

Olathe Community Development Quarterly Development Report

3rd Quarter (July - September 2022)



JOHNSON COUNTY SQUARE

Olathe at a Glance

81,022

Labor Force (BLS, Aug 2022)

151,280

Population (Olathe, Sept 2022)

2.5%

Unemployment Rate
(BLS, Aug 2022)

\$377,259

Typical Home Value
(Zillow, Sept 2022)

Monthly Population Estimates

Ending September 30, 2022

DATE	POPULATION*
January	148,774
February	148,870
March	149,043
April	149,937
May	150,163
June	150,267
July	150,376
August	150,533
September	151,280
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
Parkside Reserve Second Plat	Brougham Dr. & 167th St.	175 Partners LLC	39
Parkside Reserve Third Plat	Brougham Dr. & 167th St.	175 Partners LLC	33
Stonebridge Pointe Fourth Plat	Lindenwood Dr. & 165th St.	175 Partners LLC	35
Woodland Hills Sixth Plat	Langley St. & 114th St.	Woodland Partners LLC	72

Total Lots: 179

Multi-Family Developments

Development	Location	Developer	Units
Centric Pointe 133 (Phase 1)	Blackbob Rd. & 133rd St.	Forest Ridge Partners LLC	114

Total Units: 114



CENTRIC POINTE 133

Upcoming Development - Non-Residential

Commercial & Industrial Developments

Development	Use	Location	Developer	Bldg. Size
7 Brew Coffee	Coffee Shop	2021 E. Santa Fe St.	Mean Bean KC LLC	735
Bluebox Storage	Miniwarehouse	16133 S. Lone Elm Rd.	Everest Holdings LLC	40,721
Chinmaya Mission	Religious Center	Pflumm Rd. & 151st St.	Chinmaya Mission Kansas City	15,630
Johnson County Square - Phase II	Park & Outdoor Stage	100 N. Kansas Ave.	Johnson County	2,400
McCarthy Nissan - Remodel	Car Dealership	638 S. Rawhide Dr.	WRL Investments LP	N/A
OASA Behavioral Health Hospital	Hospital	350 W. Frontier Ln.	BHC Propco Holdings LLC	79,700
Olathe Soccer Complex - Fieldhouse	Indoor Soccer Field	10568 S. Warwick St.	OSC LLC	33,200
Santa Fe Trail Middle School	School	1100 N. Ridgeview Rd.	Unified School District #233	152,000
StorTropolis	Miniwarehouse	601 N. Millridge St.	Olathe Stag Self Storage LLC	144,541
Sunflower Office	Office	Kansas Ave. & Santa Fe St.	Hoefer Welker	20,000
Wendy's - Remodel	Restaurant	11970 S. Strang Line Rd.	Legacy Restaurant Group	N/A

Total Sq. Ft.: 488,927



SUNFLOWER OFFICE

Upcoming Development - Highlights



Johnson County Square - Phase II

Johnson County Square is a new 3-acre park located on Santa Fe and Kansas Avenue in downtown. The second and final phase of this redevelopment project will include a 2,400 sq. ft. outdoor stage, children's play area, historical plaza, public art, additional seating and landscaping. Construction is slated to start late 2022 with a targeted completion of summer 2023.



Santa Fe Trail Middle School

The Santa Fe Trail Middle School, originally built in 1968 at the northeast corner of Ridgeview Road and Harold Street, will soon be replaced with a new building. The new building will be built northeast of the current school and a new track and field constructed in the current school's place. The existing school will remain open until the new building is complete in Fall 2024.



OASA Behavioral Health Hospital

OASABehavioral Health Hospital will be constructed near Old 56 Highway and Harrison Street. The 79,700 square foot facility will provide outpatient services as well as 96 beds for inpatient care. The hospital is anticipated to open in late 2024.

Current Construction - Building Permits

Since the beginning of 2022, the Building Codes Division issued 2,862 building permits, with total construction valued over \$447 million. Total fees (permit and review fees) assessed in 2022 exceed \$6 million. Year to date, permits were issued for 339 new residential projects, including 327 one and two-family projects and twelve (12) multi-family projects, for a total of 1,010 new dwelling units. In 2022, permits were issued for 30 new commercial and 109 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	135	30	247	\$679,534	\$71,159	\$45,595,606
February	36	0	29	4	11	121	17	218	\$703,296	\$76,176	\$47,356,628
March	56	1	64	1	13	149	56	340	\$752,610	\$63,302	\$57,300,714
April	51	4	56	8	13	145	45	322	\$646,021	\$44,256	\$46,282,738
May	34	2	64	2	14	176	68	360	\$354,994	\$25,071	\$29,255,427
June	27	0	55	3	11	212	71	379	\$294,054	\$17,062	\$20,296,277
July	37	0	50	1	13	174	62	337	\$473,736	\$24,515	\$32,098,579
August	19	3	61	4	9	153	80	329	\$1,371,121	\$172,652	\$134,618,490
September	29	2	70	6	13	158	52	330	\$426,081	\$26,910	\$34,216,474
October											
November											
December											
TOTALS	327	12	480	30	109	1,423	481	2,862	\$5,701,448	\$521,103	\$447,020,934

