

# Olathe Community Development Quarterly Development Report

4th Quarter (October - December 2023)



**Subaru of Olathe**  
*119<sup>th</sup> Street & Renner Boulevard*

## Olathe at a Glance

**81,825**

Labor Force (BLS, Nov 2023)

**153,772**

Population (Olathe, Dec 2023)

**1.9%**

Unemployment Rate  
(BLS, Nov 2023)

**\$380,762**

Typical Home Value  
(Zillow, Dec 2023)

### Monthly Population Estimates

Ending December 31, 2023

DATE	POPULATION*
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
October 2023	153,605
November 2023	153,658
<b>December 2023</b>	<b>153,772</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 4th quarter of 2023.

## Multi-Family Developments

Development	Location	Developer	Units
Stratton Oaks West III	Woodsonia Dr. & 113th St.	Holly Hill Realty LLC	20

**Total Units: 20**

## Commercial & Industrial Developments

Development	Use	Location	Developer	Bldg. Size
BP Convenience Store - Addition	Retail Store	1850 N. Ridgeview Rd.	KC Petroleum	1,320
Cedar Creek Pet Hospital	Veterinary Hospital	11025 S. Valley Pkwy.	Cedar Creek Animal Hospital	12,115
Home2 Suites	Hotel	12155 S. Strang Line Rd.	Reliance Olathe Lodging LLC	75,449
I-35 Logistics Park - Building 4	Distribution Center	25720 W. 159th St.	Scannell Properties #717 LLC	729,120
Mather West Commercial Garages	Contractors Storage	S of Red Bird St. & 151st St.	Ronald A Mather Properties LLC	64,440
MNU Copeland Athletics Facilities Renovations	Football Stadium & Track	2030 E. College Way	MidAmerica Nazarene University	11,272
Phenix Label - Office Addition	Business Support	11610 S. Alden St.	Phenix Label	4,540

**Total Sq. Ft.: 898,256**



# Development Approvals



## **MNU Copeland Athletic Complex**

MidAmerica Nazarene University (MNU) held the groundbreaking ceremony for the Copeland Athletic Complex in September 2023. This project is located northwest of 143rd Street and Mur-Len Road and includes a new 1,000-seat stadium with artificial turf for football and other field sports. The project also includes enhancements to the existing athletic facilities and installation of an eight-lane track. Completion is expected by the end of 2024.



## **Cedar Creek Pet Hospital**

Cedar Creek Pet Hospital is building a new 12,115 square foot two-story veterinary clinic just north of their current location at the northeast corner of College Boulevard and Valley Parkway. Construction on their new facility will begin in spring 2024.



## **Home2 Suites**

Home2 Suites by Hilton is approved for a four-story hotel with 111 rooms, located east of Strang Line Road and 120th Place and behind the Cracker Barrel. Home2 Suites is an extended stay, pet friendly hotel concept with high quality guest amenities. The developer expects to start construction sometime in 2024.

# Recent Construction

Since the beginning of 2023, the Building Codes Division issued 3,661 building permits, with total construction valued over \$975 million. Total fees (permit and review fees) assessed in 2023 exceed \$8 million. Year to date, permits were issued for 345 new residential projects, including 322 one- and two-family projects and 23 multi-family projects, for a total of 747 new dwelling units. In 2023, permits were issued for 41 new commercial and 166 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	\$284,956	\$33,847	\$61,416,338
February	16	1	52	2	10	109	45	235	\$220,770	\$25,546	\$23,436,542
March	28	2	47	4	16	161	55	313	\$503,263	\$42,789	\$39,076,149
April	34	2	62	5	9	142	44	298	\$691,516	\$54,565	\$44,709,309
May	31	1	68	3	11	175	68	355	\$734,018	\$76,652	\$67,381,682
June	36	0	81	5	14	153	47	343	\$484,480	\$31,215	\$34,499,755
July	38	4	63	0	13	166	41	325	\$975,298	\$52,494	\$43,398,090
August	37	6	71	5	14	201	49	384	\$1,653,811	\$115,478	\$255,362,857
September	26	3	77	6	11	119	46	288	\$929,108	\$65,996	\$134,900,108
October	16	0	64	0	15	181	42	318	\$262,563	\$34,988	\$19,151,945
November	20	0	64	6	39	135	27	291	\$646,932	\$65,431	\$31,364,854
December	26	4	53	4	9	127	53	276	\$662,883	\$104,060	\$220,360,119
<b>TOTALS</b>	<b>322</b>	<b>23</b>	<b>747</b>	<b>41</b>	<b>166</b>	<b>1798</b>	<b>557</b>	<b>3661</b>	<b>\$8,049,597</b>	<b>\$703,060</b>	<b>\$975,057,749</b>

