



## **TONGANOXIE PLANNING COMMISSION**

**Agenda**

**February 3, 2022**

**7:00 p.m.**

**City Council Chambers**

**303 S. Bury Street**

### **Planning Commission Members**

Monica Gee - Patti Bitler - John Kirk - Howie Brewington - Amanda Horner - Meagan Vestal - Angela Schultz

\*There may be an audio recording of the meeting which will be utilized to prepare the meeting minutes.

### **CALL TO ORDER – Planning Commission Meeting**

**1. APPROVAL OF PC MINUTES – October 7, 2021**

**2. OLD BUSINESS**

**3. NEW BUSINESS**

- a) Public Hearing; Application to rezone property from “MF-2-P” (Multi-Family II District with Development Plan) to “MF-2-P” – (Multi-Family II District with a revised Development Plan).
- b) Consideration of Application to rezone property from “MF-2-P” (Multi-Family II District with Development Plan) to “MF-2-P” – (Multi-Family II District with a revised Development Plan).
- c) Consideration of Final Plat for Schoolyard Townhomes, located at Second Street between Church and Shawnee streets.

**4. GENERAL INFORMATION**

- a) August, September and October 2021 Home Builder’s Association Reports

**5. ADJOURN**



**TONGANOXIE PLANNING COMMISSION**  
**Meeting Minutes**  
**October 7, 2021 7:00 p.m.**  
**303 S. Bury Street**

**CALL TO ORDER**

- Chair Monica Gee opened the meeting at 7:00 p.m.
- Roll Call: Planning Commission members present were Chair Monica Gee, John Kirk, Howie Brewington, and Angela Schultz. City Manager George Brajkovic, City Attorney Anna Krstulic via phone, City Planner Chris Brewster, and Planning Clerk Lindsay Huntington were also present.

**1. APPROVAL OF PC MINUTES – August 5, 2021**

- **Mr. Kirk made a motion to approve the minutes from the August 5, 2021 Commission meeting.**
- **Mr. Brewington seconded the motion.**
- **Vote of all ayes, motion carried.**

**2. OLD BUSINESS**

- No items.

**EX PARTE COMMUNICATION**

- None

**3. NEW BUSINESS**

- (a) Site Plan – IST Industrial Service Technologies – 1650 Commerce Drive – Submitted by IST – Industrial Service Technologies
- Mr. Brewster presented the Planning Staff Report for the project. He explained the revised layout design and landscape plans which have met City requirements.
  - Ms. Gee asked if a IST representative would like to respond to the items in question from the presentation.
  - Mr. Pappenberg with IST addressed the Planning Commission and explained their organizations standards and that all requirements of the City will be met with the final project.
  - **Mr. Brewington made a motion to approve the Site Plan subject to the conditions set by staff.**
  - **Ms. Schultz seconded the motion.**
  - **Roll call vote of all ayes, motion carried.**
- (b) Consideration for Revised Site Plan - for property address 704 E. 4<sup>th</sup> Street – Tots to Teens Childcare LLC facility.
- Mr. Brewster presented the Planning Staff Report for the project. He presented information on the revised site plan and provided a detailed recommendation list of items needing to be met.
  - Mr. Brajkovic added that there was a special use permit issued on 3/2/20 (ordinance 1484) granted for a two-year period. Applicant might need to come before City Council to receive an updated permit.

- Ms. Gee asked if a Tots to Teens Childcare representative would like to respond to the items in question from the presentation.
  - Ms. Kenney 22761 Hatchell Road, Tonganoxie Kansas addressed the Planning Commission and mentioned due to COVID the cost of wood was very expensive and the metal building was an option.
  - Mr. Brajkovic asked that when basing your decision to please list out the exceptions in detail.
  - Mr. Brewster explained all the conditions again to help clarify the recommendations. He drew two distinctions for the necessary findings: 1) if the PC determines that a metal building exception will be allowed within this HBD District, what findings are present to make that determination, and 2) if a metal building is allowed, what staff site plan recommendations are needed for the approval of the site plan submittal.
  - Mr. Kirk made a motion to approve 1) for this submittal, allowing the exception for a metal building because of a) the metal building will not detract away from the quality of building construction within this HBD, b) design elements (based on staff direction) will be present to promote the pedestrian nature and street ambience of 4<sup>th</sup> St, and c) the building will continue to promote a livable, inviting space for elements vital to the area which serves as a transition of HBD to the West and Light Industrial to the East, and 2) the consideration for the revised site plan with staff recommendations based on the recommendations outlined in the staff report which are; A dimensioned building elevation plan required prior to any building permits, additional details on the west and north will be required, storm water requirements will be made by the City Engineer and an approved landscape plan to be submitted to staff prior to any building permits.
  - Mr. Brewington seconded the motion.
  - Roll call vote of all ayes, motion carried.
- (c) Preliminary and Final Plat – Wards Ridge
- Mr. Brajkovic presented the project to the Planning Commission. This is a county planning project. A letter will be drafted and signed by the Planning Commission Chair.

#### 4. GENERAL INFORMATION

- (a) June and July 2021 Home Builder's Association Reports

#### 5. ADJOURN

- **Ms. Schultz made a motion to adjourn the meeting.**
- **Mr. Kirk seconded the motion**
- **Vote of all ayes, motion carried.**
- **Meeting adjourned at 7:30 p.m.**

Respectfully submitted,

*Lindsay Huntington*

Lindsay Huntington, Planning Clerk



## City of Tonganoxie, Kansas

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### PLANNING STAFF REPORT

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**Case#:** 2022-001P

**Date of Report:** January 26, 2022

**Application:** Final Plat & Final Development Plan – R-MF-2P Zoning

**Action:** *A final plat requires review and approval by the Planning Commission. If the plat meets the standards of the subdivision regulations, the Planning Commission shall approve the final plat. If there are any dedications of land for public purposes, they require acceptance by the City Council.*

