

Olathe Community Development Quarterly Development Report

2nd Quarter (April - June 2022)



KCAS BIOSCIENCE SERVICES

Olathe at a Glance

81,941

Labor Force (BLS, May 2022)

150,267

Population (Olathe, June 2022)

1.9%

Unemployment Rate
(BLS, May 2022)

\$379,770

Typical Home Value
(Zillow, June 2022)

Monthly Population Estimates

Ending June 30, 2022

DATE	POPULATION*
January	148,774
February	148,870
March	149,043
April	149,937
May	150,163
June	150,267
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
Estates of Canyon Oaks	Cedar Creek Pkwy & 115th St	Cedar Creek Development Company LLC	60
Hidden Lake Estates 5th Plat	Bluestem Pkwy & 107th Terr	Cedar Creek Development Company LLC	45
Parkside Reserve First Plat	Brougham Dr & 167th St	175th Partners LLC	25
Red Hawk Run V	Woodland Rd & 121st Ln	Little Blue Land Holdings LLC	25
Reserve of Canyon Oaks	Cedar Creek Pkwy & 115th St	Cedar Creek Development Company LLC	31
Villas at Hidden Lake Second Plat	Bluestem Pkwy & 107th Terr	Cedar Creek Development Company LLC	47
Whitetail 5th Plat	Cedar Niles Rd & 141st St	Whitetail Development LLC	23

Total Lots: 256

Multi-Family Developments

Development	Location	Developer	Units
Benton House	Blackfoot Dr & 151st St	Hunt Midwest Enterprises	21
Corporate Ridge Apartments	Penrose St & 106th Terr	DD Corporate Ridge LLC	298

Total Units: 319



CORPORATE RIDGE APARTMENTS

Upcoming Development - Non-Residential

Commercial & Industrial Developments

Development	Use	Location	Developer	Bldg. Size
Aspen Dental (Remodel)	Dentist	13540 S. Alden St.	Alden Properties LLC	-
Auto Soak	Car Wash	15075 S. Haskins St.	Autosoak LLC	4,290
Complete Care Chiropractic	Medical Office	623 N. Central St.	Complete Rental Solutions LLC	4,896
Dutch Bros	Coffee Shop	14075 W. 135th St.	Beta Equity Investments LLC	950
Dutch Bros	Coffee Shop	15170 S. Mahaffie St.	Beta Equity Investments LLC	950
Dutch Bros	Coffee Shop	11220 S. Lone Elm Rd.	Beta Equity Investments LLC	950
Great Plains Commerce Center Lot 2	Office & Warehouse	15770 S. Theden St.	Blue Scope Properties	140,264
Heritage Crossing Convenience Store	Convenience Store	Ridgeview Rd & Kansas City Rd	RS Associates LLC	4,582
Lone Elm Commerce Center	Office & Warehouse	Erickson St. & 167th St.	LE Commerce Center LLC	282,598
Olathe Police Expansion	Police Station	501 E. Old 56 Hwy.	City of Olathe	45,526
Rawlings Office & Flex Space	Office & Warehouse	24980 W. 110th Ter.	Bella Bee LLC	11,950
Whataburger	Restaurant	14123 W. 135th St.	CTI Land Opportunities LLC	3,751

Total Sq. Ft.: 500,707



AUTO SOAK

Upcoming Development - Highlights



Whataburger

Whataburger is coming to Olathe! The new 3,751 sq. ft. restaurant is approved south of 135th Street and east of Greenwood Street, adjacent to Menards. The business will include drive-through service and construction will commence in the near future.



Dutch Bros

Dutch Bros Coffee, originally from Grants Pass, Oregon, is bringing three locations to Olathe. The 950 sq. ft. coffee shops will be located near 135th and Greenwood Street, 151st and Mahaffie Street, and College Boulevard and Lone Elm Road. Customers are served by drive-through window and walk-up window only, no indoor seating will be provided.



Great Plains Commerce Center - Phase 2

Blue Scope Properties received approvals for Phase 2 of the Great Plains Commerce Center located near 159th Street and Lone Elm Road. The entire project consists of four speculative flex-space buildings ranging in size from 114,000 sq. ft. to 236,160 sq. ft. Phase 2 includes one (1) 140,264 sq. ft. building and will begin construction shortly. Phase 1 is currently under construction.

