- D-1 Demolition Plans and Schedules
- A-1 Proposed Floor and Reflective Ceiling Plan
- EP-1 Electrical and Plumbing Criteria Plan

abbreviations legend

abbreviation / meaning	abbreviation / meaning	abbreviation / meaning	abbreviation / meaning	abbreviation / meaning
AA ATTIC ACCESS	CO CASED OPENING	FT FOOT (or) FEET	O/ ON (or) OVER	T AND G TONGUE AND GROOVE
AB ANCHOR BOLT	GOL COLUMN	F TO F FACE TO FACE	OC ON CENTER	T/ TOP
ABV ABOVE	CONC CONCRETE	FTG FOOTING	OH OVERHEAD	THK THICK; THICKNESS
AC AIR CONDITIONING (or) ALTERNATING CURRENT	COND CONDENSER	FV FIELD VERIFY	PC PULL CHAIN	THRU THROUGH
ACOUST ACOUSTIC	CONST CONSTRUCTION	GBO GYPSUM BOARD OPENING	PFA POST FROM ABOVE	TME TO MATCH EXISTING
ADD ADDENDUM; ADDITION	CONT CONTINUOUS	GC GENERAL CONTRACTOR	POLY POLYETHYLENE	TRD TREAD
ADH ADHESIVE	CPT CARPET	GYP GYPSUM BOARD	PL PLATE	TYP TYPICAL
ADJ ADJUSTABLE	CT CERAMIC TILE	H HEIGHT	PLYND PLYWOOD	UNO UNLESS NOTED OTHERWISE
AF ABOVE FLOOR	DBL DOUBLE	HD HIGH DENSITY	PLAM PLASTIC LAMINATE	V VOLT
AFF ABOVE FINISHED FLOOR	DEMO DEMOLITION	HDR HEADER	PLUMB PLUMBING	VAN VANITY
AGGR AGGREGATE	DIA DIAMETER	HGT HEIGHT	PREFAB PREFABRICATED	VERT VERTICAL
ALUM ALUMINUM	DL DEAD LOAD	HORIZ HORIZONTAL	PSF POUNDS PER SQUARE FOOT	VIF VERIFY IN FIELD
AMP AMPERE	DN DOWN	HRDWR HARDWARE	PSI POUNDS PER SQUARE INCH	W/ WITH
ANCH ANCHOR	DR DOOR	HW HARDWOOD	PVC POLYVINYL CHLORIDE	W/O WITHOUT
APPROX APPROXIMATE	DS DOWNSPOUT	HVAC HEATING, VENTILATION AND AIR CONDITIONING	QTY QUANTITY	WD WOOD
ATTEN ATTENTION	DTL DETAIL	INSUL INSULATION	R RISER	WDW WINDOW
B/ BOTTOM	DV DIRECT VENT	IN INCH	REBAR REINFORCEMENT BAR	WH WATER HEATER
BOT BOTTOM	DW DRYWALL	IJS IN JOIST SPACE	RECEPT RECEPTACLE	WIC WALK-IN CLOSET
BLKG BLOCKING	DWO DRYWALL OPENING	JST JOIST	REF REFRIGERATOR	WRB WEATHER RESISTIVE BARRIER
BLM BELOW	EA EACH	LIN LINEN	REINF REINFORCE	WWF WELDED WIRE FABRIC
BM BEAM	EB EXPANSION BOLT	LH LEFT HAND	REQD REQUIRED	
BP BEAM POCKET	EE EACH END	LL LOWER LEVEL; LIVE LOAD	RO ROUGH OPENING	
BPL BEARING PLATE	EJ EXPANSION JOINT	LT LIGHT	R/SH ROD AND SHELF	
BR BEDROOM	ELEC ELECTRIC	LTG LIGHTING	SC SOLID CORE	
BRG BEARING	ENG ENGINEERED	LNTL LINTEL	SF SQUARE FEET	
BRDG BRIDGE, BRIDGING	EQUIP EQUIPMENT	LNTG LIGHTING	SHTG SHEATHING	
BRG BEARING	EW EACH WAY	MARB MARBLE	SIM SIMILAR	
CC CENTER TO CENTER	EXT EXTERIOR	MATL MATERIAL	SFG SPACING	
CF CUBIC FEET	EXIST EXISTING	MAX MAXIMUM	SQ SQUARE	
CJ CONTROL JOINT	FD FLOOR DRAIN	MIL 1/1000 OF AN INCH	SS STAINLESS STEEL	
CJ CEILING JOIST	FDN FOUNDATION	ML MICROLAM	STL STEEL	
CLG CEILING	FIN FINISH	MIN MINIMUM	STD STANDARD	
CLKG CAULKING	FIXT FIXTURE	MFGR MANUFACTURER	STRUCT STRUCTURAL	
CLS CLOSET	FLR FLOOR	MLDG MOULDING	SW SWITCH	
CLR CLEAR	FLSHG FLASHING	MSTR MASTER	T AND B TOP AND BOTTOM	
CMU CONCRETE MASONRY UNIT	FOS FACE OF STUDS	MTL METAL	TBR TO BE REMOVED	
	FP FIREPLACE	NO NUMBER	TEMP TEMPERED	
	FPFB FREEZE-PROOF HOSE BIB	NOM NOMINAL		