*A final development plan requires a review by the Planning Commission with a recommendation to the City Council. If the final development plan is in substantial compliance with the Preliminary Development Plan, meets any conditions placed on approval of an Outline Development Plan or Preliminary Development plan, and meets all other applicable standards, it should be recommended for approval.*

**Applicant Name:** Schoolyard Townhomes LLC, Jason Swords

**Property Owner Name:** Schoolyard Townhomes, LP

**Subject Property Address:** 210 E. Second Street

**Property Size:** 2.4 acres (106,600 s.f.)

**Zoning:** R-MF-2P (conditioned on final development plan)

**Legal Description:** (varied – multiple lots between Church and Shawnee, and between Second Street and Third Street extended)

*Date of Application:* 1/6/2022  
*Date of Public Hearing:* 2/3/2022

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## **I. SUMMARY:**

This application is to revise a Final Plat and Final Development Plan for 32 townhomes in 6 blocks of buildings at Second Street, between Church and Shawnee Streets. The project is part of the school redevelopment that includes the Library fronting on Fourth Street. The revised Final Plat and Final Development Plan is to correct a field error in the construction of the projects.

The project was approved through a planned zoning approval that used a specific development plan to adjust standards of the R-MF-2 zoning district, based on a specific plan for the particular site (September – November 2019). Based on the context, the comprehensive plan housing goals applicable to the specific area, the proposed adjustments met the planning policies applicable to the area, the intent of the R-MF-2 zoning district, and the specific criteria in the zoning ordinance for applying planned zoning.

The Planning Commission recommended approval, and the City Council approved the specific plan subject to the following specific amendments to the R-MF-2 standards:

1. Front Setbacks. The front setbacks be reduced to 12.5 feet on second street, 15 feet on Church Street, and 19.4 feet on Shawnee Street.
2. Setbacks. The following specific setbacks were approved:
  - 1.7 feet (Building C-1 on Church Street)
  - 6.7 feet (Building A-1 on Church Street)
  - 5.1 feet (Building B-1 on Shawnee Street)
  - 5.1 feet (Building B-2 on Shawnee Street)
3. Front Widths. The per-unit front width requirement be adjusted to between 20' and 30' per unit to accommodate more appropriate town home patterns.
4. Parking. Parking was reduced to 1 per unit, with the required 1.5 per unit being permitted to include associated on-street parking at the perimeter of the project.

Upon final survey it was discovered that the buildings were built beyond the approved setbacks in two locations:

1. Building B-1 was 4.9 feet from Shawnee street rather than 5.1 feet;
2. Building B-2 was 4.5 feet from Shawnee Street rather than 5.1 feet.

The applicant is unable to get a final certification of the survey until it is demonstrated that the project complies with all city ordinances. Because this is a planned zoning application, and the issue involves non-compliance with specific granted exceptions to the standards, the remedy is to amend the plan and specific exceptions through the same process as the original exceptions.

## **II. ANALYSIS**

### **A. *Final Development Plan***

The requirements for a final development plan approval is that it is consistent with the preliminary development plan. Additionally, amendments to the final development plan may be approved according to the same criteria. This proposal is consistent with the preliminary development plan in every way except for the minor deviations noted above. (See September 2019 and November 2019 Staff Reports for analysis of the original plans in relation to criteria.) The Planning Commission did discuss concerns with the proximity of buildings to the side lot lines at the preliminary development plan review, and required specific conditions be considered to account for this proximity (street trees and additional design considerations to limit blank walls). The application was approved and built according to those conditions, and the additional setback allowance requested is negligible considering the context and overall scope of the project.

**B. Final Plat**

The final plat is in substantial conformance with the approved preliminary plat, and meet all lot requirements of the R-MF-2 zoning as revised by the preliminary development plan and proposed amendments to the final development plan.

**III. EFFECT OF DECISION**

The Planning Commission makes a recommendation to the City Council on the Final Development Plan, since it is associated with the planned rezoning of the property. Approval of a Final Development Plan authorizes the applicant to prepare building plans and construction documents and apply for permits demonstrating that they meet all applicable City standards and any conditions of the final development plan. In this case it will authorize a final survey of the property demonstrating compliance with all City regulations.

The Planning Commission approves final plats, however any dedication of land for public use must be accepted by the City Council (none in this case since all rights-of-way are established and all other utilities are in private easements). Upon approval by the Planning Commission (and acceptance of any public dedications), the applicant may record the plat with the County. In this case there are no additional dedications or issues associated with the plat.

**IV. STAFF RECOMMENDATION**

Staff recommends approval of the revised Final Development Plan and Final Plat



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Chris Brewster  
Contract City Planner



