



TONGANOXIE PLANNING COMMISSION

Agenda

January 4, 2018

7:00 p.m.

City Council Chambers

321 S. Delaware St.

CALL TO ORDER – Planning Commission Meeting

1. **APPROVAL OF PC MINUTES** – December 7, 2017
2. **OPEN AGENDA**
3. **NEW BUSINESS**
 - a) Public Hearing – Special Use Permit – In-Home Business - Freedom Defense Arms Manufacturing LLC - 2604 E Sycamore St. - Submitted by Jason Barker
4. **OLD BUSINESS**
5. **GENERAL INFORMATION**
 - a) October & November Home Builders Association Permit Statistics
 - b) November Market Research Statistics
6. **ADJOURN**

TONGANOXIE
PLANNING COMMISSION
MEETING MINUTES
DECEMBER 7, 2017

Call to Order – The Planning Commission met on December 4, 2017. John Morgan called the meeting to order at 7:00 pm. Commissioners present were Jacob Dale, John Morgan, Monica Gee, Steve Ashley and Patti Gabel. Zach Stoltenberg arrived at 7:10. Steve Gumm was absent. A quorum was met. Also present were George Brajkovic, City Manager, Dan Porter, Assistant City Manager, Shannon Marcano, City Attorney, Graham Smith, City Planning Consultant, and Patty Hagg, PC Clerk.

Approval of Planning Commission Minutes– 10/5/17-Monica Gee motioned to approve the minutes, Steve Ashley seconded. All ayes,

Open Agenda

New Business

Old Business

PUBLIC HEARING - Comprehensive Plan Amendments - PC Resolution 12-17-03

Graham Smith, Planning Consultant - Gould Evans, presented an overview of the three major amendments to the Comprehensive plan and the final draft review of changes to the Public Realm plan based on the direction given by the Planning Commission in the previous meeting. The Future Land Use plan covers land use categories and appropriate land uses for each category. The Connectivity plan describes types of streets and respective design guidelines. The Public Realm plan defines parks, greenways, streets and trails along with the future growth area around city limits. Mr. Smith and Mr. Brajkovic also discussed the future growth area included in this plan aligns with the County's comprehensive plan area by using a basis of the watershed and natural boundaries found in the areas beyond city limits. This focus on watersheds represents the natural and most efficient extension of the City's utility services.

Mr. Morgan opened the meeting for public comment.

Drew Overmiller, 121 E 2nd St., Tonganoxie, asked several questions about the existing comprehensive plan, amendments proposed to the plan, the strategic plan, and development of gateways. The commissioners explained that by adding amendments to the comprehensive plan they are establishing guidelines to for use by developers in the future, which in part helps to ensure that parks and trails are extended into new developments and streets are built in accordance with city and neighborhood designs. City Attorney Shannon Marcano explained the comprehensive plan is used as a guideline to improve the physical appearance of development. She stated the strategic plan coincides more with council directive and involves spending of tax money city-wide and implementing and adopting rules and regulations by ordinance to the city code and zoning regulations.

Lindsay Blancarte-22800 Woodend Rd, Tonganoxie, asked about annexing the parcels of land that are located between the city limits and the business park. The commissioners explained those areas are identified in the land use maps as future growth areas. They explained the city limits would be extended to those areas if the property owners voluntarily asked for annexation.

Chairman Morgan closed the Public Hearing and asked for additional comments and questions from the commissioners.

Steve Ashley commented on a job well done. He felt the documents covered all the topics that had been discussed in previous meetings.

City Attorney Shannon Marcano asked that any motion made by the commissioners note to include reference to all three amendments assembled by the Planning Commission.

- o Mr. Dale made a motion to accept and recommend Resolution 12-17-03 to the City Council with the recommendation from City Attorney Shannon Marcano adding reference to the Connectivity and Future Land Use plans to the resolution.
- o Mr. Stoltenberg seconded the motion.
- o Roll Call Vote: Patti Gable-yes, Steve Ashley-yes, Monica Gee-yes, John Morgan-yes, Jacob Dale-yes, Zach Stoltenberg-yes. All ayes. Motion passed.

General Information

Introductions - Dan Porter-Assistant City Manager and Cory Henry, Associate with Bushyhead Law Firm, city attorney office.

The September Home Builders and September and October Market Research reports were reviewed. No action was taken.

With no further business to discuss Jacob Dale moved to adjourn. Monica Gee seconded. All ayes. Meeting adjourned at 8:14 p.m.

Minutes Approved: _____

Submitted by: Patty Hagg, Recording Secretary



City of Tonganoxie, Kansas

PLANNING STAFF REPORT

Case#: 2018-002P

Date of Report: December 22, 2017

Recommendation: Approval, based on conditions and, provided a specific finding that the limited nature of the applicants' planned activity will not interfere residential character of the area.