ARCHITECTS | PLANNERS | INTERIORS

2900 south brentwood blvd
 brentwood, missouri
 63144

telephone: 314.822.7006
 toll free: 855.359.3516
 website: www.sroteco.com

srote & company, llc
 missouri certificate of authority
 2013000205

project / location:

a tenant finish to an existing commercial building

910 kehrs mill road
 ballwin, missouri
 63011

owner:

Panayiotis, Stavrianos

910 kehrs mill road
 ballwin, missouri
 63011

builder / developer:

february 26, 2026	preliminary
date	
description	

issue date:

february 26, 2026

phase:

preliminary

construction documents

sheet title:

title sheet

drawn by:

jimm

checked by:

jdl

total pages in set:

5

architect's seal:

john dale lark - architect
 A-3300

the professional seal is not valid if the seal is not placed on the drawing and the architect's name is not printed on the drawing and the architect's name is not printed on the drawing and the architect's name is not printed on the drawing.

sheet no:

T-1

project number:

26-014

srote & co
 ARCHITECTS | PLANNERS | INTERIORS
 2900 south brentwood blvd
 brentwood, missouri
 63144
 telephone: 314.822.7006
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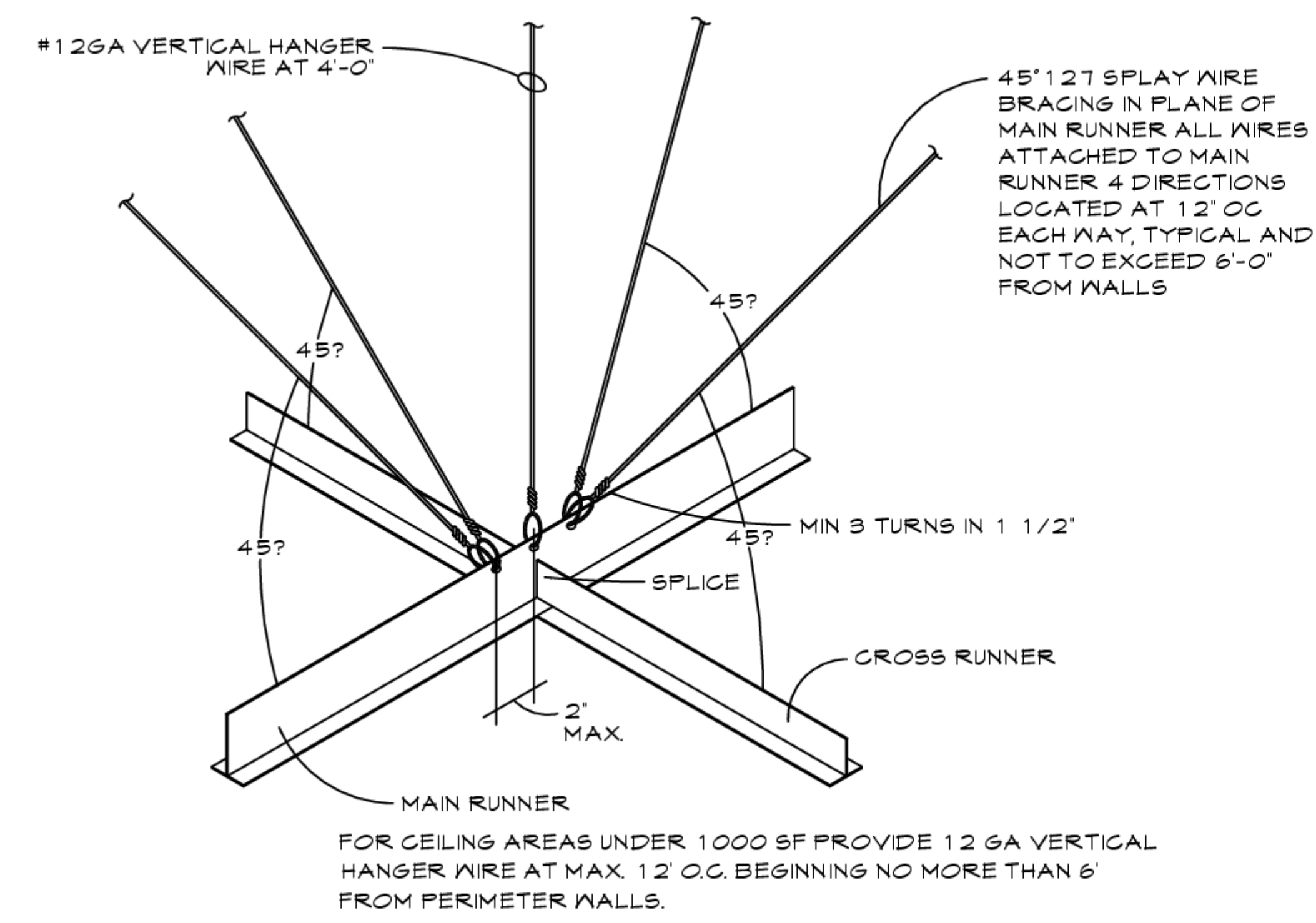
project / location:
 a tenant finish to an
 existing commercial
 building
 910 kehrs mill road
 ballwin, missouri
 63011
 owner:
 Panayiotis,
 Stavrianos
 910 kehrs mill road
 ballwin, missouri
 63011
 builder / developer:

