

# Olathe Community Development Quarterly Development Report

2nd Quarter (April - June 2023)



**OLATHE FIRE ACADEMY**  
*127th Street & Hedge Lane*

## Olathe at a Glance

**84,322**

Labor Force (BLS, Jun 2023)

**152,584**

Population (Olathe, Jun 2023)

**2.5%**

Unemployment Rate

(BLS, Jun 2023)

**\$389,604**

Typical Home Value

(Zillow, Jun 2023)

### Monthly Population Estimates

Ending June 30, 2023

DATE	POPULATION*
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
April 2023	152,294
May 2023	152,486
<b>June 2023</b>	<b>152,584</b>

\* 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 site development plans for multi-family and non-residential developments that were approved in this quarter of 2023. No final plats for single-family subdivisions were approved in the 2nd quarter of 2023.

## Multi-Family Developments

Development	Location	Developer	Units
Ridgeview Place	15214 S. Ridgeview Rd.	LB Construction Services LLC	4

**Total Units: 4**

## Commercial & Industrial Developments

Development	Use	Location	Developer	Bldg. Size
Aldi Distribution - Parking Expansion & Guardhouse Replacement	Distribution Center	10505 S. K-7 Hwy.	Aldi Inc.	588
Chinmaya Mission Kansas City	Religious Center	SW of 151st St. & Pflumm Rd.	Chinmaya Mission Kansas City	15,630
Clorox Distribution - Guardhouse & Canopy	Distribution Center	15801 S. Green St.	Sealy South Green Road LLC	6,000
Contractors Garage VIII	Storage	2107 E. Kansas City Rd.	K. & D. Koudele	32,000
CraneWorks - Storage Building	Equipment Sales & Service	100 S. Paniplus Dr.	KDAC LLC	11,965
Jett Trucking - Maintenance Facility	Truck Maintenance	890 S. Pine St.	Carrier Services Plus LLC	16,987
JoCo Executive Airport - Hangar Replacement	Airport	15335 S. Pflumm Rd.	Johnson County	40,832
Olathe 10 MW Data Center	Data Center	23800 W. Valley Pkwy.	Kinban Inc.	90,352
Olathe Toyota - Building Addition	Vehicle Sales & Service	685 N. Rawhide Dr.	KT Realty	14,070
Camber Mental Health	Hospital	SW of 153rd St. & OMC Pkwy.	Olathe Health	60,100
Prairie Highlands - Clubhouse Expansion	Golf Course	14695 S. Inverness	GLPH	2,943
Wendy's Remodel	Restaurant	1560 S. Hamilton Cir.	Legacy Restaurant Group	-

**Total Sq. Ft.: 291,467**

# Development Approvals



## Olathe 10 MW Data Center

Oppidan Holdings, based out of Minnesota, is building a 90,352 square foot data center at 23800 Valley Parkway, near K-7 & K-10 Highways. The developer will begin construction this year and plans to occupy the building in Fall 2024.



## Camber Mental Health

A new mental health hospital will be constructed through a joint partnership between KVC Health Systems and Children's Mercy Hospital. The 72-bed inpatient facility will be located southwest of W. 153rd Street and OMC Parkway. The development includes 48 pediatric beds, 24 adult beds, outdoor courtyards, dining and activity spaces. The hospital is expected to open in late 2024.



## Chinmaya Mission

Chinmaya Mission Kansas City plans to build an Ashram, or religious retreat, located west of Pflumm Road and south of 151st Street. The 15,630 square foot building includes an assembly space for 350 people and additional areas and classrooms to serve their community members.

# Recent Construction

Since the beginning of 2023, the Building Codes Division issued 1,780 building permits, with total construction valued over \$271 million. Total fees (permit and review fees) assessed in 2023 exceed \$3.4 million. Year to date, permits were issued for 165 new residential projects, including 159 one- and two-family projects and six (6) multi-family projects, for a total of 300 new dwelling units. In 2023, permits were issued for 21 new commercial and 65 commercial remodel projects. The data for all permit types is 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	235	\$317,998	\$33,672	\$61,416,338
February	16	1	52	2	10	110	45	235	\$244,831	\$25,141	\$23,436,542
March	28	2	47	4	16	165	55	317	\$542,645	\$42,449	\$39,102,932
April	34	2	62	6	9	142	44	299	\$743,246	\$53,355	\$44,710,531
May	30	1	68	3	11	177	68	358	\$809,087	\$75,815	\$68,089,479
June	36	0	81	5	14	153	47	336	\$512,866	\$29,135	\$34,499,755
July											
August											
September											
October											
November											
December											
<b>TOTALS</b>	<b>159</b>	<b>6</b>	<b>355</b>	<b>21</b>	<b>65</b>	<b>875</b>	<b>299</b>	<b>1780</b>	<b>\$3,170,671</b>	<b>\$259,566</b>	<b>\$271,255,578</b>

