

Olathe Community Development Quarterly Development Report

4th Quarter (October - December 2022)



I-35 LOGISTICS PARK
Old 56 Highway & 159th Street

Olathe at a Glance

81,244

Labor Force (BLS, Nov 2022)

151,780

Population (Olathe, Dec 2022)

2.2%

Unemployment Rate

(BLS, Nov 2022)

\$383,087

Typical Home Value

(Zillow, Dec 2022)

Monthly Population Estimates

Ending December 31, 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	151,448
November	151,610
December	151,780

* 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
Enclave at Boulder Hills 4th Plat	Lackman Rd. & 175th St.	K3, LLC	17
Hilltop Farms	Mur-Len Rd. & 173rd St.	Inspired HF Acquisition LLC	76
Prairie Farms XIV	Hedge Ln. & Elm Terr.	Prairie Farms KS, LLC	59

Total Lots: 152

Multi-Family Developments

Development	Location	Developer	Units
Acher Subdivision	Parker St. & Cedar St.	Archer Villas LLC	208
Canyon Ranch Villas	Sunnybrook Blvd. & 116th Terr.	Inspired Homes LLC	30
The Highlands at Cedar Creek	Shadow Cir. & W. Valley Pkwy.	Cedar Creek Development Co. LLC	28
Townhomes at Hilltop Farms 1st Plat	Mur-Len Rd. & 175th St.	Inspire HF Acquisition LLC	57

Total Units: 323



Upcoming Development - Non-Residential

Commercial & Industrial Developments

Development	Use	Location	Developer	Bldg. Size
167th Street Logistics Centre, Building 2	Warehouse	22150 W. 167th St.	BK Properties, LLC	438,513
ABF Trucking	Warehouse	Pine St. & Dennis Ave.	JDC North Olathe	28,216
Ascend Church Parking Lot Expansion	Church	15825 S. Ridgeview Rd.	Harvest Bible Chapel of Kansas City, Inc.	N/A
Grace Church	Church	17401 W. 167th St.	Grace Church	23,656
New Horizon Academy - Sunnybrook	Child Daycare	21555 W. 112th Terr.	New Horizon Academy	13,953
Olathe Dental Office	Dentist	11104 S. Noble Dr.	LW Investments Olathe Two LLC	13,351
Olathe Ford Pro Vehicle Center Canopy Addition	Car Dealer	1900 E. Santa Fe St.	M&M Investments LLC	2,828
Target - Exterior Updates	Retail	15345 W. 119th St.	Target Corporation	N/A
Rawlings Office & Flex Space	Flex Space/ Office	24980 W. 110th Terr.	Bella Bee, LLC	7,386
Taco John's Exterior Remodel	Restaurant	18617 W. 151st St.	JSBK Inc.	N/A
Villa St. Francis Exterior Remodel	Assisted Living	16600 W. 126th St.	Villa St. Francis Real Estate Holdings Inc.	N/A

Total Sq. Ft.: 527,903



TARGET - EXTERIOR UPDATES (Strang Line Road & 119th Street)

Upcoming Development - Highlights



Grace Church

The Grace Church Olathe Campus, located near 151st and Pflumm, will be relocating to the southeast corner of 167th Street and Lindenwood. They are approved for a new 47,376 square foot with a +/- 400-seat sanctuary and room for future expansions. The church is currently under construction and scheduled to be complete in fall 2023.



Olathe Dental

A new 13,351 square foot commercial building was approved at 11104 S. Noble Drive, near the southwest corner of College Boulevard and Lone Elm Road. Olathe Dental will occupy one of the three tenant spaces. The developer has submitted for permitting and construction will begin in the near future.



167th St. Logistics Centre

167th Street Logistics Centre, located at the northwest corner of 167th Street & future Monticello Road, is approved to construct their second of three total buildings in the industrial complex. The new 438,513 square foot warehouse building is projected to begin construction in Spring 2023.

