

Olathe Community Development Annual Development Report 2022 Year-In-Review



OLATHE POLICE EXPANSION
(Old 56 Highway & Harrison Street)

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Olathe at a Glance

64.75

Sq. Miles *(Olathe, Dec 2022)*

151,780

Population *(Olathe, Dec 2022)*

81,703

Labor Force *(BLS, 2022)*

\$383,087

Typical Home Value
(Zillow, Dec 2022)

2.2%

Unemployment Rate
(BLS, 2022)

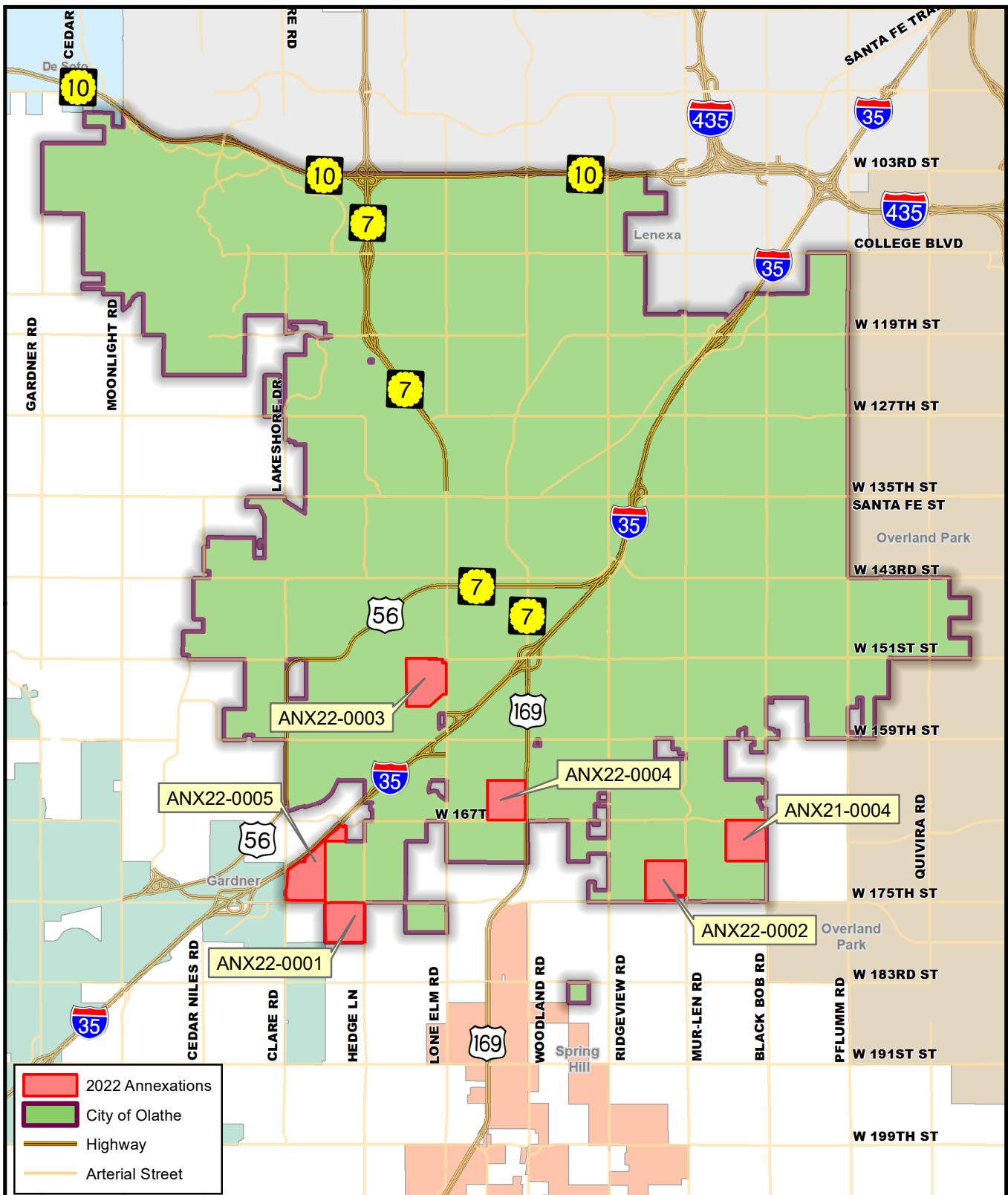
1,173

New Residential Units
(Olathe, 2022)



Growth & Development

In 2022, the City of Olathe grew to encompass 41,442.19 acres or 64.75 square miles. Six (6) properties were annexed into the City, adding a total of 970.16 acres in 2022.

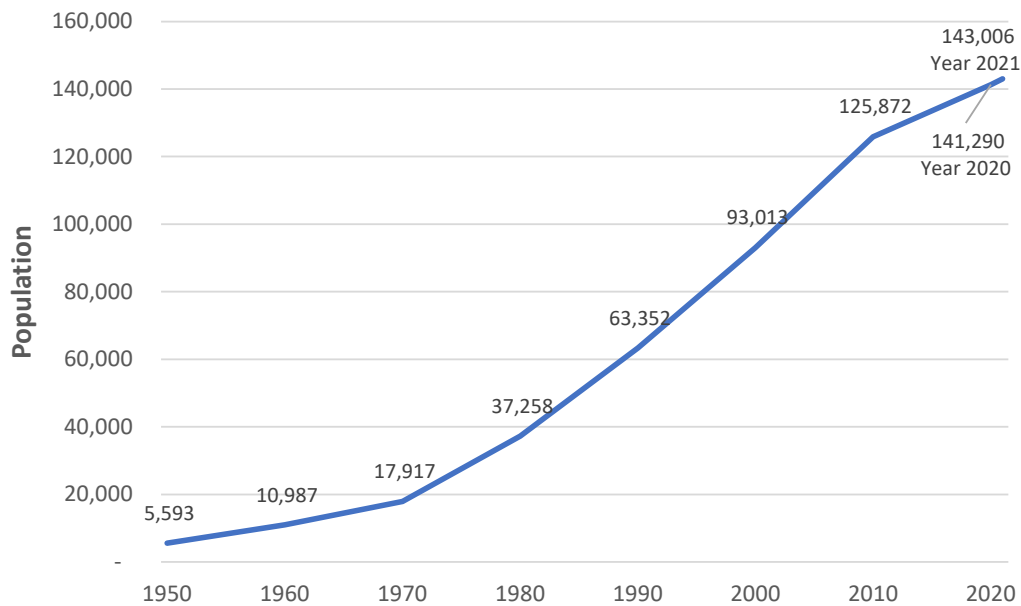


Growth & Development - Population

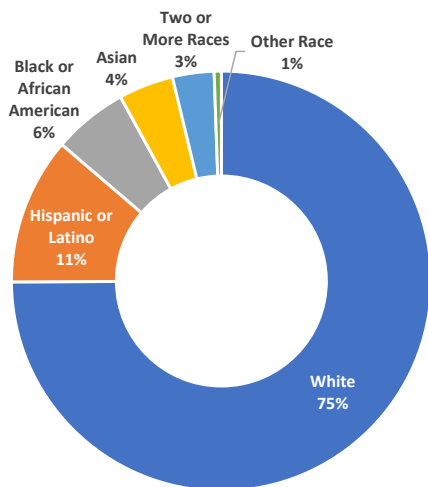
The following graphs provide a summary of the demographics of the City of Olathe. Between 1950 and 2010, Olathe's population grew by no less than 35% per decade. However, Olathe's population growth slowed to 12% between 2010 and 2021. Note that the population of Kansas only grew by 3% in the 2010s.

