

Olathe Community Development Quarterly Development Report

3rd Quarter (July - September 2023)



Azura Credit Union
118th Street & Ridgeview Road

Olathe at a Glance

83,159

Labor Force (BLS, Aug 2023)

153,560

Population (Olathe, Sept 2023)

2.8%

Unemployment Rate
(BLS, Aug 2023)

\$382,583

Typical Home Value
(Zillow, Sept 2023)

Monthly Population Estimates

Ending September 30, 2023

DATE	POPULATION*
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
June 2023	152,584
July 2023	153,065
August 2023	153,390
September 2023	153,560

* 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 3rd quarter of 2023.

Multi-Family Developments

Development	Location	Developer	Units
Greenwood Townhomes	14150 W. 113th Street	PI Greenwood LLC	68
Villa Pointe	167th St. & Mur-Len Rd.	Sunwest Apartments LLC	63
Woodland Forest	K-10 Hwy. & Woodland Rd.	Woodland K-10 LLC	344
Village of Forest Hills 2nd Plat	173rd Terr. & Legler Rd.	SAB Construction LLC	12

Total Units: 487

Commercial & Industrial Developments

Development	Use	Location	Developer	Bldg. Size
Advanced Veterinary Care Expansion	Veterinary Clinic	15150 S. Hamilton St.	Peuser Real Estate LLC	2,265
Children of America Daycare	Daycare	11134 S. Noble Dr.	McKinzie Family LP	10,000
El Mercado Fresco	Grocery Store	808 W. Old 56 Hwy.	Yazdani Enterprises	-
Goodwill Tenant Improvements	Thrift Store	11934 S. Strang Line Rd.	119th St. Plaza LLC	-
Olympic Car Wash Detail Bay Updates	Car Wash	350 N. Ridgeview Rd.	Olathe Real Estate Holdings LLC	-
Project Sandhills	Meat Processing Facility	NW of 167th St. & US 169 Hwy.	FSX Partners LLC	335,200
RamJack Olathe	Construction Contractor	2123 E. Kansas City Rd.	RamJack	13,869

Total Sq. Ft.: 361,334

Advanced Veterinary Care Expansion



Village of Forest Hills



Development Approvals



Children of America Daycare

Located southwest of College Blvd and Noble Dr, the 1.66 acres site includes a one-story building and attached outdoor play area. The 10,000 square foot childcare center is expected to accommodate 165 children, ranging from infants to school-age children.



Greenwood Townhomes

Situated on the border of Lenexa along College Blvd and Greenwood St, the redevelopment of the previously Prism Townhomes features nine new townhomes with 68 residential units. Each unit includes a garage and includes a range of outdoor amenities including a dog park, playground, grill areas, and trails.



Project Sandhill

A food manufacturing facility includes a 330,671 square foot building consisting of refrigerated meat processing and storage, offices, and other support services. FXS Partners LLC and McCown Gordon expect this large employment facility to be fully operational by 2025.

Recent Construction

Since the beginning of 2023, the Building Codes Division issued 2,780 building permits, with total construction valued over \$704.6 million. Total fees (permit and review fees) assessed in 2023 exceed \$7.4 million. Year to date, permits were issued for 286 new residential projects, including 259 one- and two-family projects and 27 multi-family projects, for a total of 364 new dwelling units. In 2023, permits were issued for 32 new commercial and 104 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	38	7	81	5	14	153	47	343	\$513,985	\$30,055	\$34,499,755
August	37	7	70	5	14	201	49	383	\$1,768,100	\$115,118	\$43,399,340
September	26	3	77	6	12	12	46	290	\$960,154	\$57,339	\$135,420,295
October											
November											
December											
TOTALS	259	27	565	32	104	1358	435	2780	\$6,928,537	\$484,575	\$704,683,790