## At a Glance - 2023 YTD

**207** New

*Commercial & Industrial Buildings & Remodels*

**747** New

*Residential Units*

**\$730** Million

*Commercial Valuation*

**\$228** Million

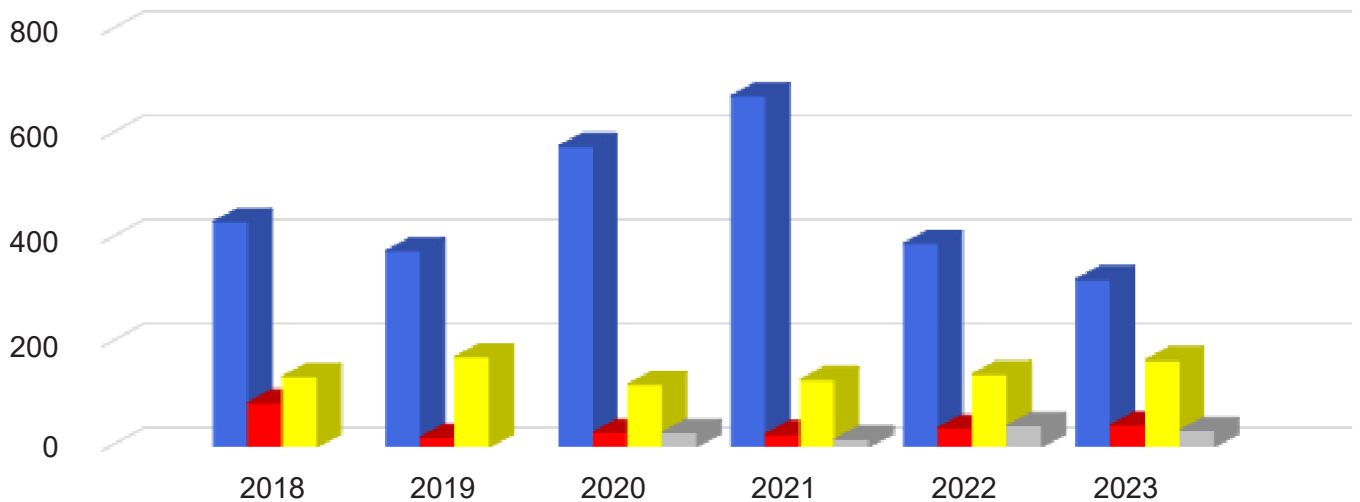
*Residential Valuation*

# 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	431	375	576	672	389	322
Multi-Family Residential Permits	*	*	27	14	40	23
Commercial Remodel/TI	134	172	119	128	139	166
New Commercial Permits	84	18	27	24	36	41
New Single Family Dwelling Units	438	391	601	710	416	348
New Multi-Family Dwelling Units	378	160	401	281	757	399
<b>Total Permits</b>	<b>3829</b>	<b>3762</b>	<b>3709</b>	<b>4104</b>	<b>3725</b>	<b>3661</b>
<b>Total Dwelling Units</b>	<b>816</b>	<b>551</b>	<b>1002</b>	<b>991</b>	<b>1173</b>	<b>747</b>
<b>Residential Valuation</b>	<b>\$172,664,201</b>	<b>\$173,346,970</b>	<b>\$270,446,501</b>	<b>\$356,725,839</b>	<b>\$263,865,165</b>	<b>\$228,104,224</b>
<b>Commercial Valuation</b>	<b>\$313,605,001</b>	<b>\$245,386,393</b>	<b>\$212,195,657</b>	<b>\$175,318,550</b>	<b>\$472,506,709</b>	<b>\$730,655,622</b>
<b>Total Valuation</b>	<b>\$486,269,202</b>	<b>\$418,733,362</b>	<b>\$482,642,157</b>	<b>\$532,044,389</b>	<b>\$736,371,874</b>	<b>\$958,759,846</b>
<b>Permit Fees</b>	<b>\$6,741,940</b>	<b>\$5,650,418</b>	<b>\$7,054,460</b>	<b>\$7,493,771</b>	<b>\$8,933,487</b>	<b>\$8,049,597</b>
<b>Review Fees</b>	<b>\$651,201</b>	<b>\$559,155</b>	<b>\$508,934</b>	<b>\$465,792</b>	<b>\$833,589</b>	<b>\$703,060</b>
<b>Total Fees</b>	<b>\$7,393,141</b>	<b>\$6,209,574</b>	<b>\$7,563,394</b>	<b>\$7,959,563</b>	<b>\$9,767,075</b>	<b>\$8,752,657</b>