The racial and ethnic profile of Olathe remains similar to the State of Kansas (73% White), but less diverse than the nation as a whole (59% White), with 75% of Olathe residents being White. The median age of Olathe's residents has steadily increased from 28.9 to 35.9 years of age between 1990 and 2021, which is common in the United States due to the aging of the relatively large Baby Boomer demographic group.

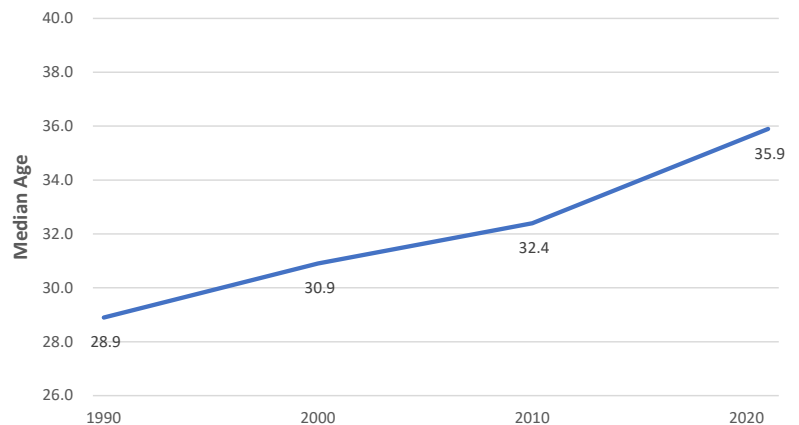
Population Growth (Census 1950-2020 & ACS 1-Year 2021)



Race & Ethnicity (ACS 5-Year 2021)



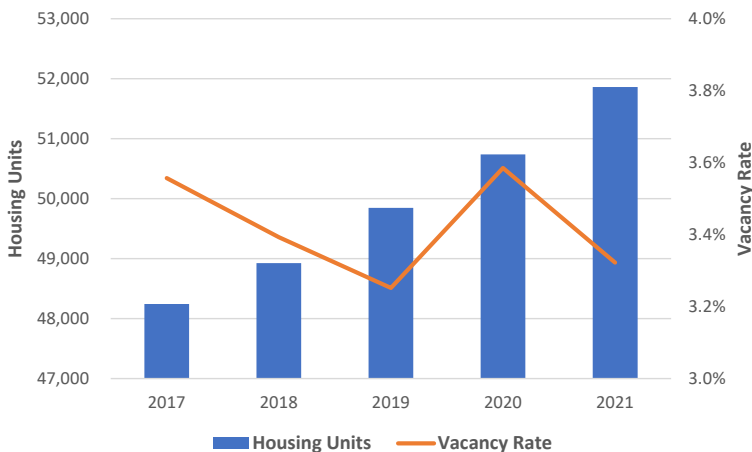
Age of Resident (Census 1990-2010 & ACS 5-Year 2021)



Growth & Development - Housing

Housing Growth & Vacancy Rate

(ACS 5-Year 2017-2021)

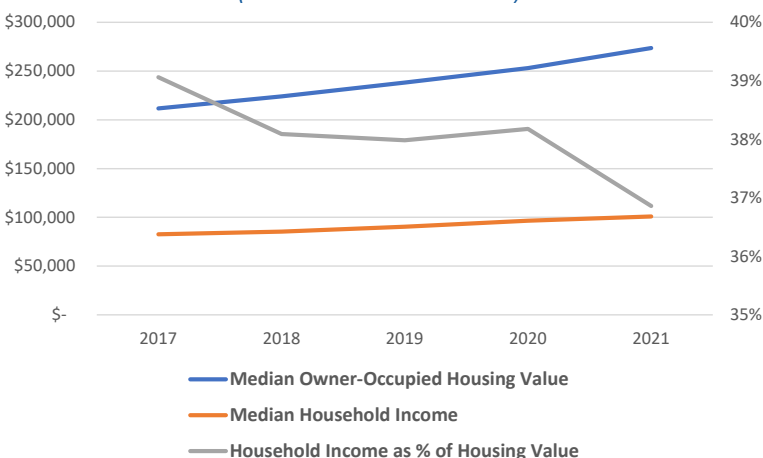


From 2020 to 2021, the number of housing units in Olathe grew by 2.2%, from 50,738 to 51,864 units, which is higher than the 1.7% average annual growth that occurred between 2017 and 2020. Housing vacancy rates decreased from 3.6% in 2020 to 3.3% in 2021, closer to the average vacancy rate of 3.4% experienced between 2017 and 2020.

Between 2017 and 2021, owner-occupied housing values increased by 29%, from \$211,600 to \$273,600, whereas household income only increased by 22%. This equates to a two (2) percentage point decrease in buying power, or household income as a percentage of housing value.

Housing Value & Income

(ACS 5-Year 2017-2021)

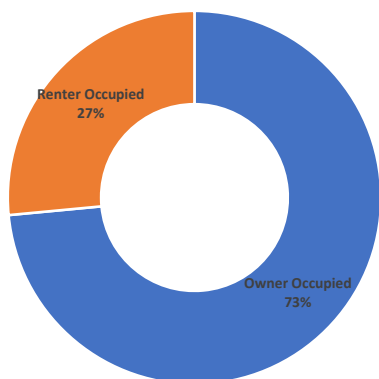


According to the American Community Survey, Olathe's housing tenancy has become increasingly owner-occupied, going from 71% in 2016 to 74% in 2021.

Olathe's mixture of housing types has held relatively consistent over the years, with 71% single-family detached, 11% duplexes, and 17% multifamily units in 2021.

