

Olathe Community Development Quarterly Development Report

4th Quarter (Oct-Dec 2021)



Olathe at a Glance

81,331

Labor Force (BLS, Nov 2021)

148,665

Population (Olathe, Dec 2021)

1.8%

Unemployment Rate
(BLS, Nov 2021)

\$343,455

Typical Home Value
(Zillow, Nov 2021)

Monthly Population Estimates

Ending December 31, 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	147,396
November	147,944
December	148,665

* 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

The following tables provide a list of final plats for single-family subdivisions and final site development plans for non-residential developments that were approved in this quarter of 2021. No final site development plans for multi-family developments were approved in this quarter.

Single-Family Subdivisions

Subdivision	Location	Developer	Lots
Prairie Canyon, Second Plat	SW of College Blvd & K-7 Hwy	Clay Blair Services Corp.	22
Stonebridge South, First Plat	SE of 167th St & Ridgeview Rd	Stonebridge Partners LLC	46

Total Lots: 68

Commercial & Industrial Developments

Development	Use	Location	Developer	Bldg. Size
Azura Credit Union	Bank	11741 S. Ridgeview Rd.	Azura Credit Union	5,000 sf
Casey's General Store	Gas Station	NW of 129th St. & Mur-Len Rd.	Casey's Retail Company	4,790 sf
Great Plains Commerce Center, Lot 1	Flex Space	NE of 159th St. & Lone Elm Rd.	Bluescope Properties	236,160 sf
Labaron-Ramos Law Offices (Remodel)	Office	113-115 S. Kansas Ave.	Labaron-Ramos Law Firm	N/A
Olathe Dodge Chrysler Jeep Ram (Remodel)	Car Dealership	11700 S. Strang Line Rd.	15500 W 117th Holdings LLC	N/A
Pizza Hut Drive-Thru	Restaurant	15315 W. 151st St.	Grand Mere Restaurant Group	1,800 sf
Rawlings Art Studio & Office	Flex Space	NW of 110th Terr. & Shady Bend Rd.	Cedar Creek Development Company	8,420 sf

Total Sq. Ft.: 256,170



AZURA CREDIT UNION COMMUNITY PARK

Upcoming Development - Highlights



Olathe Health - Quivira Campus

Olathe Health is expanding to a new satellite location at the northwest corner of 151st Street and Quivira Road. The new campus will consist of one (1) 67,327 sq. ft. medical office building with primary and urgent care services, imaging and diagnostics, physical therapy, an outpatient surgical center, and a pharmacy.



Tall Trellis Tap Room

Kansas Hop Company is planning to renovate the former gas station at 25600 W. Valley Parkway as a coffee shop by day and a taproom by night. The taproom will serve beer brewed on-site and beer made from hops grown on their farm in Ottawa, KS. The renovation includes seating within the building, a new outdoor patio area, and an area for yard games surrounded by decorative hop trellises.



Great Plains Commerce Center

BlueScope Properties is bringing a new office and warehouse park to Olathe, near 159th Street and Lone Elm Road. The development consists of four speculative flex-space buildings ranging in size from 114,000 square feet to 236,160 square feet. The first phase of the project, beginning with Building 1 located along 159th Street, is currently starting the initial phases of construction.

Current Construction - Building Permits

Since the beginning of 2021, the Building Codes Division issued 4,147 building permits, with total construction valued at over \$545 million. Total fees (permit and review fees) assessed in 2021 exceed \$8.4 million. Year to date, permits were issued for 690 new residential projects, including (678) 1 & 2 family dwellings and (12) multi-family projects, for a total number of (1,204) new dwelling units. In 2021, permits were issued for 24 new commercial and 146 commercial remodel projects.

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	\$670,935	\$35,693	\$36,295,621
February	35	0	40	2	12	114	30	233	\$406,906	\$34,924	\$45,189,614
March	56	1	51	1	13	144	50	316	\$631,203	\$37,303	\$43,458,929
April	92	1	57	3	5	169	83	410	\$956,387	\$43,768	\$50,117,423
May	77	0	68	0	10	141	121	417	\$800,713	\$34,626	\$53,819,240
June	65	0	40	3	18	205	109	440	\$684,925	\$46,005	\$52,624,144
July	62	2	56	3	13	199	74	409	\$739,258	\$38,497	\$40,549,589
August	51	1	52	3	13	219	78	417	\$572,085	\$28,267	\$30,373,577
September	35	0	66	0	13	168	50	332	\$402,605	\$18,794	\$23,550,431
October	50	0	42	2	15	148	65	322	\$469,601	\$24,506	\$45,488,099
November	51	1	38	2	19	189	45	345	\$850,533	\$60,421	\$66,609,831
December	51	3	39	3	5	117	46	264	\$780,793	\$62,464	\$57,386,031
TOTALS	678	12	594	24	146	1,914	779	4,147	\$7,965,343	\$465,269	\$545,462,530