date
 description
 issue date:
 march 24, 2026
 phase:
 construction documents
 sheet title:
 proposed reflective
 ceiling and floor plan
 drawn by:
 jmm
 checked by:
 jdl
 total pages in set:
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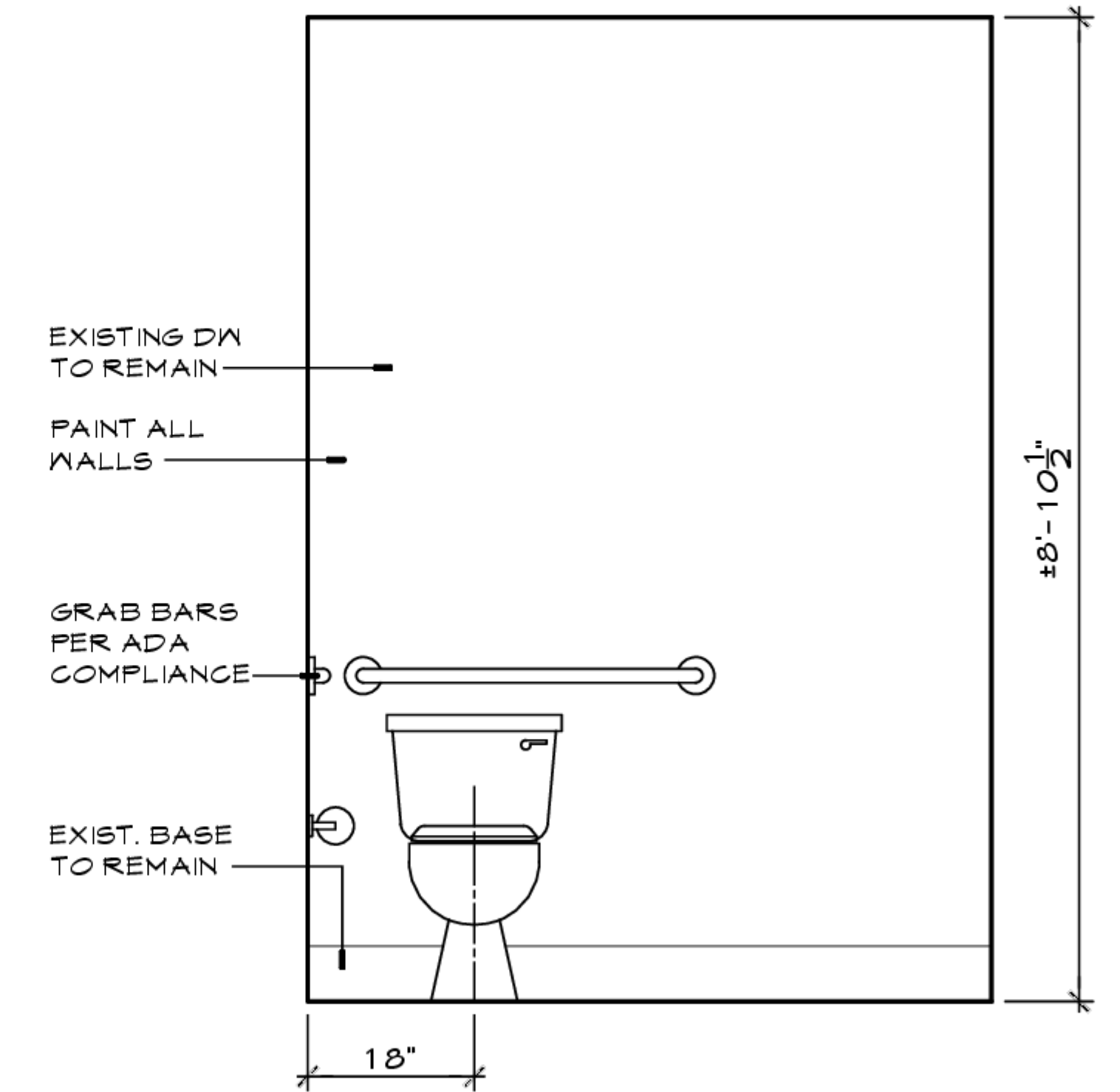
architect's seal:

 john dale lark - architect
 A-3300
 03/24/2026

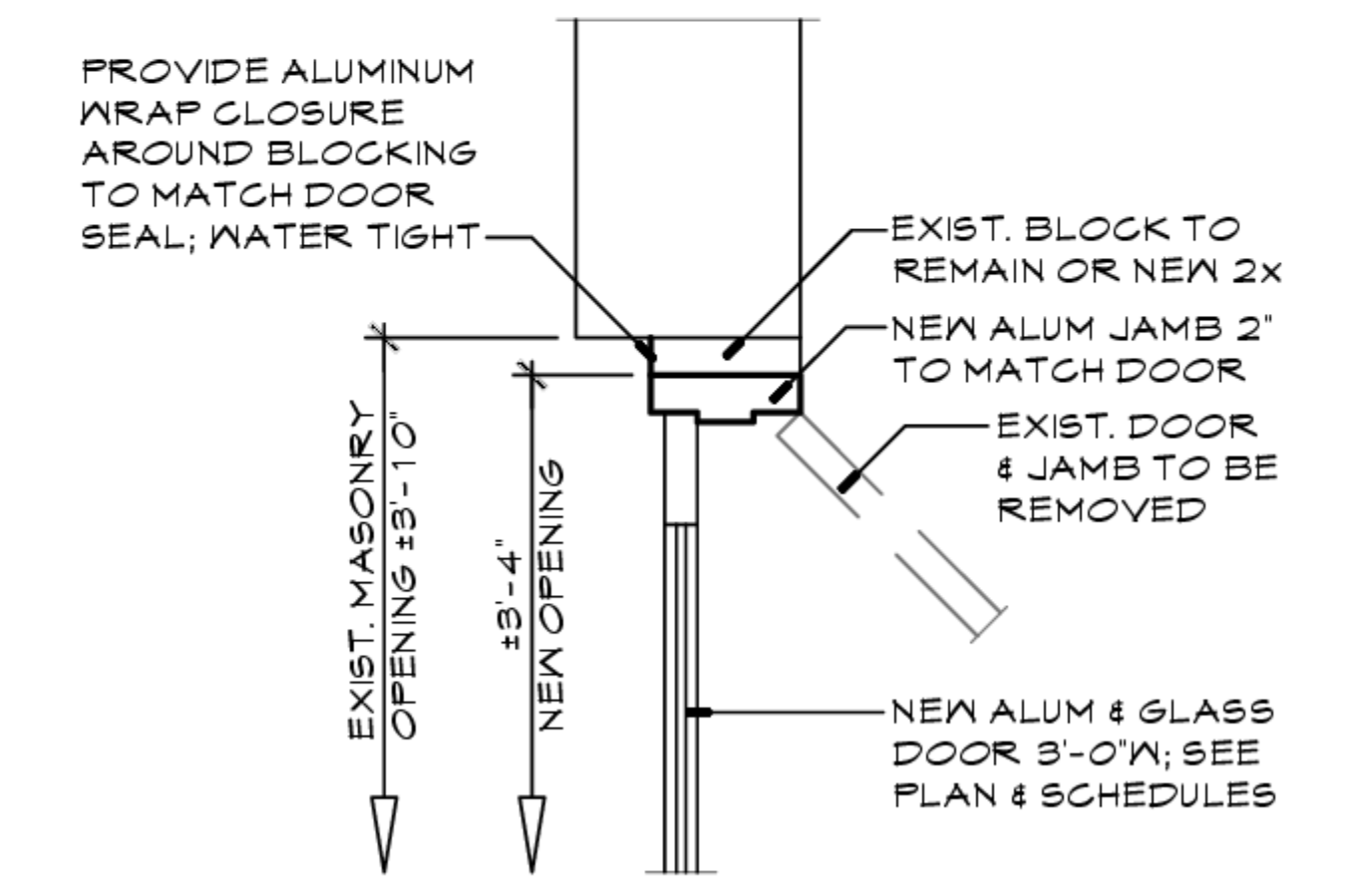
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A-1
 project number:
 26-014