Current Construction - Building Permits

Since the beginning of 2022, the Building Codes Division issued 1,871 building permits, with total construction valued over \$245 million. Total fees (permit and review fees) assessed in 2022 exceed \$3 million. Year to date, permits were issued for 250 new residential projects, including 242 one and two-family projects and eight (8) multi-family projects, for a total of 617 new dwelling units. In 2022, permits were issued for 19 new commercial and 75 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	\$677,684	\$71,124	\$45,595,606
February	36	0	29	4	11	122	17	219	\$700,981	\$76,011	\$47,466,504
March	56	1	64	1	14	149	56	341	\$753,428	\$63,284	\$57,475,714
April	51	4	56	8	13	146	45	323	\$643,606	\$42,506	\$46,282,738
May	34	2	64	2	14	176	68	360	\$354,334	\$24,411	\$29,255,427
June	27	1	56	3	11	212	71	380	\$294,578	\$17,506	\$19,783,727
July											
August											
September											
October											
November											
December											
TOTALS	242	8	300	19	75	941	287	1871	\$3,424,611	\$294,843	\$245,859,717

At a Glance - 2022 YTD

94 New
Commercial & Industrial
Buildings & Remodels

617 New
Residential Units

\$93 Million
Commercial Valuation

\$143 Million
Residential Valuation

Current Construction - Building Permits

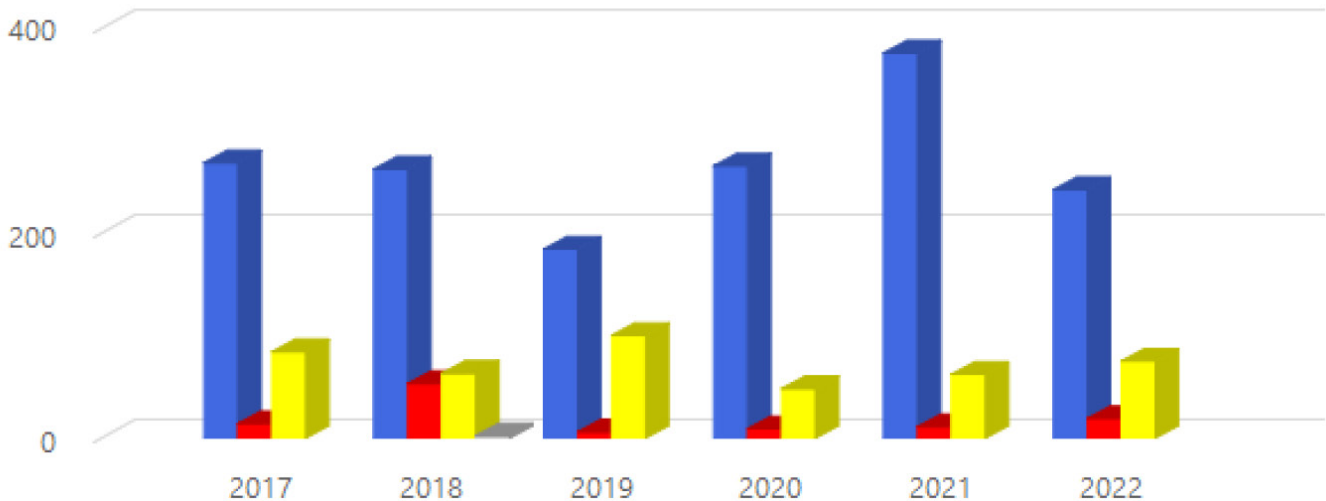
The following table and chart provide a comparison of the previous five years of year-to-date statistics for permit numbers and valuation of new residential construction, residential dwelling units, new commercial construction, and commercial remodels. Construction valuation and permitting fees are also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

YEAR TO DATE COMPARISON						
Permits Issued	2017	2018	2019	2020	2021	2022
1 & 2 Family Residential Permits	268	262	184	265	375	242
Multi-Family Residential Permits	*	*	*	*	*	8
New Single Family Dwelling Units	274	265	186	281	394	278
New Multi-Family Dwelling Units	45	77	69	117	110	339
New Commercial	14	53	6	9	11	19
Commercial Remodel / TI	84	63	100	48	62	75
Total Permits	1869	1917	1884	1767	2041	1871
Residential Valuation	\$94,195,816	\$99,627,504	\$82,133,902	\$124,191,147	\$188,691,941	\$143,214,134
Commercial Valuation	\$157,873,314	\$88,385,941	\$45,175,982	\$25,550,893	\$72,343,244	\$93,711,175
Total Valuation	\$252,069,130	\$188,013,445	\$127,309,884	\$149,742,040	\$261,035,185	\$236,925,309
Permit Fees	\$3,476,108	\$3,227,691	\$1,934,362	\$2,698,297	\$3,676,182	\$3,424,611
Review Fees	\$231,779	\$282,492	\$151,177	\$152,504	\$212,062	\$294,843
Total Fees	\$3,707,887	\$3,510,183	\$2,085,539	\$2,850,800	\$3,888,244	\$3,719,454