At a Glance - 2023 YTD

136 New

Commercial & Industrial Buildings & Remodels

667 New

Residential Units

\$516 Million

Commercial Valuation

\$175 Million

Residential Valuation

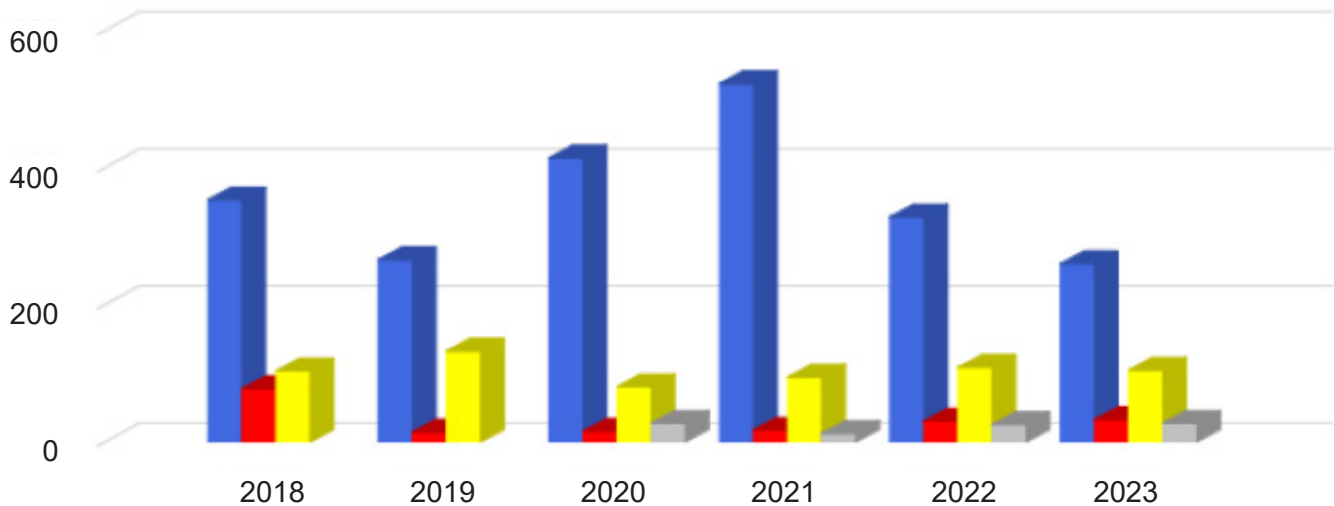
Recent Construction

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	352	265	413	521	327	260
Multi-Family Residential Permits	*	*	27	12	25	19
New Single Family Dwelling Units	356	275	431	552	351	284
New Multi-Family Dwelling Units	90	112	401	124	632	383
New Commercial Permits	77	14	15	17	30	32
Total Permits	2984	2784	2752	3191	2863	2780
Total Dwelling Units	446	387	832	676	983	667
Residential Valuation	\$137,854,664	\$123,521,112	\$192,457,628	\$273,341,710	\$210,806,894	\$175,058,692
Commercial Valuation	\$184,615,249	\$105,648,201	\$111,278,229	\$92,036,483	\$323,984,655	\$516,967,556
Total Valuation	\$322,469,913	\$229,169,313	\$303,735,858	\$365,378,193	\$534,791,549	\$692,026,248
Permit Fees	\$5,425,627	\$3,562,307	\$5,277,696	\$5,800,435	\$7,518,074	\$6,928,537
Review Fees	\$456,075	\$285,321	\$285,306	\$314,545	\$664,307	\$484,575
Total Fees	\$5,881,702	\$3,847,628	\$5,563,002	\$6,114,980	\$8,182,381	\$7,413,112

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

Permits Issued



Recent Construction

Recently Occupied Buildings

Development	Address
Azura Credit Union (New Building)	11750 S Fellows St
Azura Credit Union Community Park & Stage (New Building)	11798 S Fellows St
Community Bible Church (Remodel)	1304 N Parker St
Garmin Building #4 Service Center (Remodel)	1200 E 151 st St
Overhead Door Company (Remodel)	1901 E 119 th St
Santa Marta Priest Retirement Center (New Building)	14050 W 116 th St
Spectrum Paint (Tenant Finish)	125 S Parker St
The Cheer Pit (Tenant Finish)	879 N Jan-Mar Ct
New Horizon Academy (New Building)	15251 S Black Bob Rd
Andy's Frozen Custard (New Building)	13981 W 135 th St
Lone Elm Commerce Center Building #4 (New Building)	16521 S Erickson St
7 Brew Coffee (New Building)	2021 E Santa Fe St
F45 Training (Tenant Finish)	15293 W 119 th St
Everbowl Restaurant (Tenant Finish)	14937 W 119 th St



Andy's Frozen Custard
13981 W. 135th Street

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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