



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2026-155
File Name	Special Use Permit – Luther Mazda Of Lee's Summit
Applicant	LLArk Properties LLC
Property Address	975 SE Oldham Parkway
Planning Commission Date	August 13, 2026
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Assistant Director of Plan Services Dan Fernandez, Project Manager, Development Services

Public Notification

Pre-application held: N/A

Neighborhood meeting conducted: July 09, 2026

Newspaper notification published on: July 18, 2026

Radius notices mailed to properties within 300 feet on: July 01, 2026

Site posted notice on: July 23, 2026

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Attachments

Site Plan, received June 11, 2026 – 1 page

Applicant Special Use Permit Narrative, dated June 10, 2026 – 1 pages

Photos of Surrounding Area – 8 pages

UDO Section 6.650 – 1 page

Location Map – 1 page

1. Project Data and Facts

Project Data	
Applicant/Status	LLArk Properties LLC /Applicant
Applicant's Representative	Linda McGinty
Location of Property	975 SE Oldham Parkway
Size of Property	5.96 acres (253,160.21 sq. ft.)
Number of Lots	1
Building Area (Existing)	12,100 sq. ft.
Zoning (Existing)	CP-2 (Planned Community Commercial)
Comprehensive Plan Designation	Commercial
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed special use permit and the City Council takes final action on the special use permit. Duration of Validity: A Special Use Permit shall be valid for a specific period of time identified in the permit.

Current Land Use

The existing 12,100-square-foot sales and service building is located on the 5.96-acre site along the east side of SE Oldham Parkway. The property is accessed by a single driveway from SE Oldham Parkway. A fence along the southern property line provides a buffer between the site and the adjacent residential neighborhood.

Description of Applicant's Request

The applicant is requesting renewal of the existing Special Use Permit (SUP) to continue operating an automobile dealership and major automotive repair facility for an additional 15-year term. The current SUP is scheduled to expire on November 3, 2026. No changes to the existing building, site layout, or exterior improvements are proposed as part of this request.

2. Land Use

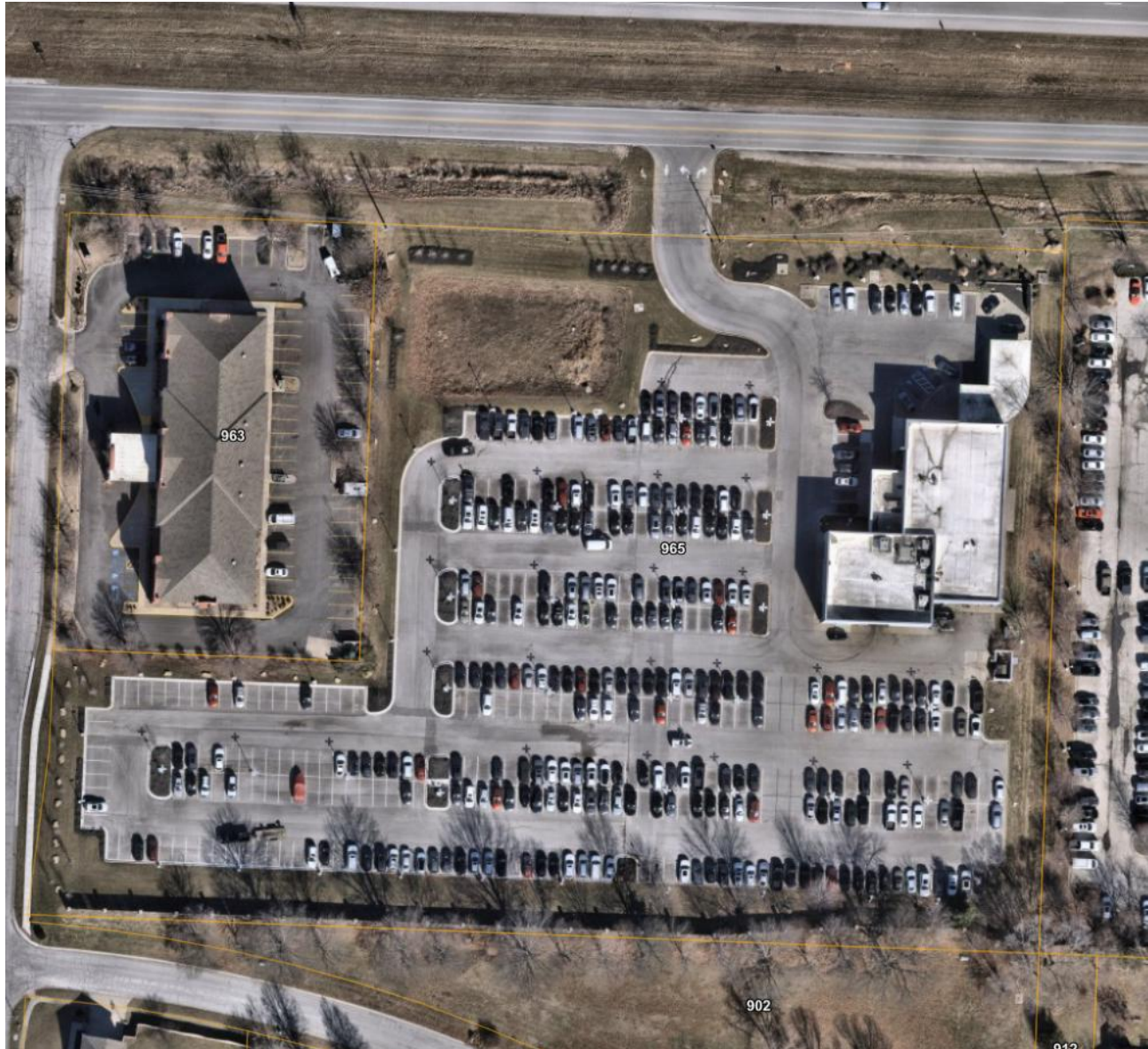
Description and Character of Surrounding Area