*Current City Zoning (property in red box now zoned R-SF)*



*Property*



**AUGUST 2021**

|                       | Single Family Units <sup>^</sup> | Multi-Family Units <sup>%</sup> | Total Units | S-F Units YTD | M-F Units YTD | Total Units YTD |
|-----------------------|----------------------------------|---------------------------------|-------------|---------------|---------------|-----------------|
| <b>CASS COUNTY</b>    |                                  |                                 |             |               |               |                 |
| Archie                | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Belton                | 6                                | 0                               | 6           | 56            | 49            | 105             |
| Cass County           | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Cleveland             | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Garden City           | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Harrisonville         | 0                                | 0                               | 0           | 7             | 7             | 7               |
| Lake Winnebago        | 2                                | 0                               | 2           | 25            | 0             | 25              |
| Lee's Summit          | 2                                | 0                               | 2           | 26            | 0             | 26              |
| Peculiar              | 0                                | 0                               | 0           | 73            | 0             | 73              |
| Pleasant Hill         | 2                                | 0                               | 2           | 22            | 0             | 22              |
| Raymore               | 5                                | 0                               | 5           | 86            | 0             | 86              |
| Village of Loch Lloyd | 0                                | 0                               | 0           | 0             | 0             | 0               |
|                       | <b>17</b>                        | <b>0</b>                        | <b>17</b>   | <b>295</b>    | <b>49</b>     | <b>344</b>      |
| <b>CLAY COUNTY</b>    |                                  |                                 |             |               |               |                 |
| Clay County           | 5                                | 0                               | 5           | 16            | 0             | 16              |
| Excelsior Springs     | 2                                | 0                               | 2           | 12            | 0             | 12              |
| Gladstone             | 0                                | 0                               | 0           | 3             | 0             | 3               |
| Kansas City           | 57                               | 0                               | 57          | 411           | 0             | 411             |
| Kearney               | 8                                | 0                               | 8           | 47            | 0             | 47              |
| Lawson                | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Liberty               | 7                                | 0                               | 7           | 48            | 0             | 48              |
| North Kansas City     | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Pleasant Valley       | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Smithville            | 3                                | 0                               | 3           | 40            | 0             | 40              |
|                       | <b>82</b>                        | <b>0</b>                        | <b>82</b>   | <b>577</b>    | <b>0</b>      | <b>577</b>      |
| <b>JACKSON COUNTY</b> |                                  |                                 |             |               |               |                 |
| Blue Springs          | 12                               | 0                               | 12          | 175           | 0             | 175             |
| Buckner               | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Grain Valley          | 7                                | 0                               | 7           | 83            | 0             | 83              |
| Grandview             | 0                                | 0                               | 0           | 1             | 0             | 1               |
| Greenwood             | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Independence          | 4                                | 0                               | 4           | 62            | 0             | 62              |
| Jackson County        | 12                               | 0                               | 12          | 65            | 0             | 65              |
| Kansas City           | 15                               | 0                               | 15          | 116           | 0             | 116             |
| Lake Lotawana         | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Lee's Summit          | 54                               | 0                               | 54          | 466           | 0             | 466             |
| Oak Grove             | 12                               | 0                               | 12          | 34            | 0             | 34              |
| Raytown               | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Sugar Creek           | 0                                | 0                               | 0           | 0             | 0             | 0               |
|                       | <b>116</b>                       | <b>0</b>                        | <b>116</b>  | <b>1002</b>   | <b>0</b>      | <b>1002</b>     |
| <b>PLATTE COUNTY</b>  |                                  |                                 |             |               |               |                 |
| Kansas City           | 9                                | 0                               | 9           | 138           | 0             | 138             |
| Parkville             | 0                                | 0                               | 0           | 30            | 0             | 30              |
| Platte City           | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Platte County         | 9                                | 0                               | 9           | 94            | 0             | 94              |
| Riverside             | 2                                | 0                               | 2           | 8             | 0             | 8               |
| Weatherby Lake        | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Weston                | 0                                | 0                               | 0           | 0             | 0             | 0               |
|                       | <b>20</b>                        | <b>0</b>                        | <b>20</b>   | <b>270</b>    | <b>0</b>      | <b>270</b>      |
| <b>JOHNSON COUNTY</b> |                                  |                                 |             |               |               |                 |
| De Soto               | 1                                | 0                               | 1           | 24            | 0             | 24              |
| Edgerton              | 0                                | 0                               | 0           | 1             | 0             | 1               |
| Fairway               | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Gardner               | 11                               | 0                               | 11          | 50            | 32            | 82              |
| Johnson County        | 5                                | 0                               | 5           | 34            | 0             | 34              |
| Leawood               | 11                               | 0                               | 11          | 45            | 0             | 45              |
| Lenexa                | 18                               | 0                               | 18          | 150           | 0             | 150             |
| Merriam               | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Mission Hills         | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Olathe                | 51                               | 0                               | 51          | 513           | 122           | 635             |
| Overland Park         | 52                               | 0                               | 52          | 466           | 0             | 466             |
| Prairie Village       | 7                                | 0                               | 7           | 66            | 0             | 66              |
| Roeland Park          | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Shawnee               | 10                               | 0                               | 10          | 132           | 0             | 132             |
| Spring Hill           | 8                                | 0                               | 8           | 118           | 0             | 118             |
| Westwood              | 0                                | 0                               | 0           | 0             | 0             | 0               |
|                       | <b>174</b>                       | <b>0</b>                        | <b>174</b>  | <b>1599</b>   | <b>154</b>    | <b>1753</b>     |

|                           | Single Family Units <sup>^</sup> | Multi-Family Units <sup>%</sup> | Total Units | S-F Units YTD | M-F Units YTD | Total Units YTD |
|---------------------------|----------------------------------|---------------------------------|-------------|---------------|---------------|-----------------|
| <b>LEAVENWORTH COUNTY</b> |                                  |                                 |             |               |               |                 |
| Basehor                   | 5                                | 0                               | 5           | 82            | 0             | 82              |
| Lansing                   | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Leav. County              | 12                               | 0                               | 12          | 91            | 10            | 101             |
| Leavenworth               | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Tonganoxie                | 0                                | 0                               | 0           | 47            | 0             | 47              |
|                           | <b>17</b>                        | <b>0</b>                        | <b>17</b>   | <b>220</b>    | <b>10</b>     | <b>230</b>      |
| <b>WYANDOTTE COUNTY</b>   |                                  |                                 |             |               |               |                 |
| Bonner Springs            | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Edwardsville              | 0                                | 0                               | 0           | 0             | 0             | 0               |
| KCK/Wyandotte Co          | 11                               | 0                               | 11          | 96            | 0             | 96              |
|                           | <b>11</b>                        | <b>0</b>                        | <b>11</b>   | <b>96</b>     | <b>0</b>      | <b>96</b>       |
| <b>MIAMI COUNTY</b>       |                                  |                                 |             |               |               |                 |
| Louisburg                 | 0                                | 0                               | 0           | 37            | 0             | 37              |
| Miami County              | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Osawatomie                | 0                                | 0                               | 0           | 0             | 0             | 0               |
| Paola                     | 0                                | 0                               | 0           | 6             | 0             | 6               |
| Spring Hill               | 0                                | 0                               | 0           | 53            | 0             | 53              |
|                           | <b>0</b>                         | <b>0</b>                        | <b>0</b>    | <b>96</b>     | <b>0</b>      | <b>96</b>       |
| <b>Totals</b>             | <b>437</b>                       | <b>0</b>                        | <b>437</b>  | <b>4155</b>   | <b>213</b>    | <b>4368</b>     |