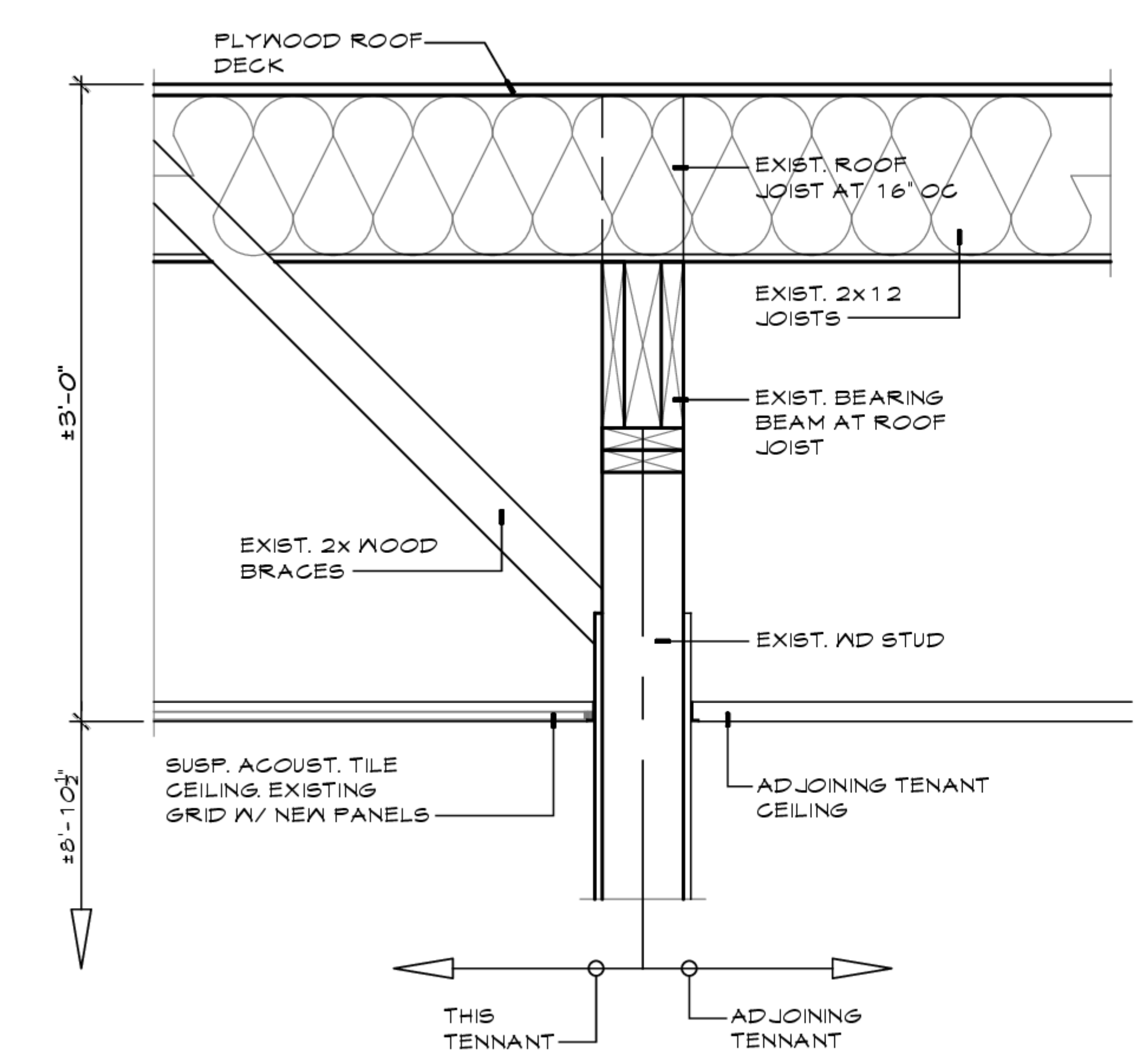
7 seismic suspended ceiling detail
 scale: 3/4" = 1'-0"