The surrounding area is characterized by an auto-oriented commercial development pattern along the SE Oldham Parkway corridor. Multiple automobile dealerships are located east of the subject property, while a Comfort Inn hotel and a NAPA Auto Parts store are situated immediately west. The Hawks Ridge East single-family residential subdivision borders the property to the south, and U.S. Highway 50 forms the northern edge of the corridor across SE Oldham Parkway.



Adjacent Land Uses and Zoning

North:	SE Oldham Parkway and HWY 50
South:	Single-family neighborhood / RP-1
East:	Wood Nissan of Lee's Summit/CP-2
West:	Comfort Inn & Solar Panel Energie/CP-2

Site Characteristics

The subject property is fully developed with an existing 12,100-square-foot automobile dealership constructed in 2007. The site is occupied by Luther Mazda of Lee's Summit and operates under an approved SUP for automobile sales established by Ordinance No. 6288. All vehicle service and repair activities are conducted entirely within the building, consistent with the requirements of the Unified Development Ordinance (UDO) and the conditions of the approved SUP.

Special Considerations

None

3. Project Proposal

The applicant is requesting renewal of the existing SUP to continue operating an automobile dealership with major automotive repair services on the subject property for an additional 15-year term.

Parking

Existing		Required	
Total parking spaces:	184 Regular stalls 2 Van accessible ADA stall 186 total spaces	Total parking spaces required:	51
Accessible spaces provided:	2	Accessible spaces required:	2
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks (Perimeter)

Yard	Required Minimum	Existing
Front	15' (Building) / 20' (Parking)	144.6' (Building) / 25' (Parking)
Side	10' (Building) / 6' (Parking)	319' (Building) / 199' (Parking)
Rear	20' (Building) / 20' (Parking)	218' (Building) / 40.8' (Parking)

Structure(s) Design (existing)

Number and Use of Building
1 / automotive dealership and major automotive repair facility
Building Size
12,100 sq. ft.
Number of Stories
1 story
Floor Area Ratio
0.05 total FAR (0.55 max in the CP-2 zoning district)

4. Unified Development Ordinance (UDO)

Section	Description
4.190	CP-2 Planned Community Commercial District
6.020	Permitted, conditional and special use tables

The UDO distinguishes between minor automotive repair and major automotive repair uses. Minor automotive repair includes services such as muffler replacement, brake work, oil changes, glass replacement, and other repairs that do not require removal of the engine head or pan, transmission, or differential. Incidental body and fender work, including minor dent repair, painting, and upholstery service, is also included within this use.

Major automotive repair involves more intensive mechanical and body work, including repair of automotive bodies, major mechanical repairs, body straightening, painting, welding, and the indoor storage of inoperable vehicles awaiting repair.

Within the CP-2 Planned Community Commercial District, minor automotive repair is permitted by right, subject to applicable conditions. Major automotive repair and automobile sales, however, require approval of aSUP.