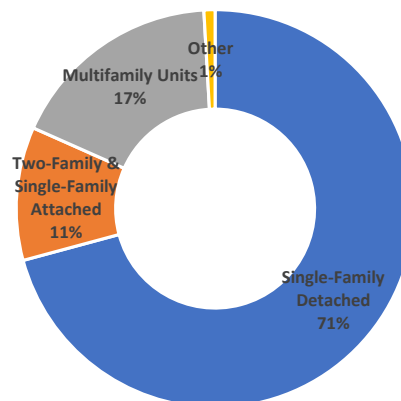
Housing Tenancy

(ACS 5-Year 2021)



Type of Housing

(ACS 5-Year 2021)

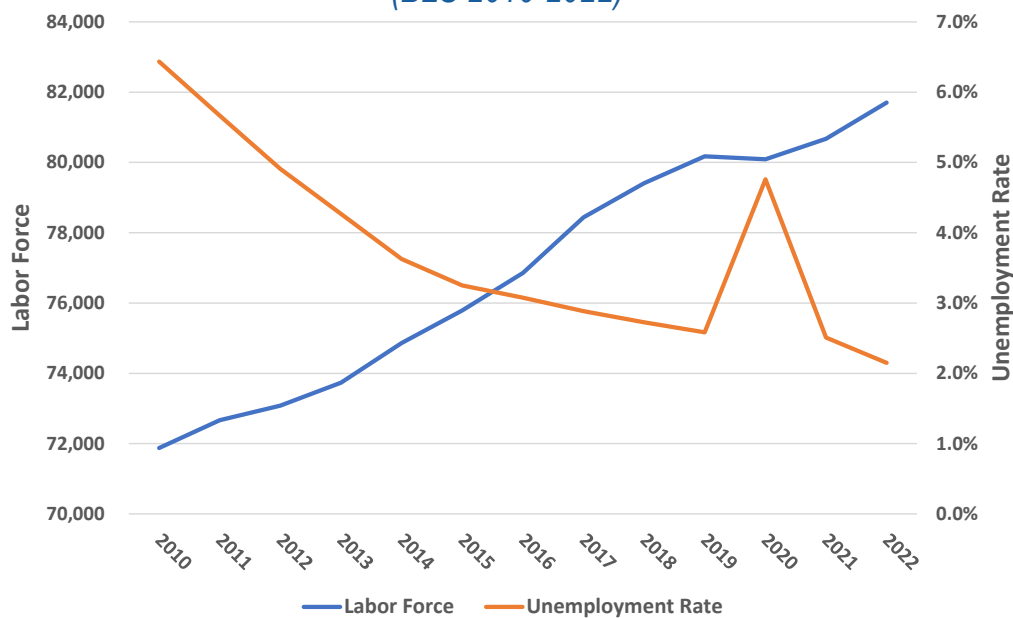


Growth & Development - Economy

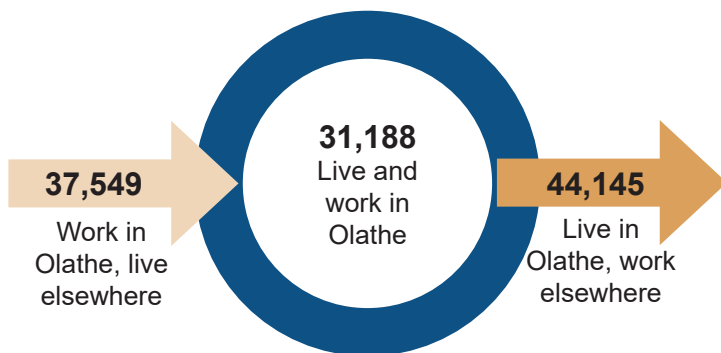
The following graphs provide information on key economic data for the City of Olathe. After a decrease in 2020, Olathe's labor force has grown over the last two years. The labor force grew by 1.3% in 2022, which is above Olathe's average annual growth of 1.1% since 2010. However, this increase is likely an economic correction caused by the COVID-19 pandemic.

In 2021, a total of 68,737 people were employed in Olathe and 75,333 employed persons lived in Olathe, resulting in a net commuter-adjusted population loss of 6,596 people. Note that the number of Olathe residents working from home has more than doubled between 2019 to 2021, going from 4,354 to 9,991 workers.

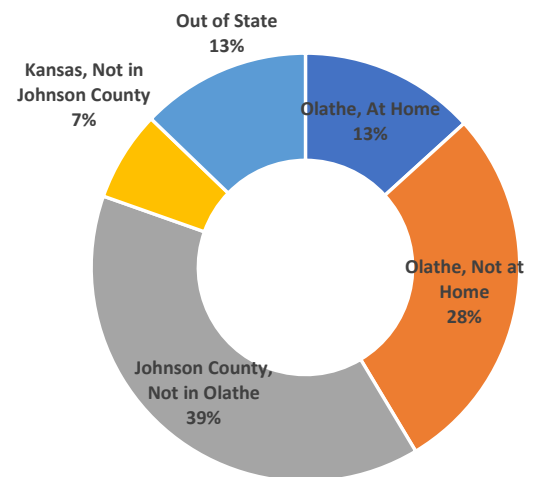
Annual Average Labor Force & Unemployment Rate (BLS 2010-2022)



Inflow & Outflow Job Counts (ACS 5-Year 2021)



Place of Work (ACS 5-Year 2021)