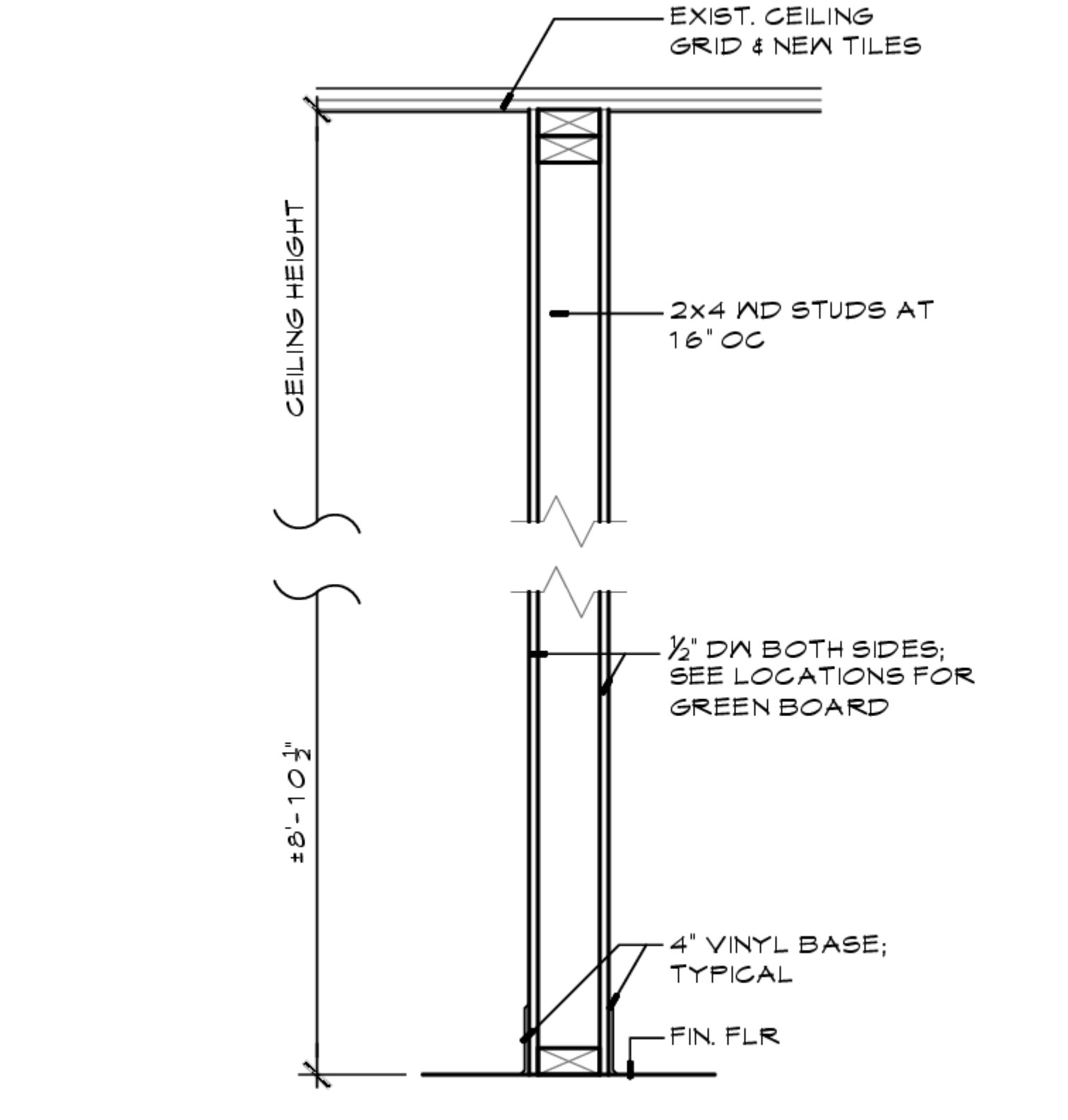
6 toilet room elevation
 scale: 1/2" = 1'-0"



