

Olathe Community Development Quarterly Development Report

3rd Quarter (Jul-Sep 2021)



Olathe at a Glance

82,479

Labor Force (BLS, Aug 2021)

147,263

Population (Olathe, Sept 2021)

3.1%

Unemployment Rate
(BLS, Aug 2021)

\$337,096

Typical Home Value
(Zillow, Aug 2021)

Monthly Population Estimates

Ending September 30, 2021

DATE	POPULATION*
January	145,725
February	145,826
March	145,980
April	146,294
May	146,515
June	146,805
July	147,010
August	147,146
September	147,263
October	
November	
December	

* In an effort to improve accuracy, these reports may include adjustments to past months population estimates, as well. Such adjustments are necessary due to occasional changes in characteristics for past building permits that result in a different number of permitted housing units. Updating the past information allows the growth over time to be represented more accurately.

Estimates are based upon a multiplier using 2000 & 2010 Census data for average household size and occupancy rate and are not a hard count of the population. In the 2000 US Census, Olathe's April 1, 2000 population count is listed as 92,962. In the 2010 US Census, Olathe's July 1, 2010 population count is listed as 125,872.

Vacancy Rate - 2000: 3.1, 2010: 5.0
Household Size - 2000: 2.83, 2010: 2.80

Upcoming Development - Residential

The following tables provides a list of all final plats for single-family subdivisions and final site development plans for multi-family and non-residential developments that were approved in this quarter of 2021.

Single-Family Subdivisions

Subdivision	Location	Developer	Lots
Lakeshore Meadows, Third Plat	NE of Dennis Ave & Houston St	Cherry Park Properties, LLC	26
Nottingham Creek, Eighth Plat	177th Terr & Lone Elm Rd	MVK Investments	24
Oak Run, Ninth Plat	Red Bird St & 148th Terr	Oak Run Olathe LLC	54
Prairie Canyon, First Plat	College Blvd & Valley Pkwy	Prime Land Development	44
Stonebridge Manor, Third Plat	SE of Mur-Len Rd & 168th Terr	Stonebridge Partners LLC	30
Woodland Hills, Fourth Plat	Woodland Rd & 114th Terr	Prairie Star Development, LLC	31
Woodland Hills, Fifth Plat	Woodland Rd and 113th Terr	Prairie Star Development, LLC	47

Total Lots: 256

Multi-Family Developments

Development	Location	Developer	Units
College Ridge Apartments	SW of College Blvd & Ridgeview Rd	Davis Development	285
Courts at Stonebridge 2nd Plat	N of 168th Terr & Legler St	Stonebridge Partners LLC	35
Montage at Mur-Len	SW of 127th St & Mur-Len Rd	Bach Homes	383

Total Units: 703



Upcoming Development - Non-Residential

Commercial & Industrial Developments

Development	Use	Location	Developer	Bldg. Size
175th Street Commerce Center - Bldg #1	Office/ Warehouse	NW of 175th St & Hedge Ln	Hedge 175 Associates LLC	1,071,139
Charlie's Car Wash Vacuums	Car Wash	13412 S Black Bob Rd	Charlie's Car Wash LLC	N/A
Club Carwash	Car Wash	14910 S Harrison St	Club Carwash Operating LLC	5,671 sf
Johnson County Square	Open Space / Park	SE of Santa Fe St & Kansas Ave	Johnson County	N/A
K9 Acres Pet Resort	Dog Kennel & Training	16129 S Lone Elm Rd	K9 Acres Pet Resort LLC	4,000 sf
Lot 3 Olathe Commerce Park	Warehouse	N of 890 S Pine St	Jett Trucking	12,525 sf
Mo'Bettahs - Hawaiian Style Food	Restaurant	11990 S Strang Line Rd	Savory MB Stores LLC	2,074 sf
New Horizon Academy	Daycare	SE of 151st St & Black Bob Rd	New Horizon Academy	13,853 sf
Olathe Health Quivira Campus	Medical Office	NW of 151st St & Quivira Rd	Olathe Health Physicians Inc	69,712 sf
Red Crow Brewery - Outdoor Dining Area	Restaurant	1062 W Santa Fe St	Monach LLC	1,364 sf
Rivian Wash Bay Addition	Vehicle Repair	601 N Lindenwood Rd	Rivian Automotive	883 sf
Southpark Commerce Center - Bldgs A, B & C	Office / Warehouse	NW of Frontier Ln & Fountain Dr	Builder's Stone & Masonry Inc.	382,500 sf
Tall Trellis Taproom & Coffee Shop	Restaurant	25600 W Valley Pkwy	Tall Trellis, LLC	4,800 sf