**Comparison of Single Family Building Units for Greater Kansas City**  
(Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)

| Month/Year          | 2014         | 2015         | 2016         | 2017         | 2018         | 2019         | 2020         | 2021        |
|---------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|
| January             | 287          | 240          | 274          | 457          | 463          | 234          | 355          | 411         |
| February            | 216          | 260          | 408          | 477          | 463          | 234          | 475          | 493         |
| March               | 362          | 393          | 542          | 571          | 549          | 357          | 438          | 560         |
| April               | 439          | 437          | 523          | 562          | 564          | 411          | 434          | 637         |
| May                 | 385          | 395          | 503          | 504          | 598          | 391          | 374          | 579         |
| June                | 364          | 438          | 578          | 567          | 569          | 387          | 421          | 558         |
| July                | 375          | 399          | 494          | 512          | 485          | 471          | 493          | 480         |
| August              | 352          | 425          | 536          | 480          | 514          | 429          | 444          | 437         |
| September           | 383          | 462          | 424          | 514          | 353          | 396          | 557          |             |
| October             | 468          | 459          | 466          | 583          | 485          | 500          | 510          |             |
| November            | 312          | 360          | 417          | 502          | 354          | 410          | 404          |             |
| December            | 328          | 432          | 352          | 468          | 276          | 434          | 461          |             |
| <b>Annual Total</b> | <b>4,271</b> | <b>4,700</b> | <b>5,517</b> | <b>6,197</b> | <b>5,673</b> | <b>4,654</b> | <b>5,366</b> | <b>4155</b> |

**Comparison of Permits By Units Issued Year to Date**

|      | 2014 - 2021 |           |             |
|------|-------------|-----------|-------------|
|      | S-F Units   | M-F Units | Total Units |
| 2014 | 2780        | 2271      | 5051        |
| 2015 | 2987        | 1765      | 4752        |
| 2016 | 3858        | 3062      | 6920        |
| 2017 | 4130        | 1213      | 5343        |
| 2018 | 4205        | 2345      | 6550        |
| 2019 | 2914        | 1447      | 4361        |
| 2020 | 3434        | 1800      | 5234        |
| 2021 | 4155        | 213       | 4368        |

<sup>^</sup>The Single Family number is units and includes both attached and detached units.  
<sup>%</sup>Multi-Family units are in buildings with 5 or more units.  
 # Not available at time of report

Permit information reflects the most recent data at time of publication. In order to ensure accurate recording of residential building permit statistics, the HBA may revise monthly and year-to-date figures when updated data is made available. Copyright 2020 Home Builders Assoc of Greater Kansas City. All rights reserved.