## At a Glance - 2023 YTD

**86 New**  
Commercial & Industrial  
Buildings & Remodels

**300 New**  
Residential Units

**\$159 Million**  
Commercial Valuation

**\$103 Million**  
Residential Valuation

# Recent Construction

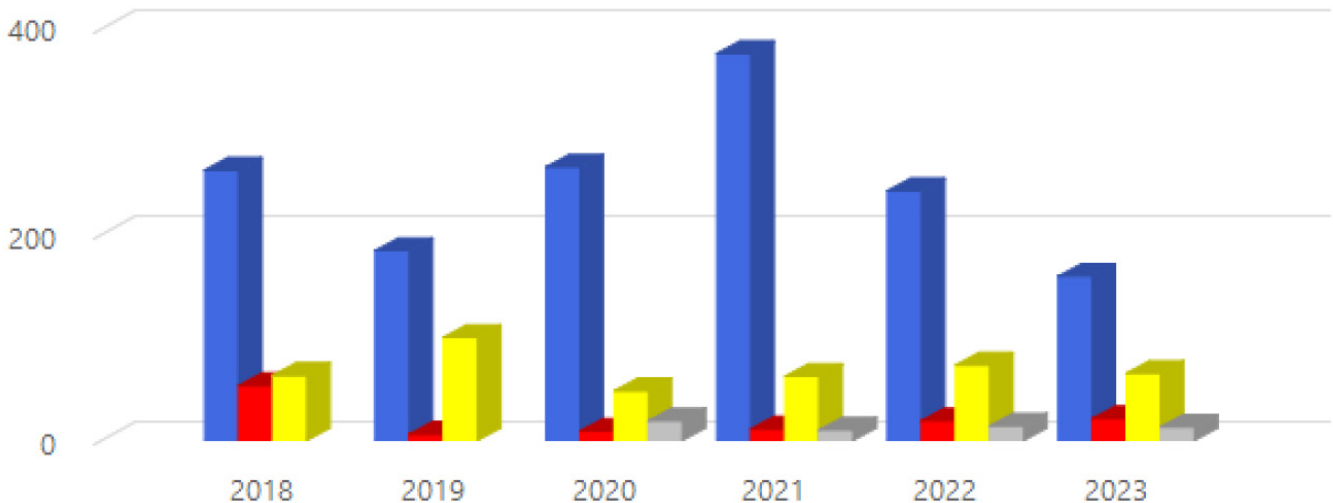
The following table and chart provide a comparison of the previous five years of year-to-date statistics for permit numbers and valuation of new residential construction, residential dwelling units, new commercial construction, and commercial remodels. Construction valuation and permitting fees are also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

YEAR TO DATE COMPARISON						
Permits Issued	2018	2019	2020	2021	2022	2023
1 & 2 Family Residential Permits	262	184	265	375	242	159
Multi-Family Residential Permits	*	*	19	10	14	6
New Single Family Dwelling Units	265	186	281	394	257	168
New Multi-Family Dwelling Units	69	72	121	112	345	132
Commercial Remodel/TI	63	100	48	62	73	65
New Commercial Permits	53	6	9	11	19	21
<b>Total Permits</b>	<b>1930</b>	<b>1891</b>	<b>1788</b>	<b>2050</b>	<b>1868</b>	<b>1780</b>
<b>Total Dwelling Units</b>	<b>334</b>	<b>258</b>	<b>402</b>	<b>506</b>	<b>602</b>	<b>300</b>
Residential Valuation	\$99,604,504	\$82,133,902	\$124,191,147	\$194,937,869	\$143,726,684	\$103,308,263
Commercial Valuation	\$98,848,061	\$59,067,982	\$49,304,299	\$80,986,244	\$147,017,375	\$159,007,014
<b>Total Valuation</b>	<b>\$198,452,565</b>	<b>\$141,201,884</b>	<b>\$173,495,446</b>	<b>\$275,924,113</b>	<b>\$290,744,059</b>	<b>\$262,315,277</b>
Permit Fees	\$3,654,334	\$2,258,122	\$3,417,548	\$4,197,802	\$4,415,696	\$3,170,671
Review Fees	\$312,481	\$174,275	\$185,840	\$230,106	\$371,309	\$259,566
<b>Total Fees</b>	<b>\$3,966,815</b>	<b>\$2,432,397</b>	<b>\$3,603,388</b>	<b>\$4,427,908</b>	<b>\$4,787,005</b>	<b>\$3,430,237</b>