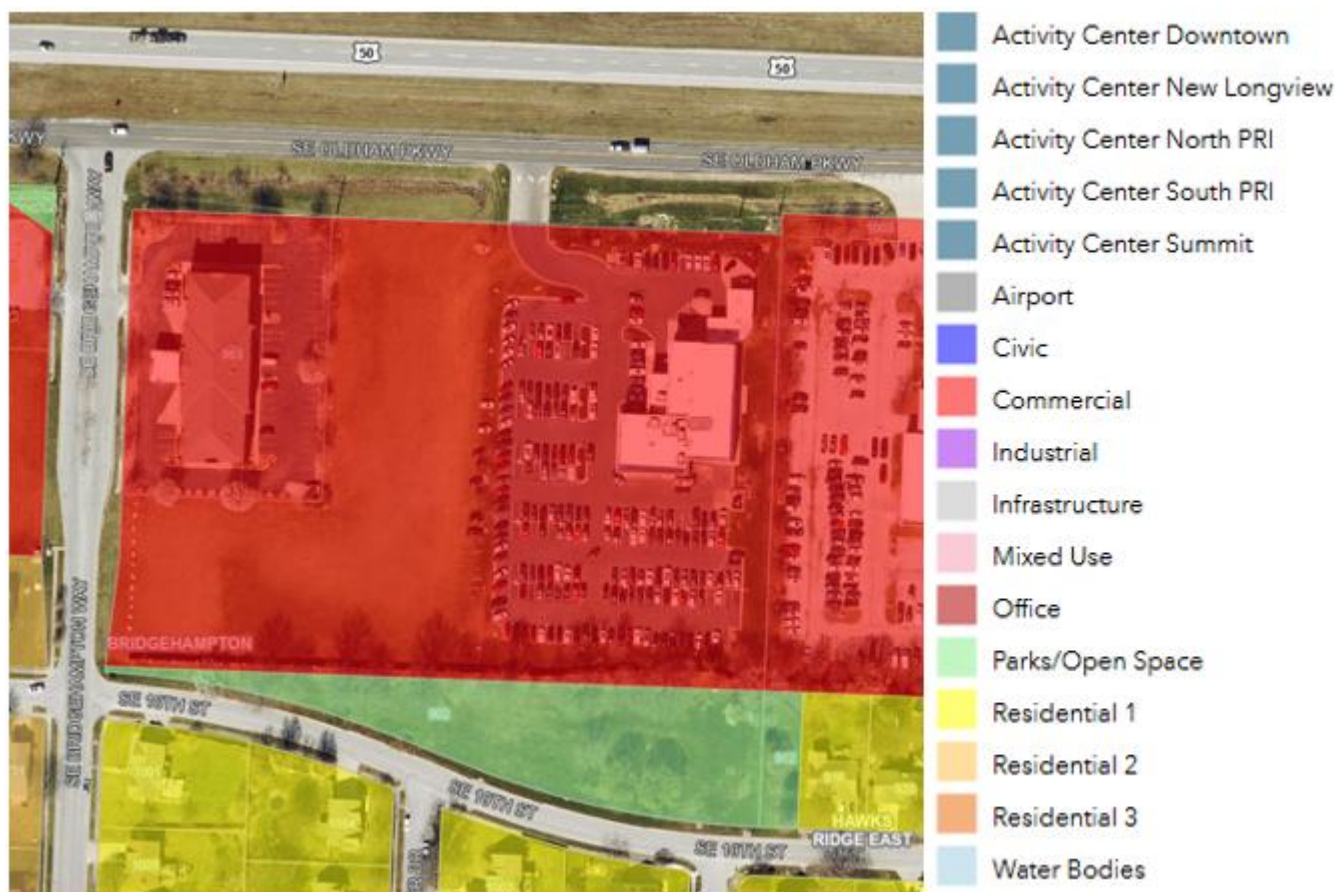
Although body shop services are generally permitted as part of an automobile dealership operating under an SUP, this property has historically been subject to a more restrictive condition. As part of the original SUP approval, body shop and collision repair operations were specifically prohibited in response to concerns raised by nearby residents during the public hearing. At that time, the applicant indicated that collision repair and body shop services would remain at its Raytown location; however, residents expressed concern that a future owner could establish those operations on the property. Additional concerns included the potential for increased traffic, noise, speeding, and safety impacts on adjacent residential streets. To address those concerns, the City Council included a condition of approval prohibiting body shop and collision repair services on the property. Staff recommends that this condition remain in effect as part of the proposed SUP renewal.