At a Glance - 2021 YTD

170 New

Commercial & Industrial Buildings & Remodels

1,204 New

Residential Units

\$180 Million

Commercial Valuation (New/Remodel)

\$351 Million

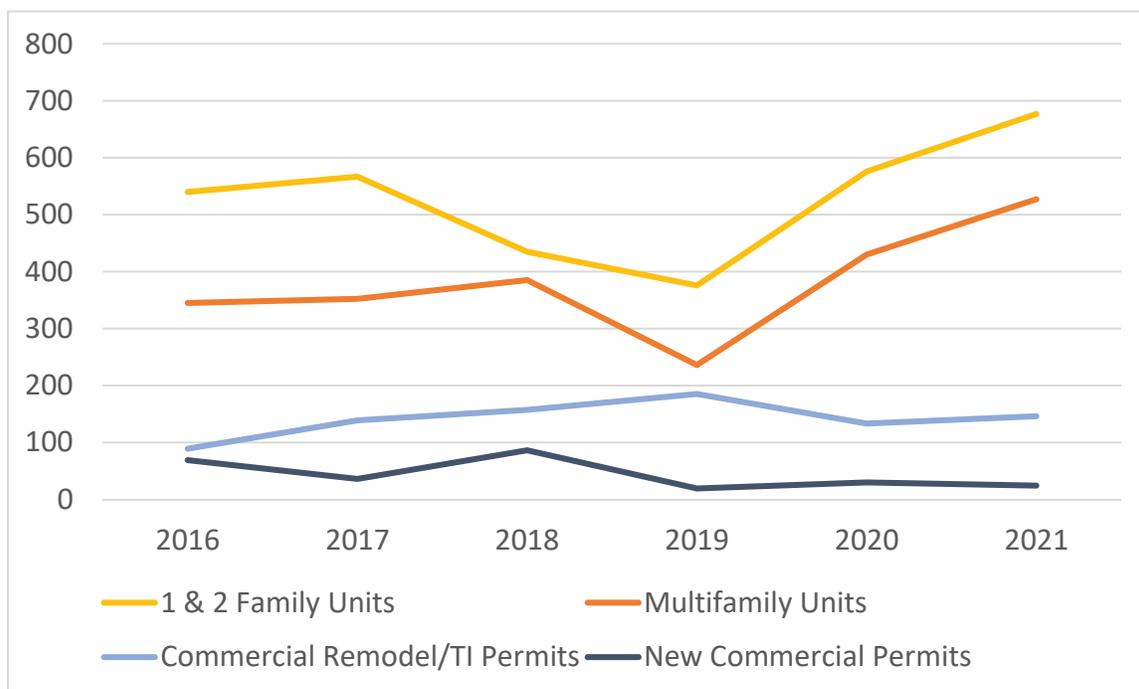
Residential Valuation (New/Remodel)

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	540	567	435	376	576	678
Multi-Family Residence	38	47	36	30	28	12
New Residential Units	885	919	820	612	1006	1204
New Commercial	69	36	86	19	30	24
Commercial Remodel/TI	89	139	157	185	133	146
Total Permits	3548	3758	3864	3782	3733	4144
Residential Valuation	\$194,630,649	\$201,527,488	\$174,362,701	\$173,781,970	\$270,527,501	\$351,972,797
Commercial Valuation	\$352,253,127	\$295,634,285	\$318,110,263	\$246,845,443	\$217,134,597	\$180,323,376
Total Valuation	\$546,883,776	\$497,161,773	\$492,472,964	\$420,627,412	\$487,662,097	\$532,296,173
Permit Fees	\$7,064,807	\$7,972,669	\$7,427,173	\$6,222,441	\$7,582,540	\$7,965,343
Review Fees	\$435,404	\$494,922	\$659,306	\$563,079	\$518,876	\$465,269
Total Fees	\$7,500,212	\$8,467,591	\$8,086,479	\$6,785,520	\$8,101,416	\$8,430,612

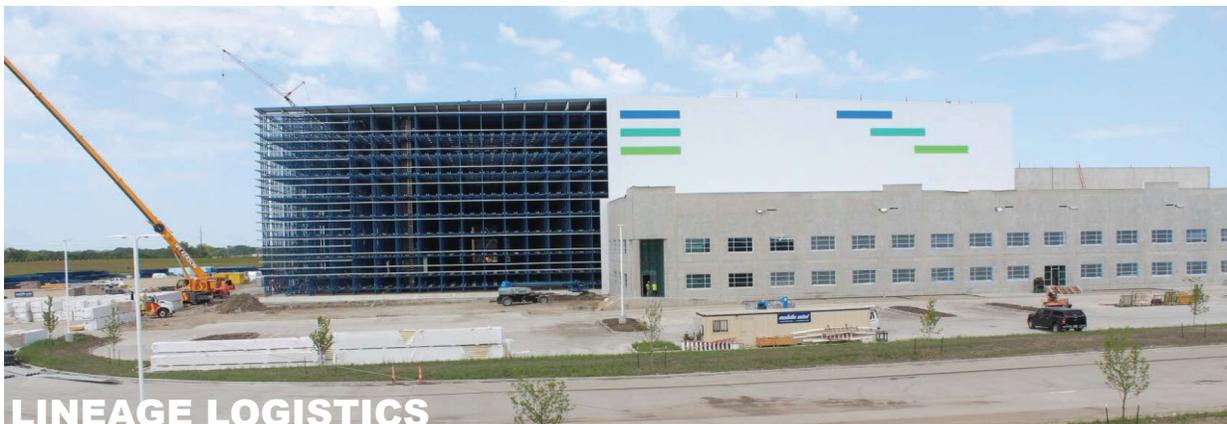
Residential Units & Commercial Permits Issued