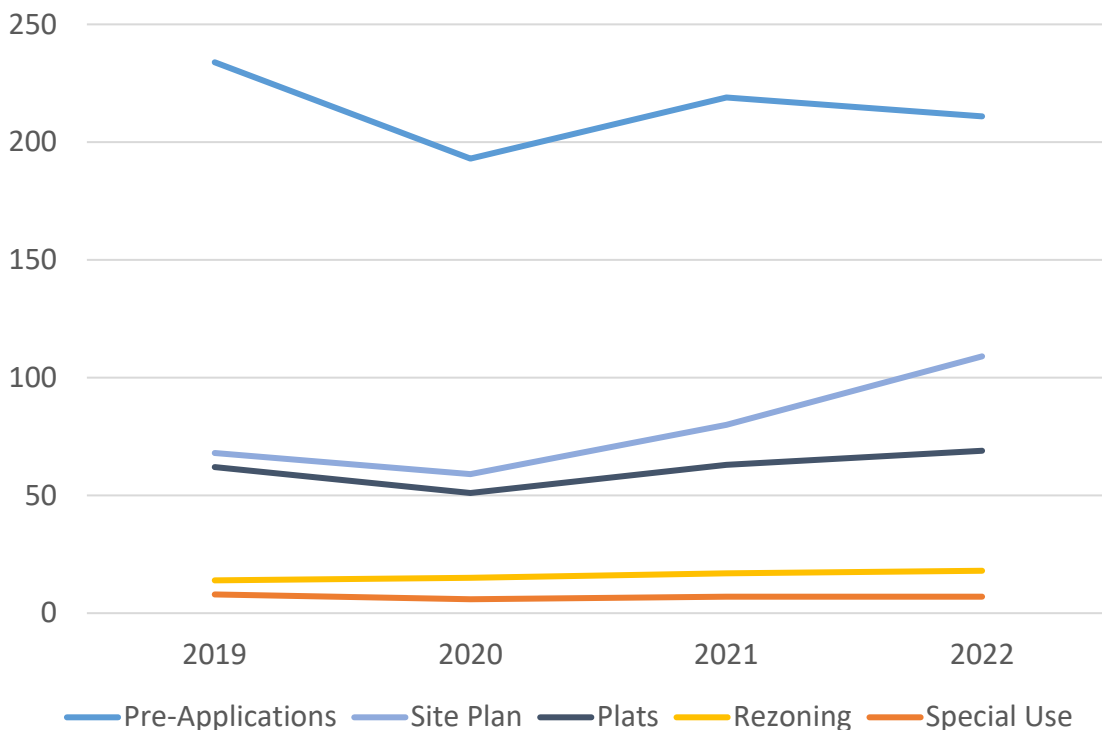
Development Approvals

The following table and graph provide a summary of the total number of development applications submitted each year. Over the last four (4) years, the total number of applications submitted has fluctuated between 324 in 2020 and 414 in 2022.

There was a total of 414 development applications in 2022, which is the most in the last four years. A significant portion of this increase can be attributed to the increase in site plan applications, which are a precursor to construction activity that will likely be built in 2023. All other application types only saw minor changes from prior years. Note that the COVID-19 pandemic and associated economic shutdowns directly impacted the number of applications in 2020.

Application	2019	2020	2021	2022
Rezoning	14	15	17	18
Special Use	8	6	7	7
Plats (Preliminary, Final & Minor)	62	51	63	69
Site Plan (Preliminary & Final)	68	59	80	109
Pre-Application Meetings	234	193	219	211
Total	386	324	386	414

Development Applications (2019-2022)



Development Approvals

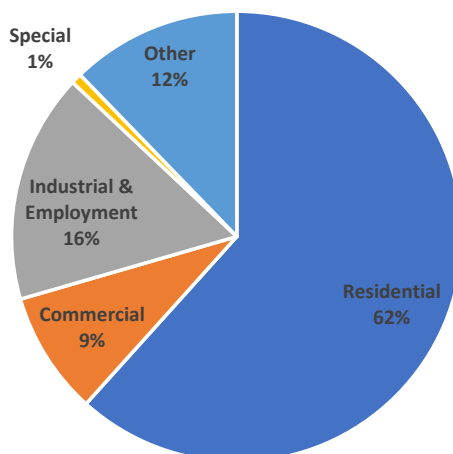
The following table provides a summary of the rezoning applications approved by City Council in 2022. A total of 14 separate applications rezoned 636 acres of land in 2022, of which 282 acres were zoned to residential, 44 acres to commercial, 306 acres to industrial and employment, and five (5) acres to the D (Downtown) and CC (Cedar Creek) Districts, which are categorized as special zoning districts. Overall, Olathe experienced net increases of 306 acres industrial & employment zoned property, 275 acres of residential, 29 acres of commercial, and five (5) acres of property zoned to a special zoning district.

Zoning Actions

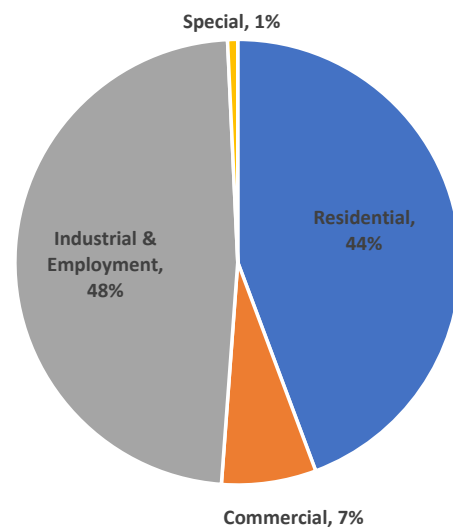
Development	Location	Zoning Action	Acres
101 W. Cedar	101 W. Cedar St.	R-5 to D	0.20
23155 W 175th St	Hedge Ln. & 175th St.	CTY RUR to M-2	150.99
Auto Soak Executive Plaza	Haskins St. & 151st St.	CP-2 to C-3	1.49
Azura Credit Union	Ridgeview Rd. & 118th St.	CP-2 & CP-3 to C-2	2.16
Cedar Creek Animal Hospital	Valley Pkwy & College Blvd.	CP-2 to C-3	1.43
Cedar Creek Pool	Cedar Creek Pkwy. & College Blvd.	C-2 & CTY RUR to CC	4.47
Cedar Creek Telecom Tower	25488 W. Valley Pkwy.	CTY A to BP	3.86
Contractors Garage VIII	2107 E. Kansas City Rd.	CP-2 to M-2	2.28
Elevate Safepoint	Millridge St. & Spruce St.	R-4 & C-3 to R-4	6.76
Hilltop Farms	Mur-Len Rd. & 175th St.	CTY RUR to R-1, R-3, & C-2	156.80
Mackey Farm	US 169 Hwy. & 167th St.	CTY RUR to M-2	148.97
OSOS Manor	Olathe View Rd. & Santa Fe St.	CP-O to R-1	1.07
Parkside Reserve	Black Bob Rd. & 167th St.	CTY RUR to R-1	152.65
Tommy's Car Wash	Ridgeview Rd. & 119th St.	C-2 to C-3	3.32

Total Acres: 636

Overall Existing Zoning by Category (2022)



2022 Zoning Actions



Development Approvals - Single-Family

The following table provides a list of all final plats for single-family subdivisions approved in 2022 with five (5) lots or more. A total of 660 single-family lots were approved in the subdivisions listed below.

Single-Family Subdivisions

Subdivision	Location	Developer	Lots
Enclave at Boulder Hills 4th Plat	Lackman Rd. & 175th St.	K3, LLC	17
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
Hilltop Farms	Mur-Len Rd. & 173rd St.	Inspired HF Acquisition LLC	76
Lakeview Ridge 1st Plat	Houston St. & 143rd St.	Cherry Park Properties, LLC	26
Parkside Reserve First Plat	Brougham Dr. & 167th St.	175th Partners LLC	25
Parkside Reserve Second Plat	Brougham Dr. & 167th St.	175 Partners LLC	39
Parkside Reserve Third Plat	Brougham Dr. & 167th St.	175 Partners LLC	33
Prairie Farms XIV	Hedge Ln. & Elm Terr.	Prairie Farms KS, LLC	59
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
Stonebridge Pointe Fourth Plat	Lindenwood Dr. & 165th St.	175 Partners LLC	35
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
Woodland Hills Sixth Plat	Langley St. & 114th St.	Woodland Partners LLC	72
Woodland Hills Fifth Plat	Woodland Rd. and 115th Terr.	Prairie Star Development, LLC	47

Total Lots: 660

Development Approvals - Multifamily

The following table provides a list of all final site development plans for multifamily developments that were approved in 2022. A total of 1,082 multifamily dwelling units were approved, of which 10 units are proposed for independent living of people ages 55 or older.