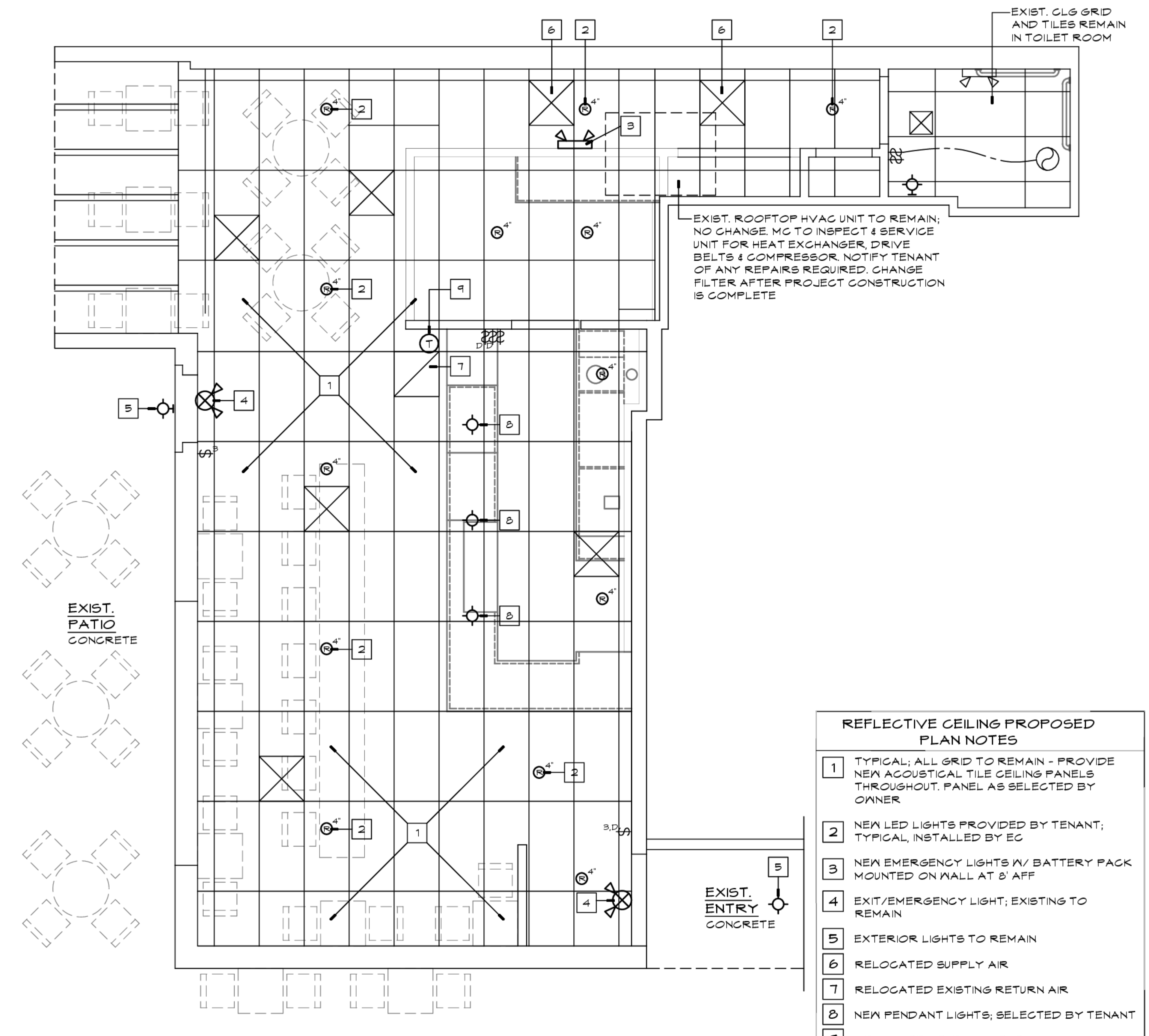
5 door jamb detail
 scale: 1/2" = 1'-0"



4 existing bearing wall plenum height
 scale: 1" = 1'-0"



3 typical new partition detail
 scale: 1" = 1'-0"