Current Construction - Highlights

Recently Occupied Buildings

Development	Address
Accelerate 360 (Remodel & Tenant Finish)	16574 S Theden St
Chipotle Mexican Grill (Tenant Finish)	18016 W 119th St
Collis Craneworks (Tenant Finish)	1137 W Pittman St
Concentra (Addition)	15430 S Rogers Rd
Cottonwood Springs Changes (Remodel)	15040 W 138th St
Country Kids Daycare (Addition)	15805 S Hunter St
Fire Jerk Restaurant (Tenant Finish)	119 S Mur-Len Rd
Foley Industries Rental Equipment (Addition)	19968 W 157th St
Innovative Fluid Power (Tenant Finish)	1255 N Winchester St
Kanza Mediterranean Market (Tenant Finish)	116 N Clairborne Rd
Kids TLC, Inc. (Remodel)	450 N Rogers Rd
Lineage Logistics (New Building)	16650 S Erickson St
Olathe Fire Station No. 8 (New Building)	14700 S Lakeshore Dr
Olathe Medical Center (Addition & Tenant Finish)	20333 W 151st St
Parcel Ground Hub (Remodel)	22525 W 167th St
QuikTrip (Remodel)	15710 S US 169 Hwy
Sarpinos Pizzeria (Tenant Finish)	1235 W Harold St
Sinochips Diagnostics (Remodel)	2500 College Blvd
Socially Tea (Tenant Finish)	10586 S Ridgeview Rd
Sunny Brook Family Dentistry (Addition)	21645 College Blvd
Taco Johns (Remodel)	18617 W 151st St
Westar Development (Remodel)	10568 S Warwick St



Resources

Development Reports

[Monthly Building Permit Reports](#)

[Annual & Quarterly 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

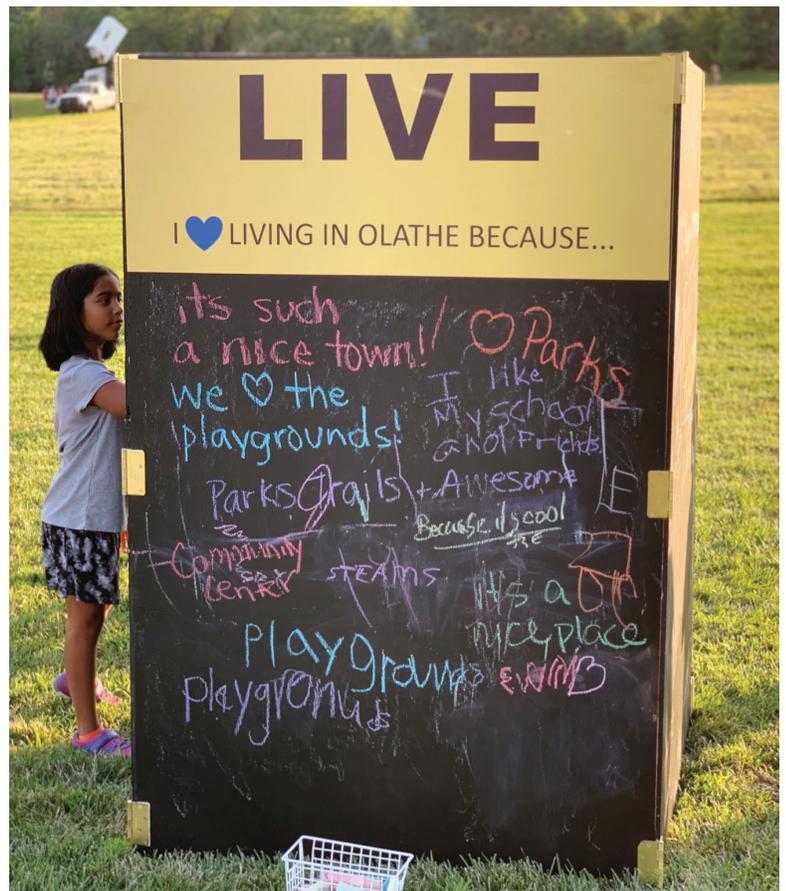
[New Business Resource Guide](#)

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



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