

Olathe Community Development Quarterly Development Report

1st Quarter (January - March 2022)



**MIDAMERICA NAZARENE UNIVERSITY
STUDENT CENTER**

Olathe at a Glance

81,444

Labor Force (BLS, Feb 2022)

149,043

Population (Olathe, Mar 2022)

2.2%

Unemployment Rate
(BLS, Feb 2022)

\$370,292

Typical Home Value
(Zillow, Mar 2022)

Monthly Population Estimates

Ending March 31, 2022

DATE	POPULATION*
January	148,774
February	148,870
March	149,043
April	
May	
June	
July	
August	
September	
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 provide 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 2022.

Single-Family Subdivisions

Subdivision	Location	Developer	Lots
Lakeview Ridge 1st Plat	Houston St & 143rd St	Cherry Park Properties, LLC	26
Woodland Hills, Fifth Plat	Woodland Rd and 115th Terr	Prairie Star Development, LLC	47
Total Lots:			73

Multi-Family Developments

Development	Location	Developer	Units
Ridgeview Corporate Apartments	Ridgeview Rd. & College Blvd.	Ridgeview Associates LLC & PERG Ridgeview LLC	337
Santa Marta Priest Retirement Center	Greenwood Dr. & 116th St.	Kansas City Archdiocese	10
Total Units:			347



RIDGEVIEW CORPORATE APARTMENTS

Upcoming Development - Non-Residential

Commercial & Industrial Developments

Development	Use	Location	Developer	Bldg. Size
Azura Community Park	Park	18210 W. 118th St.	Azura Credit Union	810 sf
Celebrate Dental & Braces (Remodel)	Dentist	1828 Santa Fe St.	Celebrate Holdings Olathe LLC	N/A
Hy-Vee Aisles Online	Retail	14955 W. 151st St.	Hy-Vee, Inc.	1,200 sf
Hy-Vee Aisles Online	Retail	Ridgeivew Rd. & 119th St.	Hy-Vee, Inc.	1,200 sf
I-35 Logistics Park Building C Expansion	Warehouse	15251 S. Green Rd.	MDH Partners	316,816 sf
I-35 Logistics Park Phase 2	Warehouse	Green Rd. and 159th St.	Scannell Properties #476 LLC	569,579 sf
Phenix Label Building Connection	Business Support	1160 S. Alden St	Phenix Label	2,488 sf
Premium Logistics (Parking Lot)	Storage Lot	15321 S. Cornice St.	Danish Nadeem	N/A
St. Paul's Pre-K Entry Addition	Education	21650 W. 115th Terr.	Archdiocese of Kansas City	210 sf
Subaru of Olathe	Vehicle Sales	Renner Blvd. & 119th St.	Baxter Auto	58,235 sf
Wendy's	Restaurant	732 W. Park St.	Legacy Restaurant Group	2,379 sf

Total Sq. Ft.: 952,917



I-35 LOGISTICS PARK PHASE 2

Upcoming Development - Highlights



Subaru of Olathe

A new Subaru of Olathe dealership is coming to the northeast corner of 119th Street and Renner Boulevard. The new 58,000 square foot building will replace the current location at 505 S. Fir Street. The new facility includes space for 300 vehicles for sale, a dog park and outdoor seating areas for customers.



Olathe Police Expansion

The city will construct a new 2-story 46,245 square foot addition for the Olathe Police Department (OPD) located at 501 E. Old 56 Highway. This project will replace the existing administration office and provide additional space to accommodate all current office, training, community space needs, and future growth projections of the OPD.



MNU Student Center

MidAmerica Nazarene University (MNU) recently completed construction of the Cunningham Center, a 47,000 sq. ft. building located southeast of Mur-Len Road and Pioneer Boulevard on the MNU campus. This state-of-the-art facility provides space for Enrollment Development, Student Development, a campus store, student activity lounge, coffee shop, conference center, student leadership offices, an expanded dining area and new meeting spaces.

Current Construction - Building Permits

Since the beginning of 2022, the Building Codes Division issued 809 building permits, with total construction valued at over \$149 million. Total fees (permit and review fees) assessed in 2022 exceed \$2 million. Year to date, permits were issued for 131 new residential projects, including 130 one and two-family dwellings and one (1) multi-family project, for a total of 145 new dwelling units. In 2022, permits were issued for six (6) new commercial and 37 commercial remodel projects. The data for all permit types will be tracked monthly throughout the year in the following table.