Current Construction - Building Permits

Since the beginning of 2022, the Building Codes Division issued 3,736 building permits, with total construction valued over \$753 million. Total fees (permit and review fees) assessed in 2022 exceed \$10 million. Year to date, permits were issued for 429 new residential projects, including 389 one and two-family projects and forty (40) multi-family projects, for a total of 1,173 new dwelling units. In 2022, permits were issued for 36 new commercial and 139 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	\$681,244	\$71,419	\$45,595,606
February	36	0	29	4	11	121	17	218	\$706,106	\$76,316	\$47,356,628
March	56	1	64	1	12	149	56	339	\$752,493	\$63,137	\$57,257,714
April	51	9	56	8	13	144	45	326	\$1,452,555	\$99,385	\$89,534,438
May	34	3	64	2	14	174	68	359	\$469,980	\$36,372	\$35,021,427
June	27	1	55	3	11	212	71	380	\$327,430	\$20,751	\$24,796,277
July	37	0	49	1	13	173	62	335	\$474,644	\$25,240	\$32,083,147
August	19	4	61	4	9	153	80	330	\$1,550,436	\$178,657	\$137,998,490
September	29	7	68	6	13	158	52	333	\$1,053,904	\$85,321	\$78,000,094
October	20	10	71	4	13	167	37	322	\$907,647	\$67,518	\$88,277,706
November	26	2	50	0	10	148	32	268	\$401,419	\$29,930	\$25,805,112
December	16	3	50	2	8	152	48	279	\$884,660	\$66,453	\$91,274,916
TOTALS	389	40	648	36	139	1,886	598	3,736	\$9,662,519	\$820,497	\$753,001,556

At a Glance - 2022 YTD

175 New

Commercial & Industrial Buildings & Remodels

1,173 New

Residential Units

\$472 Million

Commercial Valuation

\$264 Million

Residential Valuation

Current Construction - Building Permits

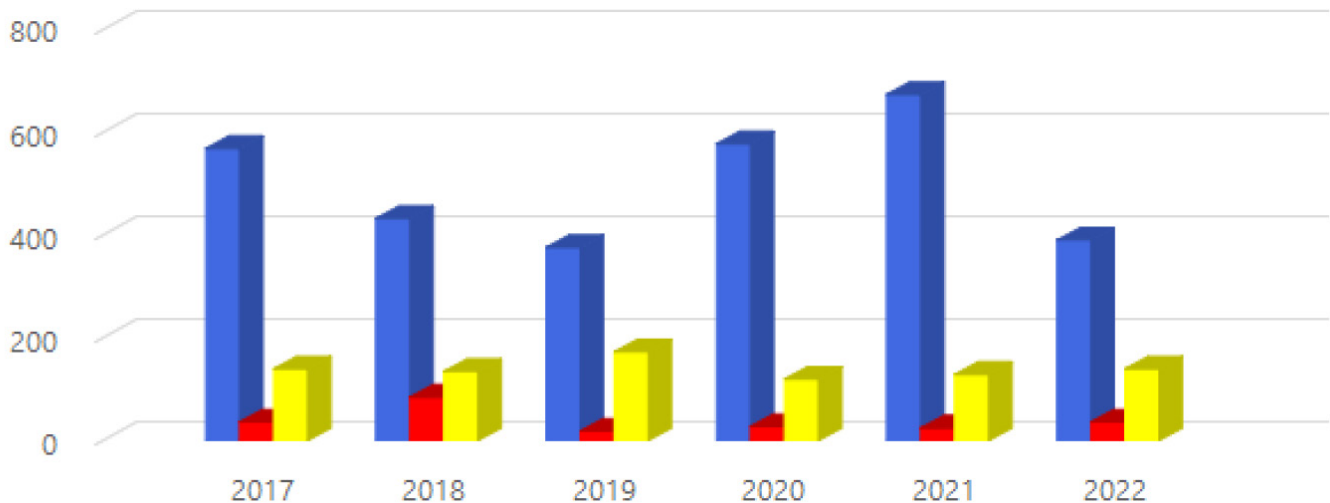
The following table and chart provide a comparison of the previous five years of year-to-date statistics for permit numbers and valuation of new residential construction, residential dwelling units, new commercial construction, and commercial remodels. Construction valuation and permitting fees are also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

YEAR TO DATE COMPARISON						
Permits Issued	2017	2018	2019	2020	2021	2022
1 & 2 Family Residential Permits	568	432	374	577	672	389
Multi-Family Residential Permits	*	*	*	28	16	40
New Single Family Dwelling Units	579	440	417	604	711	416
New Multi-Family Dwelling Units	369	386	197	381	490	757
New Commercial	36	84	18	27	24	36
Commercial Remodel/TI	139	134	172	119	128	139
Total Permits	3757	3832	3765	3708	4110	3736
Residential Valuation	\$201,527,488	\$172,684,201	\$173,346,970	\$270,446,501	\$356,541,975	\$264,703,852
Commercial Valuation	\$291,434,285	\$313,605,001	\$245,386,393	\$212,195,657	\$175,318,550	\$472,506,709
Total Valuation	\$492,961,773	\$486,289,202	\$418,733,362	\$482,642,157	\$531,860,525	\$737,210,561
Permit Fees	\$7,974,604	\$7,388,791	\$6,211,582	\$7,557,299	\$7,897,820	\$9,662,519
Review Fees	\$494,067	\$651,211	\$559,120	\$509,059	\$464,642	\$820,497
Total Fees	\$8,468,671	\$8,040,002	\$6,770,702	\$8,066,358	\$8,362,462	\$10,483,016

