

Olathe Community Development Quarterly Development Report

1st Quarter (January - March 2023)



**DOWNTOWN
LIBRARY**

OLATHE DOWNTOWN LIBRARY
Chestnut Street & Santa Fe Street

Olathe at a Glance

82,306

Labor Force (BLS, Feb 2023)

152,041

Population (Olathe, Mar 2023)

2.7%

Unemployment Rate
(BLS, Feb 2023)

\$379,258

Typical Home Value
(Zillow, Mar 2023)

Monthly Population Estimates

Ending March 31, 2023

DATE	POPULATION*
March 2022	149,043
April 2022	149,937
May 2022	150,163
June 2022	150,267
July 2022	150,376
August 2022	150,533
September 2022	151,280
October 2022	151,448
November 2022	151,610
December 2022	151,780
January 2023	151,823
February 2023	151,876
March 2023	152,041

* 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

Development Approvals

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 2023.

Single-Family Subdivisions

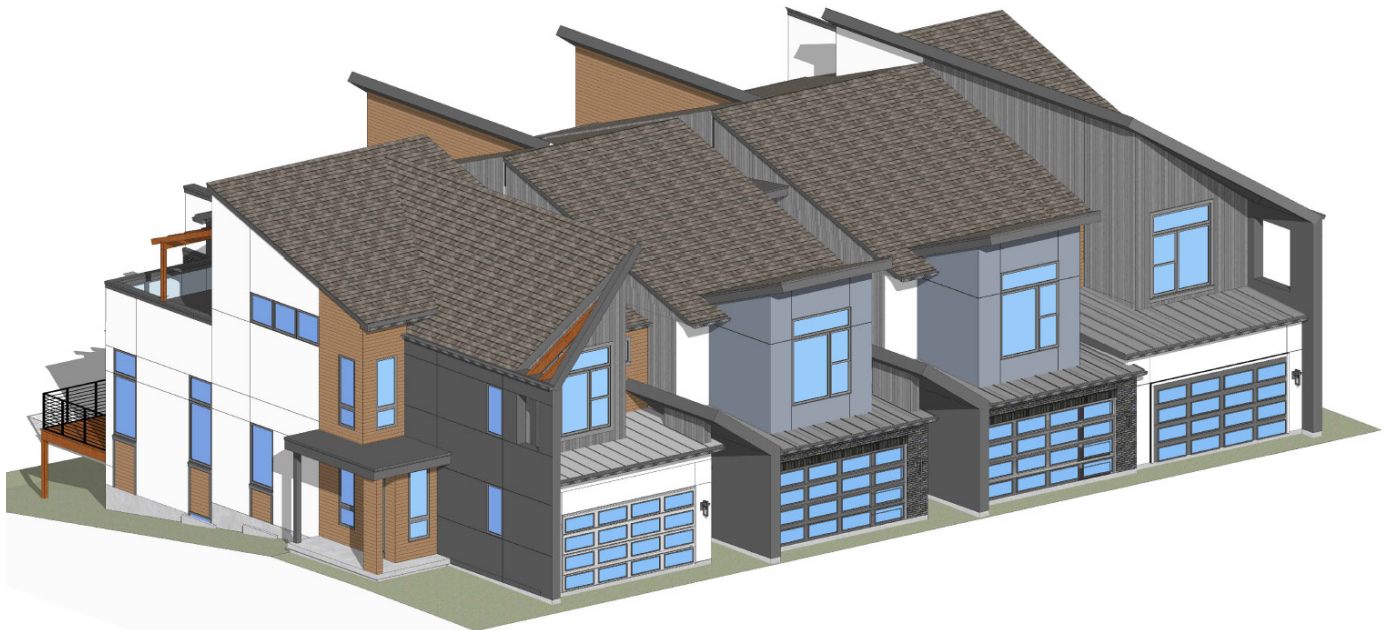
Subdivision	Location	Developer	Lots
Lakeview Ridge 1st Plat Replat	Lakeshore Dr. & 143rd St.	Cherry Park Properties LLC	22

Total Lots: 22

Multi-Family Developments

Development	Location	Developer	Units
Silver Creek Landing Townhomes	116th Terr. & Sunnybrook Blvd.	Boulder Creek Developers LLC	17

Total Units: 17



SILVER CREEK LANDING (*Sunnybrook Blvd. & 116th Terr.*)