* 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
Apogee Coffee (Tenant Finish)	670 N. Central St.
Beautiful Savior Lutheran Church (Addition)	13145 S. Black Bob Rd.
Caliber Collision (Remodel)	616 N. Rogers Rd.
Center of Grace (Addition)	520 S. Harrison St.
Coffee Talk (Tenant Finish)	1857 S. Ridgeview Rd.
Country Home Elevator (Addition)	1904 E. 123rd St.
Enterprise Car Sales & Rentals (Tenant Finish)	900 N. Rogers Rd.
Fareway Market (New Building)	13430 W. 151st St.
Five Guys (Remodel)	14965 W. 119th St.
Garmin Office (Remodel)	18001 W. 106th St.
Garmin Building 2 (Remodel)	1200 E. 151st St.
HotWorx Workout Facility (Tenant Finish)	11144 S. Lone Elm Rd.
Joe's KC BBQ Processing & Packaging (Tenant Finish)	11916 S. Strang Line Rd.
KCAS Bioscience Services (New Building)	10830 S. Clay Blair Blvd.
La Tabasaquena Ice Cream Parlor (Tenant Finish)	115 S. Clairborne Rd.
Mahaffie Self Storage Facility & Office (New Building)	15250 S. Mahaffie St.
McDonald's (Remodel)	12091 S. Strang Line Rd.
Motor Vehicle Showroom (Remodel)	11710 S. Strange Line Rd.
Network Technologies Inc. (Tenant Finish)	15633 S. Mahaffie St.
Olathe Health Rehab Clinic (Remodel)	10920 W. 151st St.
Olathe Home Decor (Tenant Finish)	905 S. Chestnut St.
PDS Dental (New Building)	2180 W. Dartmouth St.
Phye Family Dentistry (Tenant Finish)	401 S. Clairborne Rd.
Quilters HQ (Tenant Finish)	16175 W. 135th St.
Ridgeview Animal Hospital (Tenant Finish)	814 N. Ridgeview Rd.
Ridgeview Multi-Specialty Clinic (Tenant Finish)	1803 S. Ridgeview Rd.
Shadow Glen Golf Club (Remodel)	26000 W. Shadow Glen Dr.
The Joint Chiropractic (Tenant Finish)	15171 W. 119th St.
T-Mobile Store (Remodel)	15400 W. 119th St.
Wal-Mart (Remodel)	395 N. K-7 Hwy.
Wild Birds Unlimited (Tenant Finish)	14698 S. Haskins St.

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

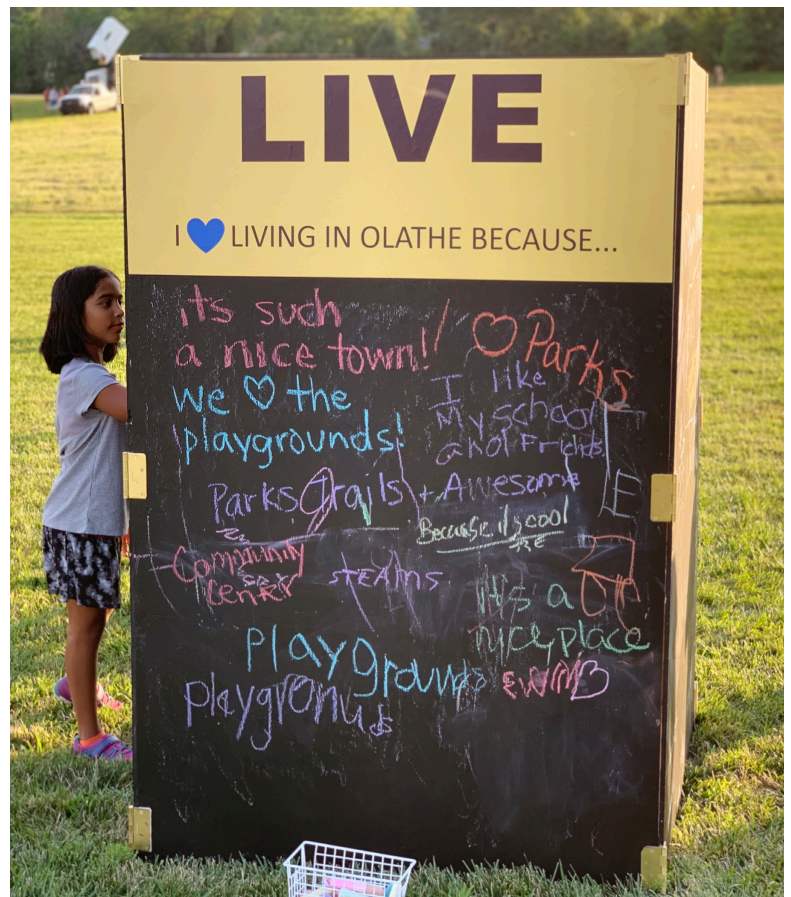
[New Business Resource Guide](#)

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.