Total Sq. Ft.: 1,569,521



JOHNSON COUNTY SQUARE

Upcoming Development - Highlights



Lineage Logistics

A 430,000 square foot building is under construction for Lineage Logistics in Lone Elm Commerce Center near 167th Street and Lone Elm Road. This is the first new facility for the company in the Kansas City Metro area. The building has many automated features which allows for the temperatures to remain subzero in the refrigerated warehouse.



Montage at Mur-Len

New mixed-use development at the southwest corner of 127th and Mur-Len with 328 apartment units, 55 townhouse units and 27,897 square feet of commercial. The mixed-use buildings with retail and restaurant uses on the first floor and living units on the top floors. Casey's Gas Station northwest corner of 129th Street and Mur-Len Road.



Azura Credit Union

Azura Credit Union, based out of Topeka, is moving forward with plans to expand their banking network with their first branch in Olathe, located in Ridgeview Falls near Ridgeview Road and 119th Street. Construction will begin on a new 5,000 sq. ft. building with a drive-up teller machine by early 2022. Azura Credit Union serves over 50,000 members with more than 80 years of financial service experience.

Current Construction - Building Permits

Since the beginning of 2021, the Building Codes Division issued 3,220 building permits, with total construction valued at over \$375 million. Total fees (permit and review fees) assessed in 2021 exceed \$6.0 million. Year to date, permits were issued for 534 new residential projects, including (527) 1 & 2 family dwellings and (7) multi-family projects, for a total number of (669) new dwelling units. In 2021, permits were issued for 17 new commercial and 107 commercial remodel projects. The data for all permit types will be tracked monthly throughout the year in the following table.

2021 Building Permits Issued (YTD)

Month	1 & 2 Family Residence	Multi Family	Res. Remodel Addition	Comm. New	Comm. Remodel Addition	MEP	Other	Total	Permit Fees	Review Fees	Total Valuation
January	53	3	45	2	10	101	28	242	\$668,550	\$35,208	\$36,295,621
February	34	0	40	2	12	114	30	233	\$406,166	\$34,924	\$45,189,614
March	57	1	51	1	13	144	49	316	\$630,451	\$36,973	\$43,458,579
April	92	1	57	3	5	169	83	410	\$954,197	\$43,418	\$50,117,423
May	78	0	68	0	10	141	121	418	\$808,608	\$34,437	\$54,264,190
June	65	0	41	3	18	206	109	442	\$672,706	\$45,800	\$52,654,429
July	62	2	56	3	13	199	74	409	\$727,817	\$37,522	\$40,549,589
August	51	0	52	3	13	221	79	418	\$477,642	\$25,152	\$29,383,877
September	35	0	66	0	13	168	50	332	\$402,465	\$18,654	\$23,550,431
October											
November											
December											
TOTALS	527	7	476	17	107	1463	623	3,220	\$5,748,603	\$312,087	\$375,463,753