**SEPTEMBER 2021**

|                       | Single Family Units <sup>^</sup> | Multi-Family Units <sup>%</sup> | Total Units | S-F Units YTD | M-F Units YTD | Total Units YTD |   | Single Family Units <sup>^</sup> | Multi-Family Units <sup>%</sup> | Total Units  | S-F Units YTD | M-F Units YTD | Total Units YTD |              |              |  |
|-----------------------|----------------------------------|---------------------------------|-------------|---------------|---------------|-----------------|---|----------------------------------|---------------------------------|--------------|---------------|---------------|-----------------|--------------|--------------|--|
| <b>CASS COUNTY</b>    |                                  |                                 |             |               |               |                 | <b>LEAVENWORTH COUNTY</b>   |                                  |                                 |              |               |               |                 |              |              |  |
| Archie                | 0                                | 0                               | 0           | 0             | 0             | 0               | Basehor   | 7                                | 0                               | 7            | 89            | 0             | 89              |              |              |  |
| Belton                | 38                               | 445                             | 483         | 94            | 494           | 588             | Lansing   | 0                                | 0                               | 0            | 0             | 0             | 0               |              |              |  |
| Cass County           | 0                                | 0                               | 0           | 0             | 0             | 0               | Leav. County  | 8                                | 0                               | 8            | 99            | 10            | 109             |              |              |  |
| Cleveland             | 0                                | 0                               | 0           | 0             | 0             | 0               | Leavenworth   | 0                                | 0                               | 0            | 0             | 0             | 0               |              |              |  |
| Garden City           | 0                                | 0                               | 0           | 0             | 0             | 0               | Tonganoxie  | 1                                | 0                               | 1            | 48            | 0             | 48              |              |              |  |
| Harrisonville         | 1                                | 0                               | 1           | 8             | 0             | 8               |   | <b>16</b>                        | <b>0</b>                        | <b>16</b>    | <b>236</b>    | <b>10</b>     | <b>246</b>      |              |              |  |
| Lake Winnebago        | 5                                | 0                               | 5           | 30            | 0             | 30              | <b>WYANDOTTE COUNTY</b>   |                                  |                                 |              |               |               |                 |              |              |  |
| Lee's Summit          | 0                                | 0                               | 0           | 26            | 0             | 26              | Bonner Springs  | 0                                | 0                               | 0            | 0             | 0             | 0               |              |              |  |
| Peculiar              | 0                                | 0                               | 0           | 73            | 0             | 73              | Edwardsville  | 0                                | 0                               | 0            | 0             | 0             | 0               |              |              |  |
| Pleasant Hill         | 3                                | 0                               | 3           | 25            | 0             | 25              | KCK/Wyandotte Cty   | 5                                | 0                               | 5            | 101           | 0             | 101             |              |              |  |
| Raymore               | 39                               | 0                               | 39          | 125           | 0             | 125             |   | <b>5</b>                         | <b>0</b>                        | <b>5</b>     | <b>101</b>    | <b>0</b>      | <b>101</b>      |              |              |  |
| Village of Loch Lloyd | 0                                | 0                               | 0           | 0             | 0             | 0               | <b>MIAMI COUNTY</b>   |                                  |                                 |              |               |               |                 |              |              |  |
|                       | <b>86</b>                        | <b>445</b>                      | <b>531</b>  | <b>381</b>    | <b>494</b>    | <b>875</b>      | Louisburg   | 3                                | 0                               | 3            | 40            | 0             | 40              |              |              |  |
| <b>CLAY COUNTY</b>    |                                  |                                 |             |               |               |                 | Miami County  | 0                                | 0                               | 0            | 0             | 0             | 0               |              |              |  |
| Clay County           | 10                               | 0                               | 10          | 26            | 0             | 26              | Osawatomie  | 0                                | 0                               | 0            | 0             | 0             | 0               |              |              |  |
| Excelsior Springs     | 5                                | 0                               | 5           | 17            | 0             | 17              | Paola   | 0                                | 0                               | 0            | 6             | 0             | 6               |              |              |  |
| Gladstone             | 0                                | 0                               | 0           | 3             | 0             | 3               | Spring Hill   | 5                                | 0                               | 5            | 58            | 0             | 58              |              |              |  |
| Kansas City           | 30                               | 0                               | 30          | 441           | 0             | 441             |   | <b>8</b>                         | <b>0</b>                        | <b>8</b>     | <b>104</b>    | <b>0</b>      | <b>104</b>      |              |              |  |
| Kearney               | 1                                | 0                               | 1           | 48            | 0             | 48              | <b>Totals</b>   | <b>458</b>                       | <b>445</b>                      | <b>903</b>   | <b>4678</b>   | <b>658</b>    | <b>5336</b>     |              |              |  |
| Lawson                | 0                                | 0                               | 0           | 0             | 0             | 0               | <b>Comparison of Single Family Building Units for Greater Kansas City</b>   |                                  |                                 |              |               |               |                 |              |              |  |
| Liberty               | 9                                | 0                               | 9           | 57            | 0             | 57              | (Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)  |                                  |                                 |              |               |               |                 |              |              |  |
| North Kansas City     | 1                                | 0                               | 1           | 1             | 0             | 1               | <b>Month/Year</b>   | <b>2014</b>                      | <b>2015</b>                     | <b>2016</b>  | <b>2017</b>   | <b>2018</b>   | <b>2019</b>     | <b>2020</b>  | <b>2021</b>  |  |
| Pleasant Valley       | 0                                | 0                               | 0           | 0             | 0             | 0               | January   | 287                              | 240                             | 274          | 457           | 463           | 234             | 355          | 411          |  |
| Smithville            | 1                                | 0                               | 1           | 41            | 0             | 41              | February  | 216                              | 260                             | 408          | 477           | 463           | 234             | 475          | 493          |  |
|                       | <b>57</b>                        | <b>0</b>                        | <b>57</b>   | <b>634</b>    | <b>0</b>      | <b>634</b>      | March   | 362                              | 393                             | 542          | 571           | 549           | 357             | 438          | 560          |  |
| <b>JACKSON COUNTY</b> |                                  |                                 |             |               |               |                 | April   | 439                              | 437                             | 523          | 562           | 564           | 411             | 434          | 637          |  |
| Blue Springs          | 8                                | 0                               | 8           | 183           | 0             | 183             | May   | 385                              | 395                             | 503          | 504           | 598           | 391             | 374          | 579          |  |
| Buckner               | 0                                | 0                               | 0           | 0             | 0             | 0               | June  | 364                              | 438                             | 578          | 567           | 569           | 387             | 421          | 558          |  |
| Grain Valley          | 18                               | 0                               | 18          | 101           | 0             | 101             | July  | 375                              | 399                             | 494          | 512           | 485           | 471             | 493          | 480          |  |
| Grandview             | 0                                | 0                               | 0           | 1             | 0             | 1               | August  | 352                              | 425                             | 536          | 480           | 514           | 429             | 444          | 502          |  |
| Greenwood             | 0                                | 0                               | 0           | 0             | 0             | 0               | September   | 383                              | 462                             | 424          | 514           | 353           | 396             | 557          | 458          |  |
| Independence          | 12                               | 0                               | 12          | 74            | 0             | 74              | October   | 468                              | 459                             | 466          | 583           | 485           | 500             | 510          |              |  |
| Jackson County        | 8                                | 0                               | 8           | 73            | 0             | 73              | November  | 312                              | 360                             | 417          | 502           | 354           | 410             | 404          |              |  |