## Permits Issued



# Recent Construction

## Recently Occupied Buildings

Development	Address
Aaron's (Tenant Finish)	13511 S. Mur-Len Rd.
Beautiful Savior Lutheran Church (Addition)	13145 S. Black Bob Rd.
Burlington Stores (Tenant Finish)	15335 W. 119th St.
Chick-Fil-A Warehouse (Tenant Finish)	16521 S. Erickson St.
City of Olathe Fire Station 4 (Addition)	13301 S. Mur-Len Rd.
Comprehensive Concussion Care (Tenant Finish)	784 N. Ridgeview Rd.
Daylight Donuts (Tenant Finish)	12705 S. Mur-Len Rd.
Diva Nail & Spa (Tenant Finish)	139 N. Parker St.
Dunkin Donut (Remodel)	18051 W. 119th St.
El Torito (Tenant Finish)	1327 E. Santa Fe St.
Garmin Office Space (Remodel)	1200 E. 151st St.
Goodwill (Tenant Finish)	11934 S. Strang Line Rd.
Grace Church (New Building)	17401 W. 167th St.
Groundworks (Tenant Finish)	606 W. Frontier Ln.
Herman Chiropractic (Tenant Finish)	12704 S. Black Bob Rd.
HyVee Grocery Pick-Up (Addition)	14955 W. 151st St.
I-35 Logistics Park Building 2 (New Building)	15800 S. Green Rd.
KCookie (Tenant Finish)	1239 W. Harold St.
Olathe Integrative Health (Tenant Finish)	17795 W. 106th St.
Olathe Soccer Complex Indoor Facility (New Building)	10568 S. Warwick St.
Open Mind Daycare Center (Tenant Finish)	1750 E. Harold St.
Optober Investments (Tenant Finish)	17775 W. 106th St.
Service Master (Tenant Finish)	414 W. Frontier Ln.
Sleep Inn (Remodel)	20662 W 151ST ST
Sleep Outfitters (Remodel)	14910 W. 119th St.
Subaru of Olathe (New Building)	16540 W. 119th St.
Sweet Tee's Tea Shop (Tenant Finish)	2059 E. Santa Fe St.
The Collar Club (Tenant Finish)	12730 S. Pflumm Rd.
Treats Unleashed (Tenant Finish)	11967 S. Black Bob Rd.
Truity Credit Union (Tenant Finish)	11172 S. Lone Elm Rd.
United Rotary Brush (Tenant Finish)	410 W. Frontier Ln.
Whataburger (New Building)	14123 W. 135th 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

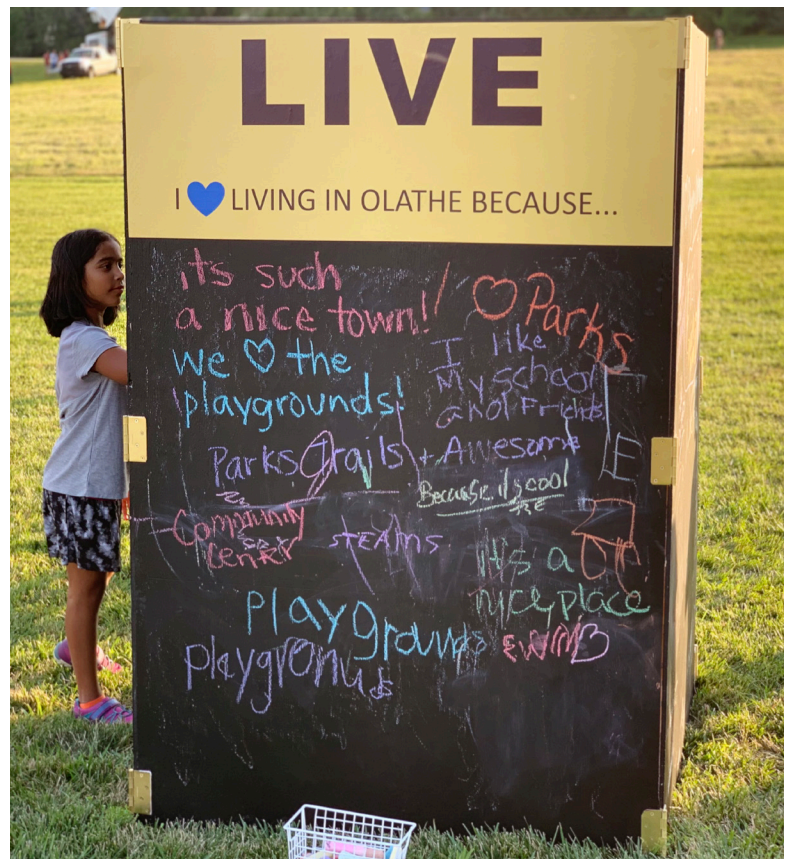
[New Business Resource Guide](#)

## 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



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