* 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
Aspen Dental (Tenant Finish)	13536 S. Alden St.
Casa Amigos - Indoor/Outdoor Dining Area (Remodel)	16521 W. 159th Ter.
Charlie's Car Wash - Vacuum Stalls (New Equipment)	13512 S. Black Bob Rd.
Complete Care Chiropractic (New Building)	623 N. Central St.
Faith Technologies - Office (Remodel)	21800 W. 167th St.
Garmin - Building #3 (Remodel)	1200 E. 151st St.
Goodcents (Tenant Finish)	13600 S. Alden St.
Great Plains Commerce Center - Bldg 1 (New Building)	21100 W. 159th St.
I-35 Logistics Park - Bldg 1 (New Building)	15801 S. Green Rd.
JoCo Treasury Taxation & Vehicle Dept (Remodel)	111 S. Cherry St.
New Day Café (Tenant Finish)	12755 S. Mur-Len Rd.
Olathe Dodge Chrysler Jeep Ram - Vehicle Showroom (Remodel)	11710 S. Strang Line Rd.
Paydayz Staffing Solutions (Tenant Finish)	701 N. Mur-Len Rd.
Pepsi Bottling Warehouse (Addition)	1775 E. Kansas City Rd.
Pizza Hut (New Building)	15225 W. 151st St.
Public Storage (Remodel)	15250 S. Mahaffie St.
Southpark Commerce Center - Bldgs B-C (New Building)	404 & 510 W. Frontier Ln.
Tommy's Express Car Wash (New Building)	225 S. Parker St.
Wendy's (New Building)	732 W. Park 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

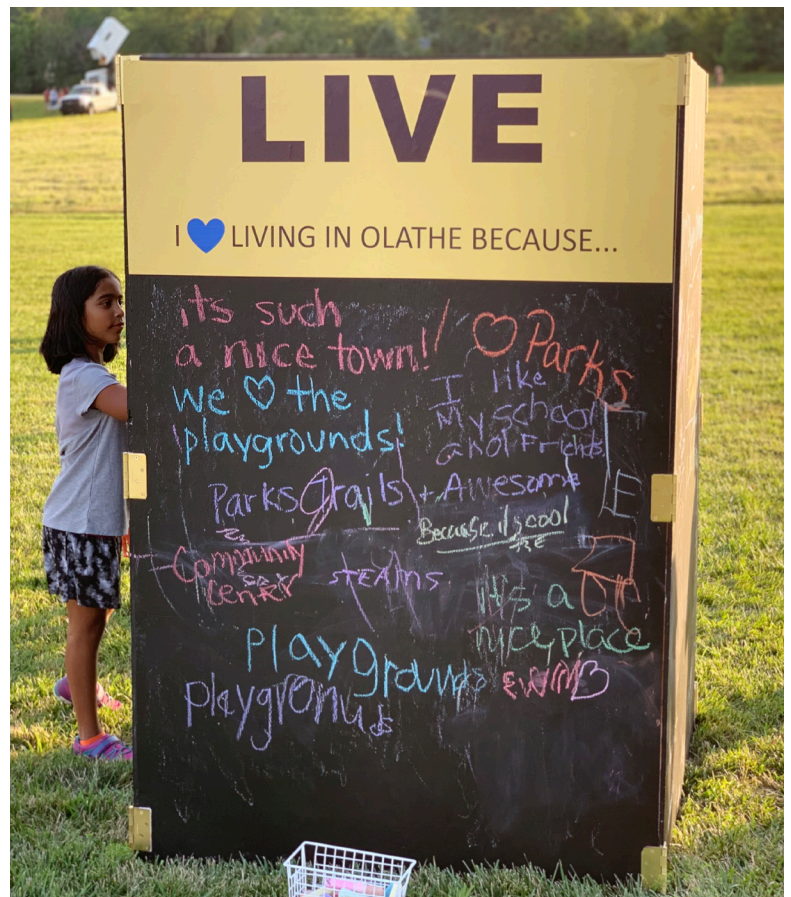
[New Business Resource Guide](#)

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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