| Kansas City           | 14                               | 0                               | 14          | 130           | 0             | 130             | December  | 328                              | 432                             | 352          | 468           | 276           | 434             | 461          |              |  |
| Lake Lotawana         | 0                                | 0                               | 0           | 0             | 0             | 0               | <b>Annual Total</b>   | <b>4,271</b>                     | <b>4,700</b>                    | <b>5,517</b> | <b>6,197</b>  | <b>5,673</b>  | <b>4,654</b>    | <b>5,366</b> | <b>4,678</b> |  |
| Lee's Summit          | 47                               | 0                               | 47          | 513           | 0             | 513             | <b>Comparison of Permits By Units Issued Year to Date</b>   |                                  |                                 |              |               |               |                 |              |              |  |
| Oak Grove             | 4                                | 0                               | 4           | 38            | 0             | 38              | <b>2014 - 2021</b>  |                                  |                                 |              |               |               |                 |              |              |  |
| Raytown               | 0                                | 0                               | 0           | 0             | 0             | 0               |   | S-F Units                        | M-F Units                       | Total Units  |               |               |                 |              |              |  |
| Sugar Creek           | 0                                | 0                               | 0           | 0             | 0             | 0               | 2014  | 3163                             | 3168                            | 6331         |               |               |                 |              |              |  |
|                       | <b>111</b>                       | <b>0</b>                        | <b>111</b>  | <b>1113</b>   | <b>0</b>      | <b>1113</b>     | 2015  | 3449                             | 2521                            | 5970         |               |               |                 |              |              |  |
| <b>PLATTE COUNTY</b>  |                                  |                                 |             |               |               |                 | 2016  | 4282                             | 3521                            | 7803         |               |               |                 |              |              |  |
| Kansas City           | 7                                | 0                               | 7           | 145           | 0             | 145             | 2017  | 4644                             | 1627                            | 6271         |               |               |                 |              |              |  |
| Parkville             | 9                                | 0                               | 9           | 104           | 0             | 104             | 2018  | 4558                             | 2562                            | 7120         |               |               |                 |              |              |  |
| Platte City           | 0                                | 0                               | 0           | 0             | 0             | 0               | 2019  | 3310                             | 1929                            | 5239         |               |               |                 |              |              |  |
| Platte County         | 8                                | 0                               | 8           | 102           | 0             | 102             | 2020  | 3991                             | 2128                            | 6119         |               |               |                 |              |              |  |
| Riverside             | 3                                | 0                               | 3           | 11            | 0             | 11              | 2021  | 4678                             | 658                             | 5336         |               |               |                 |              |              |  |
| Riverside             | 3                                | 0                               | 3           | 11            | 0             | 11              | <b>^The Single Family number is units and includes both attached and detached units.</b>  |                                  |                                 |              |               |               |                 |              |              |  |
| Weatherby Lake        | 0                                | 0                               | 0           | 0             | 0             | 0               | <b>%Multi-Family units are in buildings with 5 or more units.</b>   |                                  |                                 |              |               |               |                 |              |              |  |
| Weston                | 0                                | 0                               | 0           | 0             | 0             | 0               | <b># Not available at time of report</b>  |                                  |                                 |              |               |               |                 |              |              |  |
|                       | <b>27</b>                        | <b>0</b>                        | <b>27</b>   | <b>362</b>    | <b>0</b>      | <b>362</b>      | <i>Permit information reflects the most recent data at time of publication. In order to ensure accurate recording of residential building permit statistics, the HBA may revise monthly and year-to-date figures when updated data is made available. Copyright 2021 Home Builders Assoc of Greater Kansas City. All rights reserved.</i> |                                  |                                 |              |               |               |                 |              |              |  |
| <b>JOHNSON COUNTY</b> |                                  |                                 |             |               |               |                 |   |                                  |                                 |              |               |               |                 |              |              |  |
| De Soto               | 3                                | 0                               | 3           | 27            | 0             | 27              |   |                                  |                                 |              |               |               |                 |              |              |  |
| Edgerton              | 0                                | 0                               | 0           | 1             | 0             | 1               |   |                                  |                                 |              |               |               |                 |              |              |  |
| Fairway               | 0                                | 0                               | 0           | 0             | 0             | 0               |   |                                  |                                 |              |               |               |                 |              |              |  |
| Gardner               | 5                                | 0                               | 5           | 55            | 32            | 87              |   |                                  |                                 |              |               |               |                 |              |              |  |
| Johnson County        | 6                                | 0                               | 6           | 40            | 0             | 40              |   |                                  |                                 |              |               |               |                 |              |              |  |
| Leawood               | 1                                | 0                               | 1           | 46            | 0             | 46              |   |                                  |                                 |              |               |               |                 |              |              |  |
| Lenexa                | 20                               | 0                               | 20          | 170           | 0             | 170             |   |                                  |                                 |              |               |               |                 |              |              |  |
| Merriam               | 0                                | 0                               | 0           | 0             | 0             | 0               |   |                                  |                                 |              |               |               |                 |              |              |  |
| Mission Hills         | 0                                | 0                               | 0           | 0             | 0             | 0               |   |                                  |                                 |              |               |               |                 |              |              |  |
| Olathe                | 44                               | 0                               | 44          | 557           | 122           | 679             |   |                                  |                                 |              |               |               |                 |              |              |  |
| Overland Park         | 45                               | 0                               | 45          | 511           | 0             | 511             |   |                                  |                                 |              |               |               |                 |              |              |  |
| Prairie Village       | 6                                | 0                               | 6           | 72            | 0             | 72              |   |                                  |                                 |              |               |               |                 |              |              |  |
| Roeland Park          | 0                                | 0                               | 0           | 0             | 0             | 0               |   |                                  |                                 |              |               |               |                 |              |              |  |
| Shawnee               | 10                               | 0                               | 10          | 142           | 0             | 142             |   |                                  |                                 |              |               |               |                 |              |              |  |
| Spring Hill           | 8                                | 0                               | 8           | 126           | 0             | 126             |   |                                  |                                 |              |               |               |                 |              |              |  |
| Westwood              | 0                                | 0                               | 0           | 0             | 0             | 0               |   |                                  |                                 |              |               |               |                 |              |              |  |
|                       | <b>148</b>                       | <b>0</b>                        | <b>148</b>  | <b>1747</b>   | <b>154</b>    | <b>1901</b>     |   |                                  |                                 |              |               |               |                 |              |              |  |