Development Approvals

Commercial & Industrial Developments

Development	Use	Location	Developer	Bldg. Size
Andy's Frozen Custard	Restaurant	13981 W. 135th St.	Andy's Frozen Custard	1,980
Cottonwood Springs Hospital Expansion	Hospital	13351 S. Arapaho Dr.	MPT of Olathe-Springstone LLC	26,765
Elevate Safepoint Senior Living	Assisted Living	657 N. Millridge St.	Elevate Safepoint KC LLC	78,439
Heartland Coca-Cola Bottling Facility	Bottling Works	17100 S. Hedge Ln.	Heartland Coca-Cola Bottling Company LLC	627,137
KCAC Hangar	Airport	15165 S. Pflumm Rd.	KCAC Aviation	30,000
Robert Brogden's Kia Expansion	Vehicle Sales	130 N. Fir St.	Olathe Real Estate Holdings LLC	10,917
St. Paul Catholic School - Entry Addition	Elementary School	21650 W. 115th Terr.	Archdiocese of Kansas City	158
Tommy's Express Car Wash	Car Wash	1875 N. Ridgeview Rd.	Frontier Investments LLC	5,200
Western Flyer	Truck Maintenance Shop	1225 W. Pittman St.	Fishing Buddies LLC	12,000

Total Sq. Ft.: 792,596



ELEVATE SAFEPOINT SENIOR LIVING (Millridge Street & Spruce Street)

Development Approvals



Andy's Frozen Custard

Andy's Frozen Custard, based out of Springfield Missouri, is opening their newest location near Menards at 13981 W. 135th Street. Andy's will open their 1,980 square foot shop in late summer of 2023 and start serving customers all year round through their drive-through and walk-up windows.



Cottonwood Springs Hospital Expansion

Cottonwood Springs Hospital located southeast of Arapaho Drive and 133rd Street, is constructing a 26,765 square foot addition to their existing 51,105 square foot hospital. This project will expand the hospital's in- and out-patient services and provide room for 36 additional beds. Construction is anticipated to be completed this summer.



Heartland Coca-Cola

Heartland Coca-Cola will construct their new bottling and distribution facility along Hedge Lane located north of 175th Street. The 627,137 square foot building is expected to have 675 employees move into the new facility over the next 10 years. The project is slated to open in late 2024.

Recent Construction

Since the beginning of 2023, the Building Codes Division issued 790 building permits, with total construction valued over \$124 million. Total fees (permit and review fees) assessed in 2023 exceed \$1.2 million. Year to date, permits were issued for 63 new residential projects, including 60 one- and two-family projects and three (3) multi-family projects, for a total of 98 new dwelling units. In 2023, permits were issued for seven (7) new commercial and 31 commercial remodel projects. The data for all permit types will be tracked monthly throughout the year in the following table.

2023 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	16	0	45	1	5	129	40	236	\$326,205	\$33,628	\$61,966,288
February	16	1	52	2	10	110	45	236	\$243,821	\$24,846	\$23,445,292
March	28	2	48	4	16	165	55	318	\$541,544	41,154	\$39,141,832
April											
May											
June											
July											
August											
September											
October											
November											
December											
TOTALS	60	3	145	7	31	404	140	790	\$1,111,570	\$99,627	\$124,553,412

At a Glance - 2023 YTD

38 New
Commercial & Industrial
Buildings & Remodels

98 New
Residential Units

\$80 Million
Commercial Valuation

\$41 Million
Residential Valuation

Recent Construction

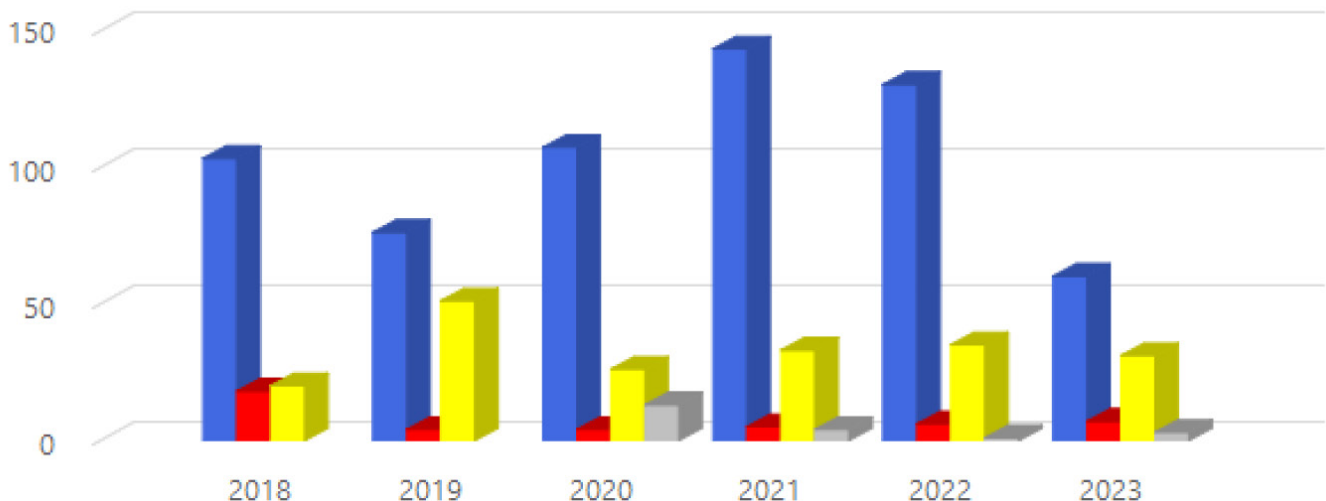
The following table and chart provide a comparison of the previous five years of year-to-date statistics for permit numbers and valuation of new residential construction, residential dwelling units, new commercial construction, and commercial remodels. Construction valuation and permitting fees are also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