At a Glance - 2022 YTD

139 New

Commercial & Industrial Buildings & Remodels

1,010 New

Residential Units

\$221 Million

Commercial Valuation

\$213 Million

Residential Valuation

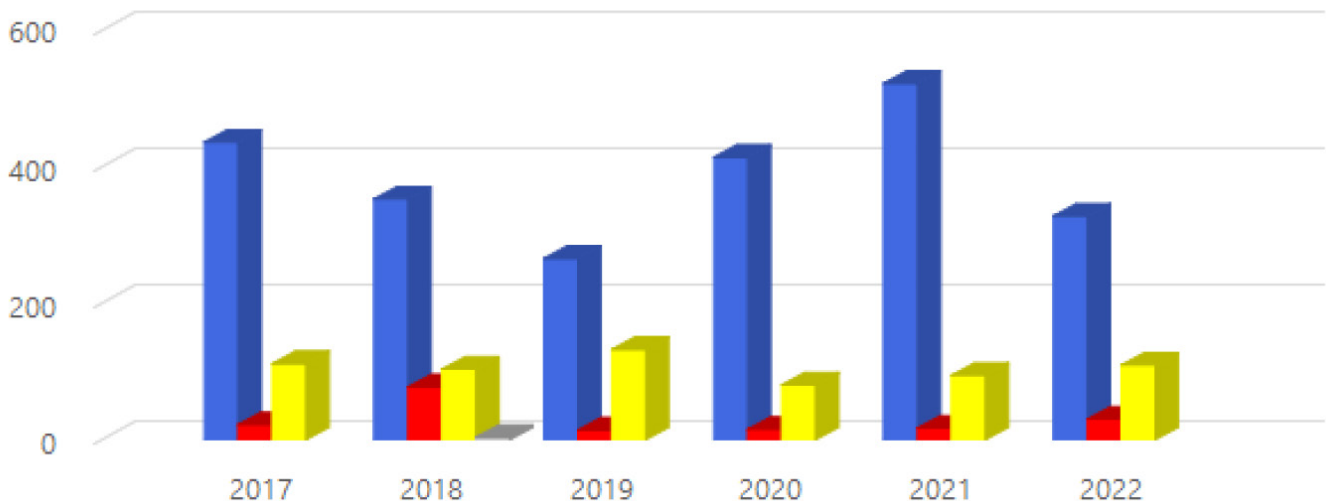
Current Construction - Building Permits

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	435	352	265	413	521	327
Multi-Family Residential Permits	0	2	1	0	0	12
New Single Family Dwelling Units	443	356	335	431	552	392
New Multi-Family Dwelling Units	63	98	149	381	122	618
New Commercial	22	77	14	15	17	30
Commercial Remodel/TI	111	103	132	80	94	109
Total Permits	2786	2967	2767	2724	3183	2862
Residential Valuation	\$152,049,620	\$137,877,664	\$123,521,112	\$192,457,628	\$266,889,674	\$213,010,004
Commercial Valuation	\$182,033,281	\$170,838,129	\$85,043,201	\$52,918,194	\$82,848,983	\$221,874,885
Total Valuation	\$334,082,902	\$308,715,793	\$208,564,313	\$245,375,823	\$349,738,657	\$434,884,889
Permit Fees	\$5,021,610	\$4,864,164	\$3,103,736	\$4,222,679	\$5,233,601	\$5,701,448
Review Fees	\$301,648	\$415,431	\$246,123	\$239,104	\$293,766	\$521,103
Total Fees	\$5,323,258	\$5,279,595	\$3,349,859	\$4,461,784	\$5,527,367	\$6,222,551