Multi-Family Developments

Development	Location	Developer	Units
Acher Subdivision Lot 1	Parker St. & Cedar St.	Archer Villas LLC	208
Canyon Ranch Villas	Sunnybrook Blvd. & 116th Terr.	Inspired Homes LLC	30
Centric Pointe 133 (Phase 1)	Blackbob Rd. & 133rd St.	Forest Ridge Partners LLC	114
Corporate Ridge Apartments	Penrose St. & 106th Terr.	DD Corporate Ridge LLC	298
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
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: 1,082



Development Approvals - Nonresidential

The following table provides a list of all final site development plans approved in 2022 for significant nonresidential developments. Altogether, over 2.4 million square feet of nonresidential building area was approved in 2022, including over 1.7 million square feet of warehouse and distribution space.

Nonresidential Developments

Development	Use	Location	Developer	Bldg. Size
167th Street Logistics Centre, Building 2	Warehouse & Distribution	22150 W. 167th St.	BK Properties, LLC	438,513
7 Brew Coffee	Coffee Shop	2021 E. Santa Fe St.	Mean Bean KC LLC	735
ABF Trucking	Warehouse & Distribution	Pine St. & Dennis Ave.	JDC North Olathe	28,216
Auto Soak	Car Wash	15075 S. Haskins St.	Autosoak LLC	4,290
Azura Community Park	Park	18210 W. 118th St.	Azura Credit Union	810
Benton House	Assisted Living	15700 W. 151st St.	Hunt Midwest Enterprises	13,644
Bluebox Storage	Mini-Warehouse	16133 S. Lone Elm Rd.	Everest Holdings LLC	40,721
Chinmaya Mission	Religious Center	Pflumm Rd. & 151st St.	Chinmaya Mission Kansas City	15,630
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
Grace Church	Church	17401 W. 167th St.	Grace Church	23,656
Great Plains Commerce Center Lot 2	Warehouse & Distribution	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
Hy-Vee Aisles Online	Retail	14955 W. 151st St.	Hy-Vee, Inc.	1,200
Hy-Vee Aisles Online	Retail	Ridgeview Rd. & 119th St.	Hy-Vee, Inc.	1,200
I-35 Logistics Park Building C Expansion	Warehouse & Distribution	15251 S. Green Rd.	MDH Partners	316,816
I-35 Logistics Park Phase 2	Warehouse & Distribution	Green Rd. and 159th St.	Scannell Properties #476 LLC	569,579
Johnson County Square - Phase II	Outdoor Stage	100 N. Kansas Ave.	Johnson County	2,400
Lone Elm Commerce Center	Warehouse & Distribution	Erickson St. & 167th St.	LE Commerce Center LLC	282,598

Development Approvals - Nonresidential

Nonresidential Developments (continued)

Development	Use	Location	Developer	Bldg. Size
New Horizon Academy - Sunnybrook	Child Daycare	21555 W. 112th Terr.	New Horizon Academy	13,953
OASA Behavioral Health Hospital	Hospital	350 W. Frontier Ln.	BHC Propco Holdings LLC	79,700
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
Olathe Police Expansion	Police Station	501 E. Old 56 Hwy.	City of Olathe	45,526
Olathe Soccer Complex - Fieldhouse	Indoor Soccer Field	10568 S. Warwick St.	OSC LLC	33,200
Phenix Label Building Connection	Business Support	1160 S. Alden St	Phenix Label	2,488
Rawlings Office & Flex Space	Flex Space/ Office	24980 W. 110th Terr.	Bella Bee, LLC	7,386
Santa Fe Trail Middle School	School	1100 N. Ridgeview Rd.	Unified School District #233	152,000
St. Paul's Pre-K Entry Addition	Education	21650 W. 115th Terr.	Archdiocese of Kansas City	210
StorTropolis	Mini-Warehouse	601 N. Millridge St.	Olathe Stag Self Storage LLC	144,541
Subaru of Olathe	Vehicle Sales	Renner Blvd. & 119th St.	Baxter Auto	58,235
Sunflower Office	Office	Kansas Ave. & Santa Fe St.	Hoefer Welker	20,000
Wendy's	Restaurant	732 W. Park St.	Legacy Restaurant Group	2,379
Whataburger	Restaurant	14123 W. 135th St.	CTI Land Opportunities LLC	3,751

Total Sq. Ft.: 2,472,148



SUBARU OF OLATHE (Renner Blvd. & 119th St.)

Development Approvals - Downtown Olathe



Downtown Library

The library is returning to downtown core, where a library has existed since 1914. The new 4-story, 46,600 square foot library, located northeast of Santa Fe and Water Streets, will act as an anchor for Downtown Olathe's civic, cultural, educational, and economic life. The \$25 million project includes outdoor amenities, such as a patio, outdoor amphitheater, outdoor art, and "learning terraces" for flexible uses. The grand opening is in late April 2023.



Sunflower Office

A 21,000-square-foot, 2-story office building was recently approved on a property located northwest of Kansas Avenue and Santa Fe Street. This infill project is led by Kansas City's Sunflower Development and Block Real Estate Services and looks to bring over 100 new jobs to Olathe's downtown core.



Johnson County Square

Phase 1 of the new Johnson County Square, located at the corner of Cherry and Santa Fe, is complete and hosted Old Settlers in 2022. Construction of Phase 2 started in March 2023 and is planned to finish by Old Settlers in September 2023. Once completed, the County Square will include a historical plaza, multi-use platform, art garden play area, and tree grove seating area. Project details and full conceptual plans are available at www.jocogov.org.

Recent Construction

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) multifamily projects, for a total of 1,173 new dwelling units. In 2022, permits were issued for 36 new commercial and 139 commercial remodel projects.