**OCTOBER 2021**

|                       | Single Family Units <sup>^</sup> | Multi-Family Units <sup>%</sup> | Total Units | S-F Units YTD | M-F Units YTD | Total Units YTD |  | Single Family Units <sup>^</sup> | Multi-Family Units <sup>%</sup> | Total Units  | S-F Units YTD | M-F Units YTD | Total Units YTD |              |             |  |  |
|-----------------------|----------------------------------|---------------------------------|-------------|---------------|---------------|-----------------|--|----------------------------------|---------------------------------|--------------|---------------|---------------|-----------------|--------------|-------------|--|--|
| <b>CASS COUNTY</b>    |                                  |                                 |             |               |               |                 | <b>LEAVENWORTH COUNTY</b>  |                                  |                                 |              |               |               |                 |              |             |  |  |
| Archie                | 0                                | 0                               | 0           | 0             | 0             | 0               | Basehor  | 18                               | 0                               | 18           | 107           | 0             | 107             |              |             |  |  |
| Belton                | 22                               | 0                               | 22          | 116           | 494           | 610             | Lansing  | 0                                | 0                               | 0            | 0             | 0             | 0               |              |             |  |  |
| Cass County           | 0                                | 0                               | 0           | 0             | 0             | 0               | Leav. County   | 7                                | 0                               | 7            | 106           | 10            | 116             |              |             |  |  |
| Cleveland             | 0                                | 0                               | 0           | 0             | 0             | 0               | Leavenworth  | 0                                | 0                               | 0            | 0             | 0             | 0               |              |             |  |  |
| Garden City           | 0                                | 0                               | 0           | 0             | 0             | 0               | Tonganoxie   | 0                                | 0                               | 0            | 48            | 0             | 48              |              |             |  |  |
| Harrisonville         | 4                                | 0                               | 4           | 12            | 0             | 12              |  | 25                               | 0                               | 25           | 261           | 10            | 271             |              |             |  |  |
| Lake Winnebago        | 3                                | 0                               | 3           | 33            | 0             | 33              | <b>WYANDOTTE COUNTY</b>  |                                  |                                 |              |               |               |                 |              |             |  |  |
| Lee's Summit          | 9                                | 0                               | 9           | 35            | 0             | 35              | Bonner Springs   | 0                                | 0                               | 0            | 0             | 0             | 0               |              |             |  |  |
| Peculiar              | 0                                | 0                               | 0           | 73            | 0             | 73              | Edwardsville   | 0                                | 0                               | 0            | 0             | 0             | 0               |              |             |  |  |
| Pleasant Hill         | 7                                | 0                               | 7           | 32            | 0             | 32              | KCK/Wyandotte Co   | 15                               | 0                               | 15           | 116           | 0             | 116             |              |             |  |  |
| Raymore               | 3                                | 0                               | 3           | 128           | 0             | 128             |  | 15                               | 0                               | 15           | 116           | 0             | 116             |              |             |  |  |
| Village of Loch Lloyd | 0                                | 0                               | 0           | 0             | 0             | 0               | <b>MIAMI COUNTY</b>  |                                  |                                 |              |               |               |                 |              |             |  |  |
|                       | 48                               | 0                               | 48          | 429           | 494           | 923             | Louisburg  | 0                                | 0                               | 0            | 40            | 0             | 40              |              |             |  |  |
| <b>CLAY COUNTY</b>    |                                  |                                 |             |               |               |                 | Miami County   | 0                                | 0                               | 0            | 0             | 0             | 0               |              |             |  |  |
| Clay County           | 12                               | 0                               | 12          | 38            | 0             | 38              | Osawatomie   | 0                                | 0                               | 0            | 0             | 0             | 0               |              |             |  |  |
| Excelsior Springs     | 2                                | 0                               | 2           | 19            | 0             | 19              | Paola  | 0                                | 0                               | 0            | 6             | 0             | 6               |              |             |  |  |
| Gladstone             | 0                                | 0                               | 0           | 3             | 0             | 3               | Spring Hill  | 0                                | 0                               | 0            | 58            | 0             | 58              |              |             |  |  |
| Kansas City           | 46                               | 0                               | 46          | 487           | 0             | 487             |  | 0                                | 0                               | 0            | 104           | 0             | 104             |              |             |  |  |
| Kearney               | 10                               | 0                               | 10          | 58            | 0             | 58              | <b>Totals</b>  | <b>690</b>                       | <b>0</b>                        | <b>690</b>   | <b>5368</b>   | <b>658</b>    | <b>6026</b>     |              |             |  |  |
| Lawson                | 0                                | 0                               | 0           | 0             | 0             | 0               | <b>Comparison of Single Family Building Units for Greater Kansas City</b>  |                                  |                                 |              |               |               |                 |              |             |  |  |
| Liberty               | 3                                | 0                               | 3           | 60            | 0             | 60              | (Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)   |                                  |                                 |              |               |               |                 |              |             |  |  |
| North Kansas City     | 0                                | 0                               | 0           | 1             | 0             | 1               | <b>Month/Year</b>  | <b>2014</b>                      | <b>2015</b>                     | <b>2016</b>  | <b>2017</b>   | <b>2018</b>   | <b>2019</b>     | <b>2020</b>  | <b>2021</b> |  |  |
| Pleasant Valley       | 0                                | 0                               | 0           | 0             | 0             | 0               | January  | 287                              | 240                             | 274          | 457           | 463           | 234             | 355          | 411         |  |  |
| Smithville            | 2                                | 0                               | 2           | 43            | 0             | 43              | February   | 216                              | 260                             | 408          | 477           | 463           | 234             | 475          | 493         |  |  |
|                       | 75                               | 0                               | 75          | 709           | 0             | 709             | March  | 362                              | 393                             | 542          | 571           | 549           | 357             | 438          | 560         |  |  |
| <b>JACKSON COUNTY</b> |                                  |                                 |             |               |               |                 | April  | 439                              | 437                             | 523          | 562           | 564           | 411             | 434          | 637         |  |  |
| Blue Springs          | 6                                | 0                               | 6           | 189           | 0             | 189             | May  | 385                              | 395                             | 503          | 504           | 598           | 391             | 374          | 579         |  |  |
| Buckner               | 0                                | 0                               | 0           | 0             | 0             | 0               | June   | 364                              | 438                             | 578          | 567           | 569           | 387             | 421          | 558         |  |  |
| Grain Valley          | 8                                | 0                               | 8           | 109           | 0             | 109             | July   | 375                              | 399                             | 494          | 512           | 485           | 471             | 493          | 480         |  |  |
| Grandview             | 0                                | 0                               | 0           | 1             | 0             | 1               | August   | 352                              | 425                             | 536          | 480           | 514           | 429             | 444          | 502         |  |  |
| Greenwood             | 0                                | 0                               | 0           | 0             | 0             | 0               | September  | 383                              | 462                             | 424          | 514           | 353           | 396             | 557          | 458         |  |  |
| Independence          | 3                                | 0                               | 3           | 77            | 0             | 77              | October  | 468                              | 459                             | 466          | 583           | 485           | 500             | 510          | 690         |  |  |