Neighborhood Meeting
The applicant hosted a neighborhood meeting on July 09, 2026, from 6:00 PM to 7:00 PM. • No members of the public attended.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Goal 3.3A: Build an adaptable framework for continued growth in a changing environment. Objective: Diversify the Lee's Summit economy. Objective: Increase business retention and grow business activity. Objective: Maintain a diverse and valuable tax base.

The Ignite! Comprehensive Plan promotes strategies that foster long-term economic prosperity and community resiliency. One of the Plan's objectives is to encourage continued private-sector investment and reinvestment throughout the community. The proposed renewal of the SUP supports this objective by allowing the continued operation of an established automobile dealership that has served the community for approximately 20 years. Approval of the request facilitates the applicant's ongoing investment in the property and reinforces the long-term economic vitality of the SE Oldham Parkway commercial corridor.



6. Analysis

Review Criteria

The application was reviewed in accordance with Section 6.650 of the Lee's Summit UDO, which establishes the approval criteria for SUP applications. Section 6.650 identifies 16 criteria that may be considered when evaluating an SUP request. Collectively, these criteria address five broad areas: land use compatibility, neighborhood impacts, infrastructure and public services, community need and public benefit, and policy and regulatory consistency.

For ease of reference, the complete list of applicable review criteria and approval standards contained in Section 6.650 of the UDO is included as an attachment to this staff report. Staff's analysis, findings, and recommendation are based on an evaluation of the application against these criteria and standards.

Background and History

- November 03, 2006—The City Council approved a preliminary development for Blue Ridge Mazda of Lee Summit Phase One consisting of the proposed car dealership (Appl.2006-150) by (Ord.#6289).
- November 03, 2006— The City Council approved a special use permit (Appl. 2006-149) for a period of (20) years to allow for automotive sales located at 975 SE Oldham Parkway, expiring on Nov 3, 2026 (Ord. #6288).
- November 03,2006— The City Council approved a Final Development Plan for Blue Ridge Mazda of Lee Summit approving the expansion of the parking lot (Appl. 2006- 264).

Compatibility

The existing automobile dealership and major automotive repair facility has operated on the subject property for approximately 20 years and has demonstrated compatibility with the surrounding area. The property is located within an established auto-oriented commercial corridor along SE Oldham Parkway, where several automobile dealerships and related automotive businesses are concentrated. The continued operation of Luther Mazda is consistent with the existing development pattern and complements surrounding commercial uses, including nearby automobile dealerships such as Wood Nissan and McCarthy Jeep Ram Chrysler Dodge. No changes to the site's layout, intensity of use, or operational characteristics are proposed as part of this request. As such, the proposed renewal represents a continuation of a long-established use that remains compatible with adjacent land uses and the character of the surrounding area.

Adverse Impacts

The proposed renewal of the SUP is not expected to create adverse impacts on surrounding properties or the public. The request does not include any expansion of the existing use, increases in operational intensity, or modifications to the site or building. Because no exterior improvements are proposed, the renewal will not result in additional stormwater runoff, traffic impacts, or other site-related effects beyond those associated with the existing, long-established operation. The continued use is not anticipated to be detrimental to the surrounding area.

Public Services

The proposed renewal of the SUP will not adversely affect the provision of public services or impede the normal and orderly development of surrounding properties. The surrounding area is fully developed, and the existing automobile dealership will continue to be served by established public infrastructure. Water and

sanitary sewer service will continue to be provided through the existing public utility systems serving the property, and no additional demand on public facilities is anticipated as a result of this request.

Time Period

The applicant is requesting renewal of the SUP for a 15-year term. Staff supports the requested duration, as it is consistent with the previously approved SUP for this property and with similar automobile dealership SUPs approved throughout the community. Given the established nature of the use, its demonstrated compatibility with surrounding properties, and the absence of any proposed changes to the site or operations, staff finds that a 15-year term is appropriate.

Recommendation

With the conditions of approval outlined below, staff finds that the proposed SUP renewal is consistent with the goals and policies of the Ignite! Comprehensive Plan and satisfies the applicable review criteria and requirements of the Unified Development Ordinance. Therefore, staff recommends approval of the request.

7. Recommended Conditions of Approval

Site Specific

1. The special use permit shall be granted for a period of fifteen (15) years from the date of approval.
2. No body shop or collision repair operations shall be permitted on the property unless authorized through the approval of a new Special Use Permit.
3. No Outside paging or loudspeaker system shall be used on the site.
4. All overhead doors shall remain closed at all times, except as necessary for the ingress or egress of vehicles or the loading and unloading of materials.