2022 Building Permits Issued

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

2022 - At a Glance

175 New
Commercial & Industrial
Buildings & Remodels

1,173 New
Residential Units

\$472 Million
Commercial Valuation (New/Remodel)

\$264 Million
Residential Valuation (New/Remodel)

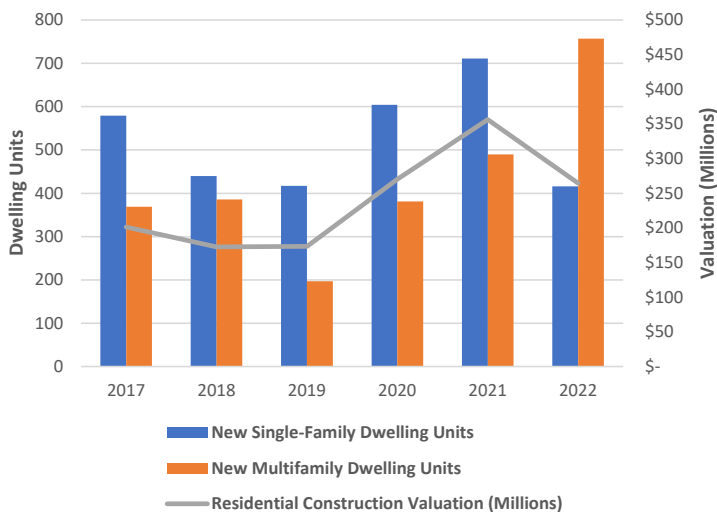
Recent Construction

The following table and charts 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.

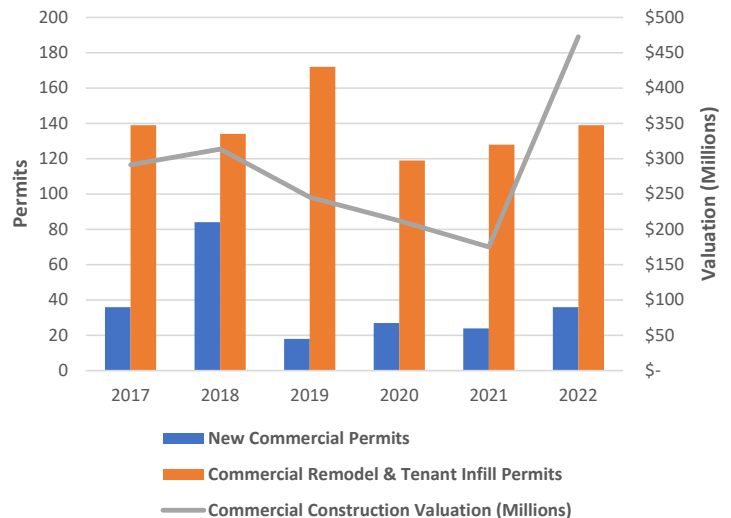
YEAR TO DATE COMPARISON						
Permits Issued	2017	2018	2019	2020	2021	2022
1 & 2 Family Residential Permits	568	432	374	577	672	389
Multi-Family Residential Permits	*	*	*	28	16	40
New Single Family Dwelling Units	579	440	417	604	711	416
New Multi-Family Dwelling Units	369	386	197	381	490	757
New Commercial	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

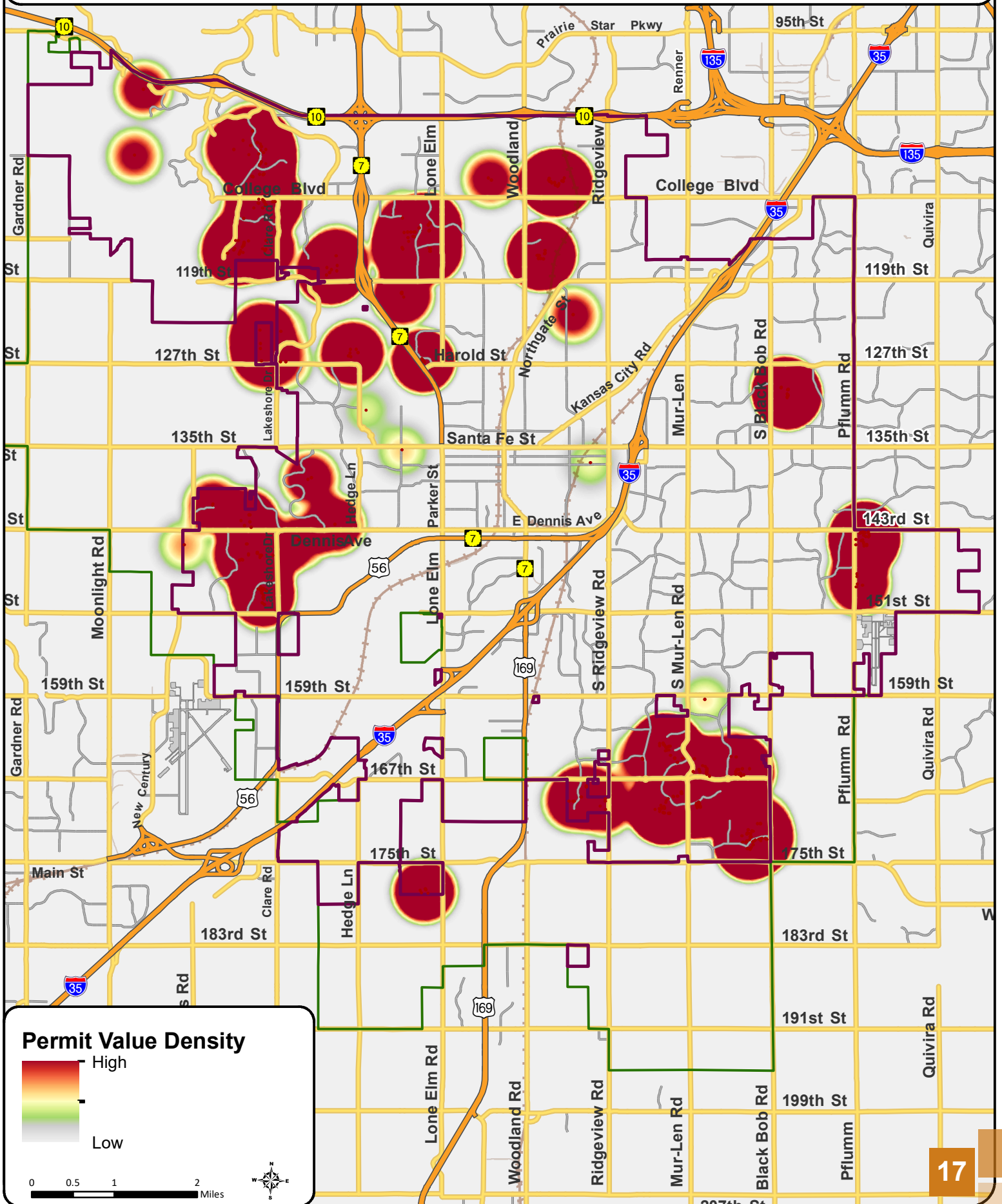
* Data not available for previous years due to procedural changes in multi-family permitting.