YEAR TO DATE COMPARISON						
Permits Issued	2018	2019	2020	2021	2022	2023
1 & 2 Family Residential Permits	103	76	107	143	130	60
Multi-Family Residential Permits	*	*	13	4	1	3
New Single Family Dwelling Units	104	76	112	151	139	62
New Multi-Family Dwelling Units	21	49	71	72	3	36
Commercial Remodel/TI	20	51	26	33	35	31
New Commercial Permits	18	4	4	5	6	7
Total Permits	757	793	738	788	803	790
Total Dwelling Units	125	125	183	223	142	98
Residential Valuation	\$40,048,517	\$34,185,242	\$46,311,290	\$73,330,225	\$76,858,295	\$41,504,576
Commercial Valuation	\$35,520,129	\$42,434,382	\$28,281,418	\$47,194,166	\$69,805,446	\$80,133,034
Total Valuation	\$75,568,646	\$76,619,624	\$74,592,708	\$120,524,391	\$146,663,741	\$121,637,610
Permit Fees	\$1,186,245	\$979,540	\$1,605,405	\$1,728,645	\$2,144,461	\$1,111,570
Review Fees	\$79,956	\$85,753	\$89,263	\$108,136	\$211,056	\$99,627
Total Fees	\$1,266,201	\$1,065,293	\$1,694,668	\$1,836,781	\$2,355,518	\$1,211,197

* 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



Recent Construction

Recently Occupied Buildings

Development	Address
Beautiful Savior Lutheran Church Maint. Bldg. (New Building)	13105 S. Black Bob Rd.
Casa Amigos Indoor & Outdoor Seating (Remodel)	16521 W. 159th Ter.
Chick-Fil-A (Building Addition)	12087 S. Black Bob Rd.
Complete Care Chiropractic (New Building)	623 N. Central St.
Garmin Buildings 1 & 3 (Remodel)	1200 E. 151st St.
Garrison Plumbing Inc (New Building)	15430 S. Mahaffie St.
Griffin Riley Office (Tenant Finish)	1239 W. Harold St.
HyVee Aisle Online (Building Addition)	18101 W. 119th St.
Inclusion Connections (Tenant Finish)	2073 E. Santa Fe St.
Kid's Empire (Tenant Finish)	11941 S. Strang Line Rd.
Metro Service Inc. (Tenant Finish)	231 E. Dennis Ave.
Milan Laser Hair Removal (Tenant Finish)	18577 W. 151st St.
Military Recruiting Facility (Tenant Finish)	13519 S. Mur-Len Rd.
Olathe Downtown Library (New Building)	260 E. Santa Fe St.
Olathe Fire Academy & Training Tower (New Building)	910 N. Hedge Ln.
Pepsi Distribution Center (Building Addition)	1775 E. Kansas City Rd.
Peter Piper Pizzeria (Tenant Finish)	15139 W. 119th St.
Pizza Hut (New Building)	15225 W. 151st St.
Retail Rebel (Remodel)	873 S. Parker St.
Southpark Building A (New Building)	606 W. Frontier Ln.
Sutherlands (Tenant Finish)	16665 W. 151st St.
Sweet Thang Café (Tenant Finish)	1088 W. Santa Fe St.
Tacos El Viejon (Remodel)	409 E. Santa Fe St.
The Clorox Company Fullfillment Center (New Building)	15801 S. Green Rd.
The Close Rak (Tenant Finish)	15569 S. Mahaffie St.
Tommy Express Car Wash (New Building)	225 S. Parker St.
TT Electronics (Tenant Finish)	520 N. Rogers Rd.
Wal-Mart (Remodel)	395 N. K7 Hwy.
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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