| Jackson County        | 12                               | 0                               | 12          | 85            | 0             | 85              | November   | 312                              | 360                             | 417          | 502           | 354           | 410             | 404          |             |  |  |
| Kansas City           | 17                               | 0                               | 17          | 147           | 0             | 147             | December   | 328                              | 432                             | 352          | 468           | 276           | 434             | 461          |             |  |  |
| Lake Lotawana         | 0                                | 0                               | 0           | 0             | 0             | 0               | <b>Annual Total</b>  | <b>4,271</b>                     | <b>4,700</b>                    | <b>5,517</b> | <b>6,197</b>  | <b>5,673</b>  | <b>4,654</b>    | <b>5,366</b> | <b>5368</b> |  |  |
| Lee's Summit          | 80                               | 0                               | 80          | 593           | 0             | 593             | <b>Comparison of Permits By Units Issued Year to Date</b>  |                                  |                                 |              |               |               |                 |              |             |  |  |
| Oak Grove             | 9                                | 0                               | 9           | 47            | 0             | 47              | <b>2014 - 2021</b>   |                                  |                                 |              |               |               |                 |              |             |  |  |
| Raytown               | 0                                | 0                               | 0           | 0             | 0             | 0               |  | S-F Units                        | M-F Units                       | Total Units  |               |               |                 |              |             |  |  |
| Sugar Creek           | 0                                | 0                               | 0           | 0             | 0             | 0               | 2014   | 3631                             | 3246                            | 6877         |               |               |                 |              |             |  |  |
|                       | 135                              | 0                               | 135         | 1248          | 0             | 1248            | 2015   | 3908                             | 2970                            | 6878         |               |               |                 |              |             |  |  |
| <b>PLATTE COUNTY</b>  |                                  |                                 |             |               |               |                 | 2016   | 4748                             | 3543                            | 8291         |               |               |                 |              |             |  |  |
| Kansas City           | 17                               | 0                               | 17          | 162           | 0             | 162             | 2017   | 5227                             | 1903                            | 7130         |               |               |                 |              |             |  |  |
| Parkville             | 13                               | 0                               | 13          | 117           | 0             | 117             | 2018   | 5043                             | 3229                            | 8272         |               |               |                 |              |             |  |  |
| Platte City           | 0                                | 0                               | 0           | 0             | 0             | 0               | 2019   | 3810                             | 2427                            | 6237         |               |               |                 |              |             |  |  |
| Platte County         | 14                               | 0                               | 14          | 116           | 0             | 116             | 2020   | 4501                             | 2155                            | 6656         |               |               |                 |              |             |  |  |
| Riverside             | 130                              | 0                               | 130         | 141           | 0             | 141             | 2021   | 5368                             | 658                             | 6026         |               |               |                 |              |             |  |  |
| Weatherby Lake        | 0                                | 0                               | 0           | 0             | 0             | 0               | <b>^The Single Family number is units and includes both attached and detached units.</b>   |                                  |                                 |              |               |               |                 |              |             |  |  |
| Weston                | 0                                | 0                               | 0           | 0             | 0             | 0               | <b>%Multi-Family units are in buildings with 5 or more units.</b>  |                                  |                                 |              |               |               |                 |              |             |  |  |
| <b>JOHNSON COUNTY</b> |                                  |                                 |             |               |               |                 | <b># Not available at time of report</b>   |                                  |                                 |              |               |               |                 |              |             |  |  |
| De Soto               | 7                                | 0                               | 7           | 34            | 0             | 34              | Permit information reflects the most recent data at time of publication. In order to ensure accurate recording of residential building permit statistics, the HBA may revise monthly and year-to-date figures when updated data is made available. Copyright 2021 Home Builders Assoc of Greater Kansas City. All rights reserved. |                                  |                                 |              |               |               |                 |              |             |  |  |
| Edgerton              | 0                                | 0                               | 0           | 1             | 0             | 1               |  |                                  |                                 |              |               |               |                 |              |             |  |  |
| Fairway               | 0                                | 0                               | 0           | 0             | 0             | 0               |  |                                  |                                 |              |               |               |                 |              |             |  |  |
| Gardner               | 22                               | 0                               | 22          | 77            | 32            | 109             |  |                                  |                                 |              |               |               |                 |              |             |  |  |
| Johnson County        | 4                                | 0                               | 4           | 44            | 0             | 44              |  |                                  |                                 |              |               |               |                 |              |             |  |  |
| Leawood               | 3                                | 0                               | 3           | 49            | 0             | 49              |  |                                  |                                 |              |               |               |                 |              |             |  |  |
| Lenexa                | 41                               | 0                               | 41          | 211           | 0             | 211             |  |                                  |                                 |              |               |               |                 |              |             |  |  |
| Merriam               | 0                                | 0                               | 0           | 0             | 0             | 0               |  |                                  |                                 |              |               |               |                 |              |             |  |  |
| Mission Hills         | 0                                | 0                               | 0           | 0             | 0             | 0               |  |                                  |                                 |              |               |               |                 |              |             |  |  |
| Olathe                | 50                               | 0                               | 50          | 607           | 122           | 729             |  |                                  |                                 |              |               |               |                 |              |             |  |  |
| Overland Park         | 26                               | 0                               | 26          | 537           | 0             | 537             |  |                                  |                                 |              |               |               |                 |              |             |  |  |
| Prairie Village       | 0                                | 0                               | 0           | 72            | 0             | 72              |  |                                  |                                 |              |               |               |                 |              |             |  |  |
| Roeland Park          | 0                                | 0                               | 0           | 0             | 0             | 0               |  |                                  |                                 |              |               |               |                 |              |             |  |  |
| Shawnee               | 15                               | 0                               | 15          | 157           | 0             | 157             |  |                                  |                                 |              |               |               |                 |              |             |  |  |
| Spring Hill           | 50                               | 0                               | 50          | 176           | 0             | 176             |  |                                  |                                 |              |               |               |                 |              |             |  |  |
| Westwood              | 0                                | 0                               | 0           | 0             | 0             | 0               |  |                                  |                                 |              |               |               |                 |              |             |  |  |
|                       | 218                              | 0                               | 218         | 1965          | 154           | 2119            |  |                                  |                                 |              |               |               |                 |              |             |  |  |