\* 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
7 Brew Coffee (New Building)	2021 E. Santa Fe St.
Aikijuku Dojo (Tenant Finish)	2235 E. Kansas City Rd.
Arbor Creek Tax Services (Tenant Finish)	16025 S. Bradley Dr.
Brown Suga* (Tenant Finish)	1066 W. Santa Fe St.
Celebrate Dental (Remodel)	1828 E. Santa Fe St.
Dutch Bros. Coffee (New Building)	11220 S. Lone Elm Rd.
Dutch Bros. Coffee (New Building)	14075 W. 135th St.
Dutch Bros. Coffee (New Building)	15170 S. Mahaffie St.
Edward Jones (Tenant Finish)	11164 S. Noble Dr.
Faith Journey (Tenant Finish)	213 S. Kansas Ave.
I.d.entity Suite Salons (Tenant Finish)	20163 W. 153rd St.
La Fresca Crepes & Ice Cream (Tenant Finish)	928 E. Old 56 Hwy.
Logan Contractors Supply (Tenant Finish)	1320 S. Enterprise St.
Olathe Downtown Library (New Building)	260 E. Santa Fe St.
Paeteria Tropicana (Tenant Finish)	1325 E. Santa Fe St.
Phenix Label Inc. (Building Addition & Tenant Finish)	14824 W. 117th St.
Pickleman's Gourmet Café (Tenant Finish)	13516 S. Alden St.
Summit Yoga Studio (Tenant Finish)	15153 W. 119th St.



**PICKLEMAN'S 135th Street & Black Bob Road**

# 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

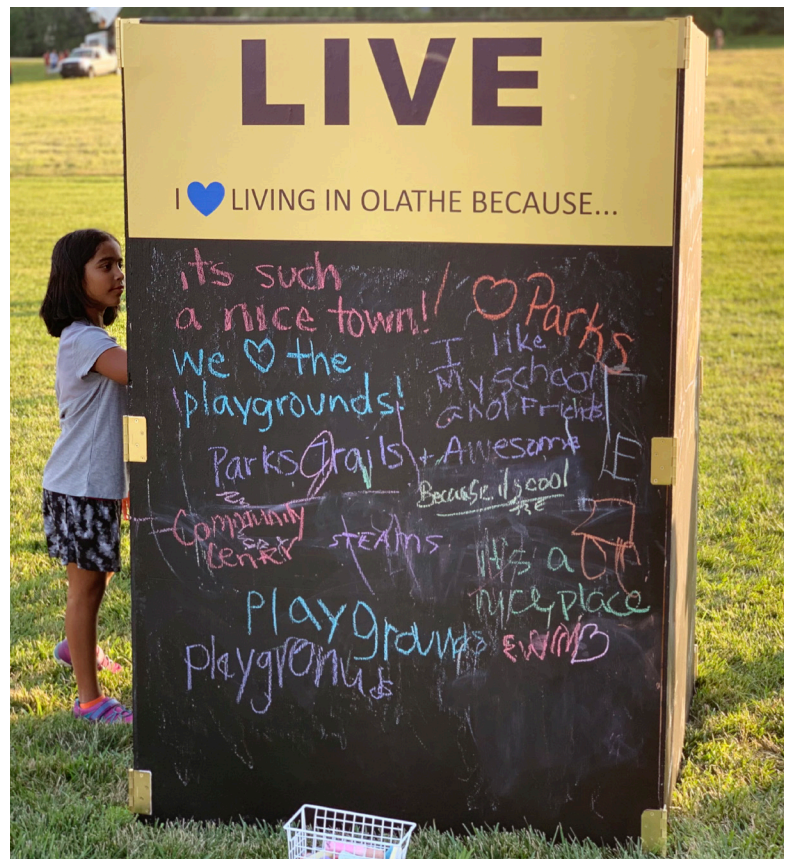
[New Business Resource Guide](#)

## 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



For additional information, contact Nathan Jurey at [nwjurey@olatheks.org](mailto:nwjurey@olatheks.org) or 913.971.8661.