2022 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	38	0	31	1	12	136	30	248	\$676,914	\$70,604	\$45,595,606
February	36	0	29	4	11	123	17	220	\$699,444	\$75,906	\$47,483,154
March	56	1	64	1	14	149	56	341	\$752,213	\$62,069	\$56,825,714
April											
May											
June											
July											
August											
September											
October											
November											
December											
TOTALS	130	1	124	6	37	408	103	809	\$2,128,571	\$208,579	\$149,904,474

At a Glance - 2022 YTD

43 New
Commercial & Industrial
Buildings & Remodels

145 New
Residential Units

\$69 Million
Commercial Valuation

\$76 Million
Residential Valuation

Current Construction - Building Permits

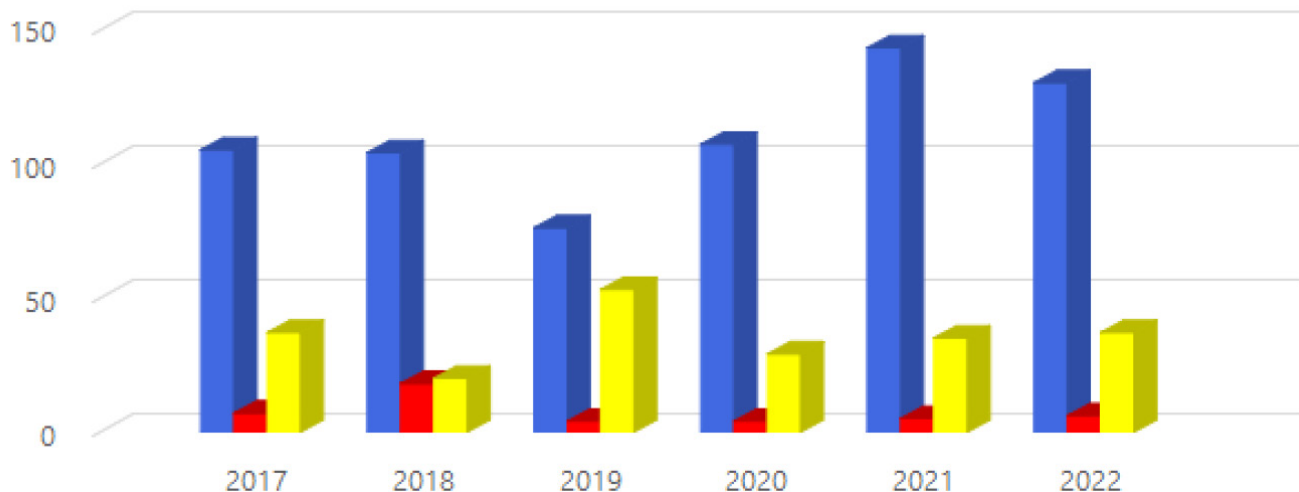
The following table and chart provide a comparison of the previous five years of year-to-date statistics for permit numbers and valuation of new residential construction, residential dwelling units, new commercial construction, and commercial remodels. Construction valuation and permitting fees are also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

YEAR TO DATE COMPARISON						
Permits Issued	2017	2018	2019	2020	2021	2022
1 & 2 Family Residential Permits	105	104	76	107	143	130
Multi-Family Residential Permits	*	*	*	*	*	1
New Single Family Residential Units	108	105	76	112	151	142
New Multi-Family Residential Units	21	21	49	71	44	3
New Commercial	7	18	4	4	5	6
Commercial Remodel/TI	37	20	53	29	35	37
Total Permits	799	750	794	729	786	809
Residential Valuation	\$37,780,686	\$40,359,517	\$34,185,242	\$46,357,290	\$73,330,225	\$76,858,295
Commercial Valuation	\$92,765,224	\$31,768,129	\$34,334,432	\$12,340,358	\$38,879,166	\$69,373,446
Total Valuation	\$130,545,910	\$72,127,646	\$68,519,674	\$58,697,648	\$112,209,391	\$146,231,741
Permit Fees	\$1,783,122	\$1,046,759	\$853,903	\$1,090,393	\$1,355,051	\$2,128,571
Review Fees	\$123,955	\$69,874	\$75,649	\$68,436	\$93,931	\$208,579
Total Fees	\$1,907,077	\$1,116,634	\$929,552	\$1,158,829	\$1,448,982	\$2,337,150

* Data not available for previous years due to procedural changes in multi-family permitting.