Residential Building Permits



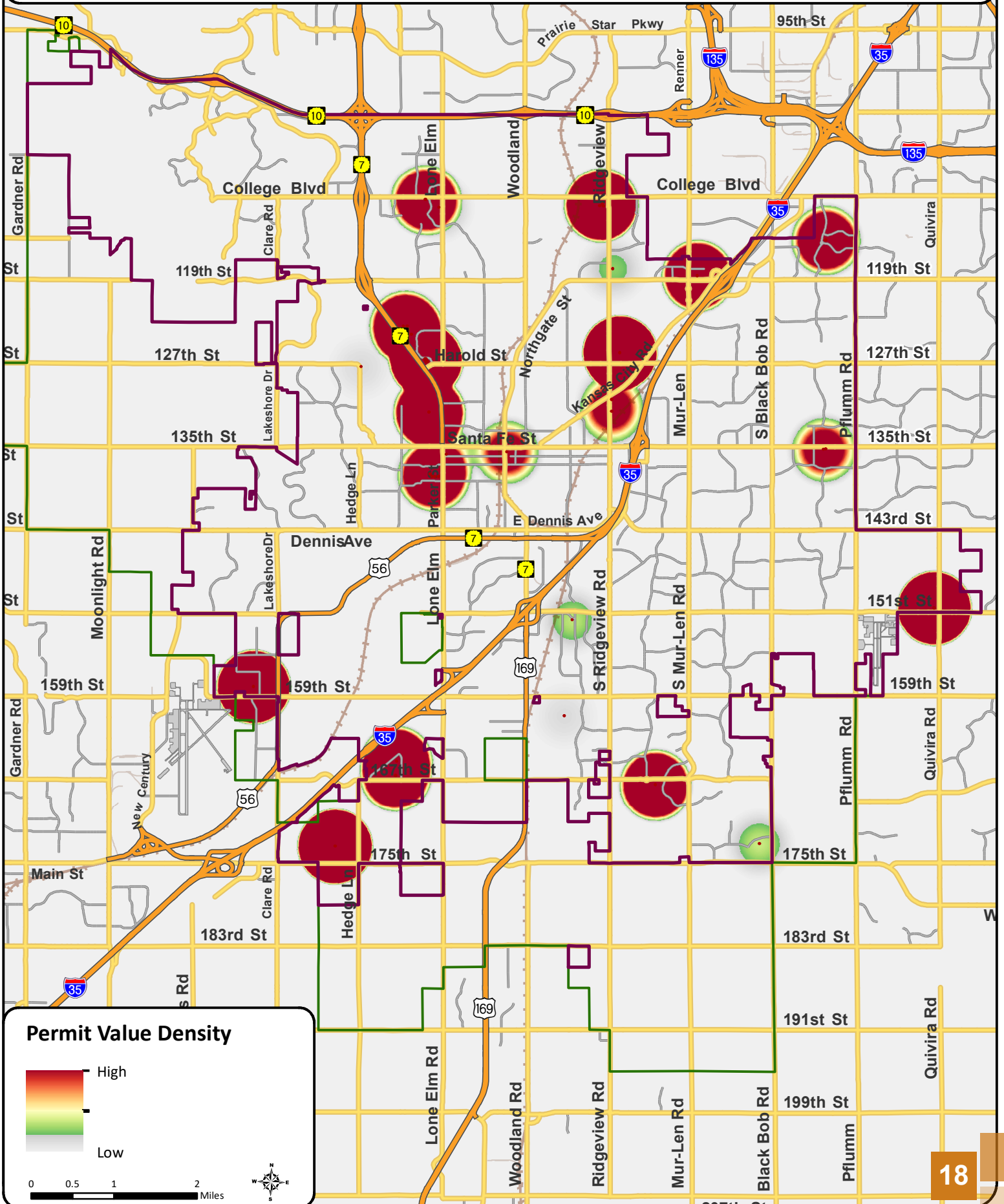
Commercial Building Permits





City of Olathe

Commercial Building Permit Heat Density (2022)



Recent Construction

The following table provides a list of new nonresidential & multifamily residential buildings and additions that finished construction and were occupied in 2022.

New Buildings & Additions Occupied in 2022

Development	Address
Alpha Graphics (Building Addition)	14965 W. 117th St.
Arrello Apartments (New Building)	110-120 S. Chestnut St.
Beautiful Savior Lutheran Church (Addition)	13145 S. Black Bob Rd.
Business Garage Authority (New Building)	15567-69 S. Mahaffie St.
Cedar Creek Office (New Building)	25618 W. 103rd St.
Center of Grace (Addition)	520 S. Harrison St.
Club Car Wash (New Building)	14910 S. Harrison St.
Complete Care Chiropractic (New Building)	623 N. Central St.
Country Home Elevator (Addition)	1904 E. 123rd St.
Fareway Market (New Building)	13430 W. 151st St.
Foley Equipment (New Building & Remodel)	19968 W. 157th 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.
KCAS Bioscience Services (New Building)	10830 S. Clay Blair Blvd.
Mahaffie Self-Storage - Office & Facility (New Building)	15250-15260 S. Mahaffie St.
MidAmerica Nazarene University (MNU) Student Center (New Building)	2041 E. Pioneer Blvd.
PDS Dental (New Building)	2180 W. Dartmouth St.
Pepsi Bottling Warehouse (Addition)	1775 E. Kansas City Rd.
Pizza Hut (New Building)	15225 W. 151st 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.

Recent Construction - Highlights



MNU Cunningham Center

Mid-America Nazarene University held a grand dedication of their Cunningham Student Center in May 2022. The new 47,374 square foot Student Center more than doubles the nearly 50-year-old Campus Center building it replaced. This \$15.6 million building is located southeast of Mur-Len Road and Pioneer Boulevard and caps the north end of the central Campus Mall.



KCAS Bioscience Services

The new state-of-the-art KCAS Bioanalytical & Biomarker Services facility located near Clay Blair Boulevard and 107th Street received occupancy in May 2022. KCAS provides high quality clinical research services to the biotech and pharmaceutical industries both in the United States and abroad. Their new 68,349 square foot building provides the laboratory and office space needed to support the top scientific talent and business teams they employ.



Garmin International

Garmin currently has numerous active building permits to renovate existing buildings on their campus at 1100 & 1200 E. 151st Street. Notably, the renovations include the conversion of a 500,000 square foot warehouse and manufacturing space into the Garmin Aviation Business Center, with lab and flight simulation spaces. Valued at \$111 million, the Aviation Center is the City's largest active project and it is nearing completion.