At a Glance - 2021 YTD

124 New

Commercial & Industrial Buildings & Remodels

669 New

Residential Units

\$95 Million

Commercial Valuation

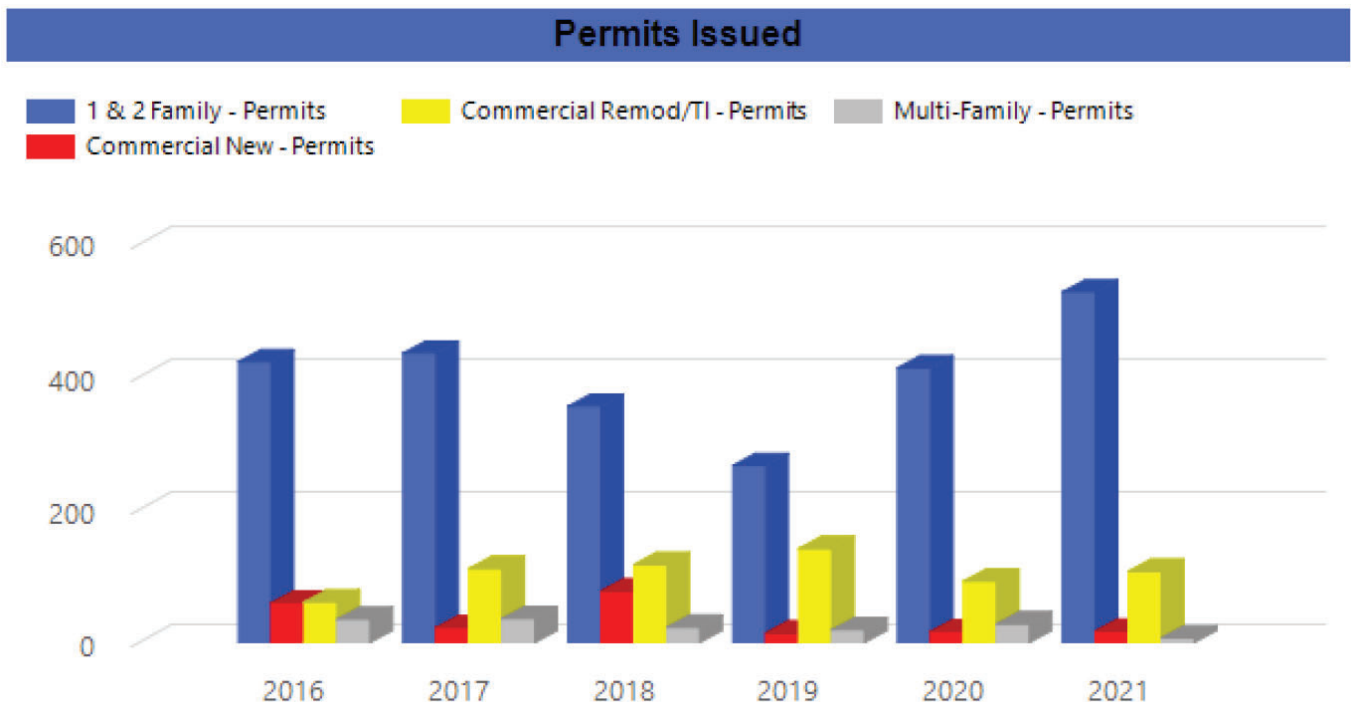
\$269 Million

Residential Valuation

Current Construction - Building Permits

The following table and chart provide a comparison of the previous five years of year-to-date statistics for permit numbers and valuation of new residential construction; residential dwelling units; new commercial construction and commercial remodels. Construction valuation and permitting fees are also included.

YEAR TO DATE COMPARISON						
Permits Issued	2016	2017	2018	2019	2020	2021
1 & 2 Family Residence	422	435	355	266	413	527
Multi-Family Residence	35	36	23	19	28	7
New Residential Units	732	533	449	448	836	669
New Commercial	59	22	77	14	16	17
Commercial Remodel/TI	61	111	117	141	92	107
Total Permits	2746	2823	3007	2797	2767	3220
Residential Valuation	\$147,825,068	\$152,059,140	\$138,928,164	\$123,941,112	\$192,538,628	\$269,118,523
Commercial Valuation	\$225,920,652	\$211,617,281	\$185,939,888	\$106,883,751	\$115,134,169	\$95,941,309
Total Valuation	\$373,745,720	\$363,676,422	\$324,868,052	\$230,824,863	\$307,672,798	\$365,059,832
Permit Fees	\$5,453,682	\$5,679,139	\$5,444,894	\$3,577,486	\$5,299,862	\$5,748,603
Review Fees	\$303,537	\$329,927	\$460,386	\$288,843	\$292,425	\$312,087
Total Fees	\$5,757,219	\$6,009,066	\$5,905,281	\$3,866,329	\$5,592,287	\$6,060,690