Permits Issued

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



Current Construction - Highlights

Recently Occupied Buildings

Development	Address
Arello Apartments (New Building)	110-120 S. Chestnut St.
BB's Grill - Outdoor Seating (Remodel)	1100 W. Santa Fe St.
Business Garage Authority (New Building)	15567-69 S. Mahaffie St.
Caliber Collision (Remodel)	616 N. Rogers Rd.
CEVA Animal Health (Tenant Finish)	16575 S. Theden St.
Chase Bank (Remodel)	14802 W.117th St.
Club Car Wash (New Building)	14910 S. Harrison St.
College Church of the Nazarene (Remodel)	2020 E. Sheridan St.
Contractors Garage VII (Remodel)	817 E. Park St.
Edward Jones (Tenant Finish)	12710 S. Pflumm Rd.
Enterprise Car Sales & Rental (Tenant Finish)	900 N. Rogers Rd.
Forge Athletic (Tenant Finish)	620 N. Lindenwood Dr.
Kid's Dental (Tenant Finish)	12708 S. Black Bob Rd.
KidStrong (Tenant Finish)	16140 W. 135th St.
Liberty View Elementary School (Remodel)	14800 S. Greenwood St.
Lifestyle Fitness (Tenant Finish)	2097 E. Santa Fe St.
Mahaffie Self-Storage - Office & Facility (New Building)	15250-15260 S. Mahaffie St.
Mazuma Credit Union (Remodel)	14275 W. 135th St.
McDonald's (Remodel)	12091 S. Strang Line Rd.
MidAmerica Nazarene University - Student Center (New Building)	2041 E. Pioneer Blvd.
Mo'Bettahs Restaurant (Tenant Finish)	11990 S. Strang Line Rd.
Pepsi - Storage Racks (Tenant Finish)	1775 E. Kansas City Rd.
Pin High Indoor Golf (Tenant Finish)	23726 College Blvd.
Shooters (Fire Repair)	810 W. Old 56 Hwy.
Tall Trellis (Tenant Finish)	25600 W. Valley Pkwy.
Wesco Distribution (Tenant Finish)	22656 W. 167th St.
Wild Birds Unlimited (Tenant Finish)	15056 S. Black Bob Rd.
XPO Last Mile - Office Expansion (Remodel)	16575 S. Theden 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

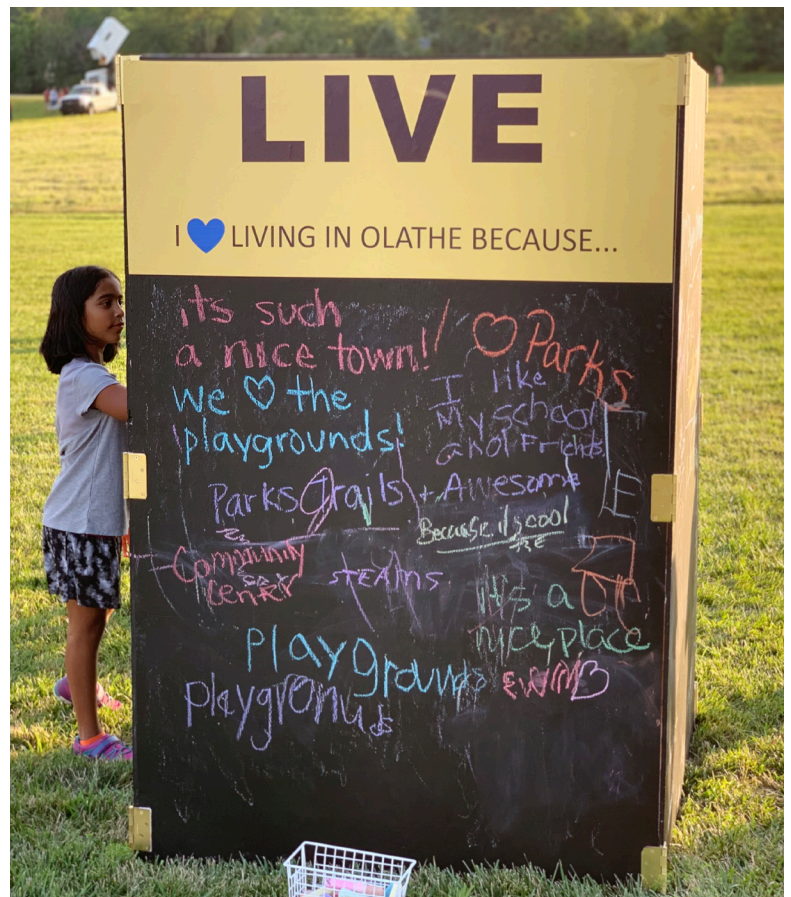
[New Business Resource Guide](#)

Development Resources

[Development Resources](#)

CITY OF OLATHE CONTACTS

City of Olathe - Main Line	913-971-8600
Alarm Coordinator	913-971-8530
Building Codes	913-971-6200
City Clerk's Office	913-971-8521
Economic Development	913-971-8680
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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