Recent Construction - Highlights



I-35 Logistics Park

Phase 1 of the I-35 Logistics Park industrial warehouse and distribution development obtained occupancy in November 2022. This phase is located at the northwest corner of Old 56 Highway and 159th Street and includes a 569,584 square foot, \$21.4 million warehouse distribution facility. Phase 2 is currently under construction and I-35 Logistics Park includes a total of 5 phases.



Tall Trellis Brew Co.

Tall Trellis Brew Co. opened their doors at 25600 W. Valley Parkway in March 2022. The former gas station and convenience store was converted into a coffeeshop and a taproom serving beer brewed with hops grown on the owner's farm in Ottawa, KS. The new outdoor seating area provides a place to sit and play yard games and will be surrounded by a 'tall trellis' of hops grown on site.



Fareway Meat Market

Fareway Meat Market, based out of Iowa, opened their 13,276 square foot store in July 2022 at the northeast corner of 151st Street and Pflumm Road. Fareway sells high-quality Midwest-raised meat and also serves barbecue meats and sandwiches to order.

Public Improvements

The following table compares the investment or total cost of construction spent by both public and private developments on public infrastructure owned by the City over the previous five years. Data for each year only includes public infrastructure that passed final inspection within the given year. Data is summarized annually in the following table.

The City reviews and inspects every development to ensure adequate public facilities are provided and to verify the improvements are installed according to City specifications. The photo below shows a view of Church Terrace after the Ridgeview West Neighborhood project was completed as part of the City's street reconstruction program.

Public Infrastructure Investment (Millions)

Year	Street & Stormwater	Sanitary Sewer	Water	Misc.	TOTAL
2018	\$49.84M	\$2.39M	\$0.94M	\$4.92M	\$58.09M
2019	\$27.83M	\$3.60M	\$2.22M	\$4.50M	\$38.15M
2020	\$35.79M	\$3.42M	\$3.55M	\$1.72M	\$44.48M
2021	\$48.71M	\$3.21M	\$3.08M	\$16.38M	\$71.38M
2022	\$66.44M	\$4.28M	\$1.01M	\$5.81M	\$77.54M



Public Improvements



Street & Stormwater

In 2022, the City reviewed and inspected over \$66 million in street and stormwater infrastructure in the City of Olathe. The photo to the left shows the Kansas Avenue Streetscape project located south of Santa Fe Street. This reconstruction project added bike lanes, widened sidewalks, and installed decorative street lighting and landscaping.



Sanitary Sewer

City staff oversaw the installation of over \$4.2 million of improvements to the sanitary sewer system in 2022. The picture to the left shows the sanitary sewer pipe that replaced a 30-inch sanitary sewer trunkmain located over 15-feet underground. The damaged pipe was deformed and cracking due to over-stressing of the main. To replace the pipe, the City needed to re-direct a tributary of Cedar Creek before excavation of hard rock and soil could even begin.



Water

Just over \$1 million of improvements to the City's water system were completed in 2022. The photo to the left shows a waterline being installed along Pflumm Road between 143rd and 151st Streets. The 12-inch ductile iron pipe replaced the existing 8-inch waterline to improve service for nearby neighborhoods and add capacity for future developments.

Public Improvements



Upper Mill Creek

This stormwater improvement project has alleviated flooding of Mill Creek between Santa Fe and Mulberry Streets by deepening and widening the creek and replacing existing culverts with new bridges at Chestnut, Spruce, and Poplar Streets. Construction began on Mill Creek in Spring 2021 and will continue through 2023. The photo on the left shows the Poplar Street Bridge a few weeks before reopening in summer 2022.



Pflumm Road Improvements

Pflumm Road between 143rd to 151st Street was widened from a two-lane to a four-lane road with a raised median and bicycle lanes in each direction. This section of Pflumm Road closed for construction in May and re-opened in December 2022. The remaining side street connections, streetlights, sidewalks, and landscaping are expected to be completed in spring 2023.



119th Street Extension

The City is moving forward with the planned installation of a four-lane bridge spanning Mill Creek and the BNSF Railroad to fully connect the 119th Street corridor between K-7 Highway and Interstate 35. This project includes a roundabout at 119th Street and Northgate, raised medians and intersection improvements along 119th Street, pedestrian/bicycle accommodations, and a trail connection to the Gary Haller Trail system. The project is in the final design stage and is tentatively scheduled to begin construction fall 2023.

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

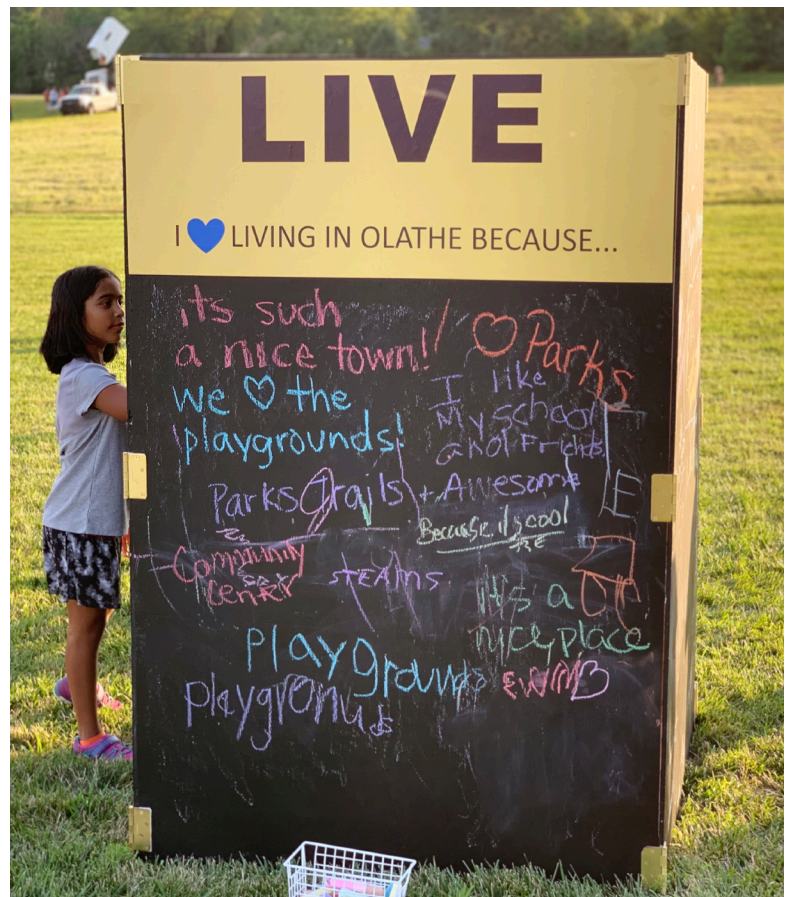
[New Business Resource Guide](#)

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	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



For additional information, contact Nathan Jurey at nwjurey@olatheks.org or 913.971.8661.