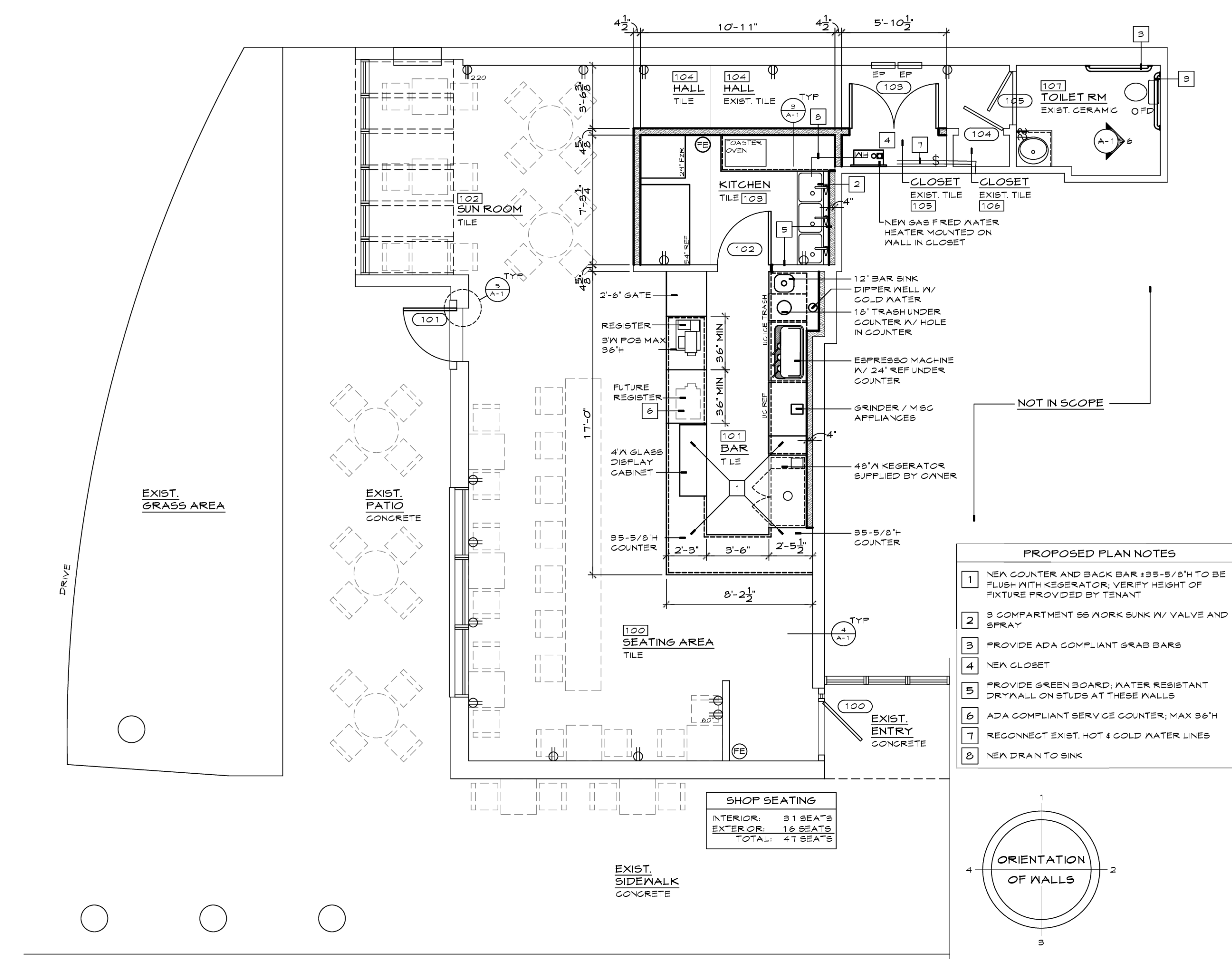
lighting symbol legend

	CEILING MOUNTED LIGHT - BRACE BOX AS REQD - FIXTURE TO BE SELECTED		VAPOR PROOF, DIMMABLE LED RECESSED CAN FIXTURE; UNIVERSAL INSULATION CONTACT HOUSING
	EXISTING WALL MOUNTED FIXTURE - VERIFY MOUNTING HEIGHT W/ FIXTURE MFG. - FIXTURE TO BE SELECTED		WALL MOUNTED EXIT SIGN WITH EMERGENCY LIGHTS
	DIAMETER OF FIXTURE		BATTERY POWERED EMERGENCY EXIT LIGHT
	DIMMABLE LED RECESSED CAN FIXTURE, UNIVERSAL INSULATION CONTACT HOUSING, WHITE STEP BAFFLE TRIM (UNO)		
	DENOTES AIR-TIGHT HOUSING REQUIRED; SEAL TO DRYWALL CEILING		

REFLECTIVE CEILING PROPOSED PLAN NOTES

- 1 TYPICAL; ALL GRID TO REMAIN - PROVIDE NEW ACOUSTICAL TILE CEILING PANELS THROUGHOUT. PANEL AS SELECTED BY OWNER
- 2 NEW LED LIGHTS PROVIDED BY TENANT; TYPICAL, INSTALLED BY EC
- 3 NEW EMERGENCY LIGHTS W/ BATTERY PACK MOUNTED ON WALL AT 6' AFF
- 4 EXIT/EMERGENCY LIGHT; EXISTING TO REMAIN
- 5 EXTERIOR LIGHTS TO REMAIN
- 6 RELOCATED SUPPLY AIR
- 7 RELOCATED EXISTING RETURN AIR
- 8 NEW PENDANT LIGHTS; SELECTED BY TENANT

2 reflective ceiling proposed plan
 scale: 1/4" = 1'-0"



1 first floor proposed plan
 scale: 1/4" = 1'-0"



PUBLIC HEARING

Notice is hereby given that on Monday, April 6, 2026 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-26-05 Special Use Exception, submitted by Panayiotis Stavrianos, for a restaurant at 910 Kehrs Mill Road, Suite 102.

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