Permits Issued

■ 1 & 2 Family - Permits
 ■ Commercial Remod/TI - Permits
 ■ Multi-Family - Permits
■ Commercial New - Permits



Current Construction - Highlights

Recently Occupied Buildings

Development	Address
Alpha Graphics (Building Addition)	14965 W. 117th St.
Arrello Apartments (New Building)	110 S. Chestnut St.
Cedar Creek Office (New Building)	25618 W. 103rd St.
Chapala Restaurant (Tenant Finish)	1531 S. Hamilton Cir.
Cocentra (Tenant Finish)	15430 S. Rogers Rd.
FedEx Office (Remodel)	15229 W. 135th St.
Foley Equipment (New Building & Remodel)	19968 W. 157th St.
Garmin Manufacturing (Remodel)	1100 E. 151st St.
Griswold Industries (Tenant Finish)	15410 S. Mahaffie St.
Los Compadres (Tenant Finish)	105 S. Clairborne Rd.
Mahaffie Self Storage (New Building)	15250 S. Mahaffie St.
McDonald's (Remodel)	17921 W. 119th St.
MNU Student Center (New Building)	2030 E. College Way
Nick the Greek (Tenant Finish)	14321 W. 135th St.
Olathe Health Mahaffie Medical Plaza (Remodel)	18695 W. 151st St.
QuikTrip (Remodel)	1234 E. Santa Fe St.
Rivian Automotive (Remodel)	601 N. Lindenwood Dr.
Sarpino's Pizzeria (Tenant Finish)	1235 W. Harold St.
Sunflower Dental (Remodel)	1717 S. Mur-Len Rd.
Tall Trellis Brewing (Tenant Finish)	25600 W. Valley Pkwy.



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

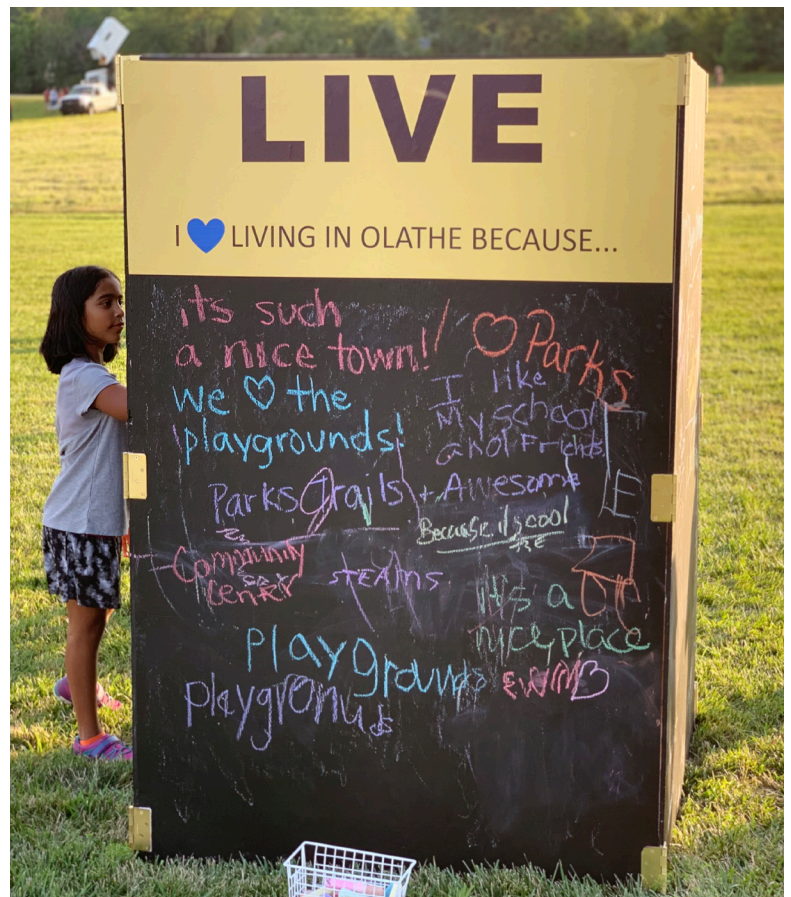
[New Business Resource Guide](#)

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	931-971-9039
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.