

Special Use Permit Narrative

Luther Mazda of Lee's Summit

975 SE Oldham Parkway

06/10/2026

JWC Properties, Inc., opened Eddy's Mazda of Lee's Summit in 2007 at 975 SE Oldham Parkway. It was a 16,345 square foot building constructed on 5.82 acres of which 2.89 acres remained undeveloped (west side of property). It was built for the sales and service of Mazda and pre-owned vehicles and included use areas typical of a new car dealership. These include showroom, sales offices, guest and employee restrooms, guest waiting area, parts department, service department, service drive and employee break room. This building was constructed so all service related activities occurred inside the shop. A make-up air unit and vehicle exhaust system were installed to reduce the impact of odors. The overhead doors help to keep noises contained to the shop. The site was designed to provide screening from the neighborhood to the south (behind the shop), with a large berm and trees.

The business and property were sold to Steven Enterprises, LLC, in June, 2016. The new owner upgraded the facility in 2020-2021 to the latest Mazda Retail Evolution image which included mostly finish changes to the building interior showroom, sales offices, guest waiting area, service drive, restrooms and exterior façade. The service and parts areas did not undergo any changes nor did the uses of the facility change.

In June of 2022, LL Ark Properties, LLC, purchased Eddy's Mazda of Lee's Summit and changed its name to Luther Mazda of Lee's Summit. An interior remodel occurred in early 2024 which provided a new and larger employee breakroom, the addition of a training/conference room, 2 offices and larger guest restrooms. In mid-2024, the west 2.89 acres were developed to expand vehicle inventory storage and display. This work included a new lot surface and curbs, lighting, landscaping, a storm detention basin with rate control structures and a mill and overlay of the existing lot. Again, the use of the facility as sales and service of Mazda and pre-owned vehicles remained the same.

Luther Mazda of Lee's Summit provides full-time employment to approximately 30 employees who are compensated with market-leading pay. The store continues to comply with Sec. 6.440.