Current Construction - Highlights

Recently Occupied Buildings

Development	Address
Auburn Pharmacy (Remodel)	401 W Frontier Ln
Chick-Fil-A (Remodel/Addition)	12087 S Black Bob Rd
El Centro (Tenant Finish)	201 E Loula St
First Watch (Tenant Finish)	1177W Santa Fe St
Fuel Cafe (Remodel)	1021 E 151st St
Harvest Moon Natural Foods (Tenant Finish)	16579 W 151st St
Lineage Logistics (New Building)	16670 S Erickson St
Little Caesar's (Tenant Finish)	904 E Santa Fe St
Olathe Coffee Company (Tenant Finish)	101 E Park St
Olathe Fire Station No. 8 (New Building)	14700 S Lakeshore Dr
Olathe Medical Center (Addition & Tenant Finish)	20333 W 151st St
Olathe Pet Shop (Tenant Finish)	16653 W 151st St
OSC Office/Warehouse (New Building)	10568 S Warwick St
Reece Nichols Office (New Building)	10592 S Ridgeview Rd
Rockler Woodworking & Hardware (Tenant Finish)	15340 W 119th St



OLATHE FIRE STATION No. 8

Resources

Development Reports

[Building Permit Monthly Reports](#)

[Annual Development Reports](#)

Development Maps

[Planning and Development Map](#)

[Planning/Zoning Map](#)

[2022 -2026 Capital Improvement Projects](#)

Building Permits

[Building Permit Information](#)

Codes and Ordinances

[Olathe Municipal Code](#)

[Unified Development Ordinance](#)

Comprehensive Plan

[PlanOlathe Comprehensive Plan](#)

Opening a New Business

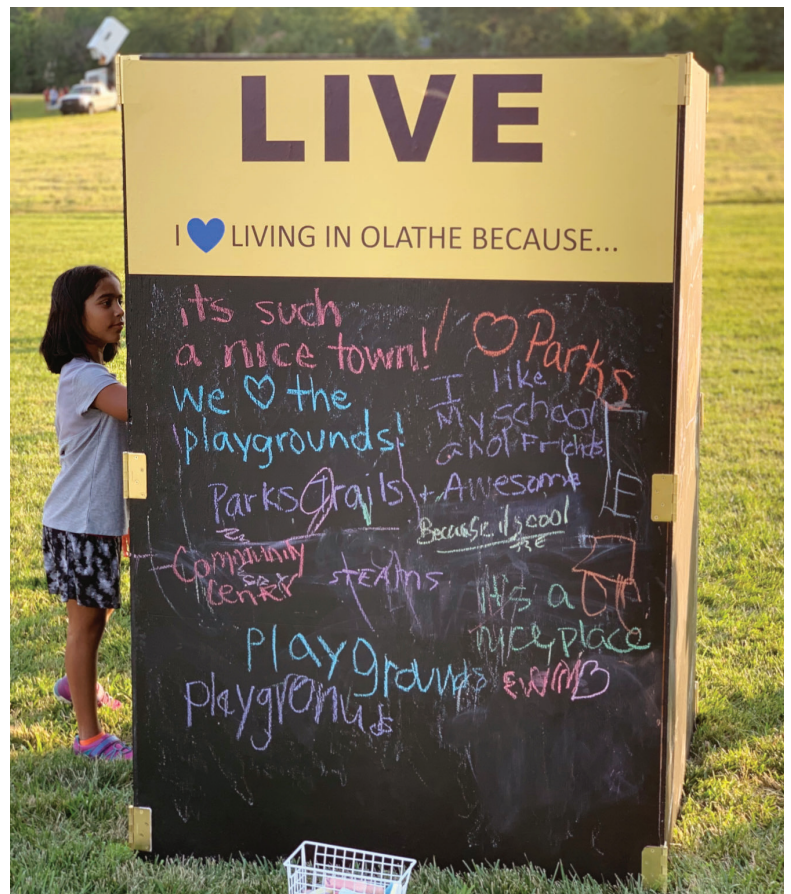
[New Business Resource Guide](#)

Development Resources

[Development Resources](#)

CITY OF OLATHE CONTACTS

City of Olathe - Main Line	913-971-8600
Alarm Coordinator	913-971-8530
Building Codes	913-971-7900
City Clerk's Office	913-971-8521
Economic Development	931-971-8680
Fire Dept. - General Info	913-971-7900
Planning	913-971-8750
Police Dept. - General Info	913-971-7500
Public Works	913-971-9045
Utilities & Trash	913-971-9311



For additional information, contact Nathan Jurey at nwjurey@olatheks.org or 913.971.8661.