Applicant Name: Justin Barker

Property Owner Name: Justin & Robin Barker

Subject Property Address: 2604 E. Sycamore

Property Size: 12,642.2 s.f.

Zoning: Residential – Single -Family

Legal Description:

Type of Approval Desired: SUP – Home occupation for gunsmithing and limited sales

Date of Application: 11/13/2017

Date of Public Hearing: 1/4/2018

I. PROJECT DESCRIPTION

- A. Subject Property. Single-family house on a 12,642.2 square feet
- B. Proposal. To operate a home occupation and federally licensed firearms dealership engaged in gunsmithing services, federal firearms license transfers, and limited sales (appointment only – Saturdays and Sundays)
- C. Nature of Application. Special Use Permit (initial)

II. BACKGROUND

Justin Barker has filed an application for a Special Use Permit for a home occupation and operation of a federally licensed firearms dealership at his residence located at 2604 Sycamore Street. The property is owned by Justin and Robin Barkier, is zoned R-SF, and is currently used as a single-family residence. All of the immediately abutting property is zoned R-SF and used for single-family residences. The property

is located in the Jackson Heights subdivision. Property in the vicinity is zoned a mixture of single-family, multi-family, commercial and industrial, with the non-single-family property located to the west and south nearest to Tonganoxie Drive and U.S. 24/40.

The R-SF, Single Family District, and Section 22 of the Tonganoxie Zoning ordinance permits home occupations in the R-SF district, and specifically federally licensed firearms dealer as a use requiring a Special Use Permit.

On June 22, 2009, the City Council approved amendments to the City Zoning Ordinance which included updates to Section 22 and revisions to the section for Special Use Permits. The amendments added “federally licensed firearms dealer” as a use requiring a Special Use Permit. The amendments also include the addition of procedures for the revocation of a Special Use Permit should circumstances warrant, which generally include:

- Noncompliance with any provisions of the zoning ordinance;
- Noncompliance with any provisions for special use permits;
- Noncompliance with any conditions of a specific special use permit.
- Other violations of the Municipal Code regarding buildings, property, use or activities of the owner; or
- Changes in conditions in the area that make the permit no longer appropriate.

The procedures to revoke a permit may be initiated by a majority of the Governing Body or Planning Commission.

Additionally, the ordinance includes a number of provisions for Home Occupations generally which are intended to limit commercial traffic, product disruption, or any type of retail operations. These limits in the general ordinance are applicable to any Home Occupation, and therefore restrict the extent of activity that can occur with this application. Specifically Ordinance 1280 included the following:

- The commercial exchange of tangible goods for sale to the general public is not allowed. (individual invites excluded)
- Repair or invite sales are limited to no more than 2 simultaneously; 6 per day and only the hours of 6 AM to 9 PM. [This application has proposed even greater restrictions on hours and days of the week.]

III. REVIEW CRITERIA

In accordance with Section 22, “In making a recommendation to the Governing Body, the Planning Commission shall specify the particular grounds relied upon and their relation to the proposed use and shall make affirmative that the proposed use conforms with the general standards set forth in this article. In no case shall an exception be granted if the proposed use will constitute a nuisance, public health, or safety hazard to adjacent properties or to the community at large.”

In general, Special Use Permits are used for two circumstances (1) to allow uses that are not universally appropriate for a district, but based on specific site, location, operation or design contingencies of an individual application may be appropriate; and/or (2) to allow uses that are not ideal for the long-range goals of a particular district, but are an appropriate interim improvement on a particular site that will not undermine the long-term investments on the site or in the district that are consistent with plans or the district intent.

This application is considered for the first circumstance referenced above for special use permits – to enable a use that due to its limited scale and intensity, and due to the specific location and circumstances of the proposed use, it may be consistent with the zoning of the area.

Specifically, the Zoning Ordinance allows the Governing Body to approve Special Use Permits based on a review and recommendation of the Planning Commission, when in their judgment the application:

- “will not seriously injure the appropriate use or safety of neighboring property and;
- will conform to the general intent and purpose of this ordinance;
- and shall comply with the height and area regulations of the district in which it may be located.”
[Section 22-020.a.]

In addition, the application must be reviewed against the following conditions as outlined in Section 22-020.b. of the Zoning Ordinance. After each consideration are staff comments. Staff has not had the benefit of hearing testimony; therefore the Planning Commission should indicate agreement or disagreement with these criteria based on the application and record established at the hearing prior to acting on the application.

- (a) **The location and size of the proposed use in relation to the site and to adjacent sites and uses of property, and the nature and intensity of operations proposed thereon.**

The surrounding area consists of single-family, with some multifamily dwellings and commercial areas in the vicinity – primarily to the west and south. All buildings and lots on this block and adjacent blocks are a comparable size and are zoned R-SF. This is a residential area and there is no activity or traffic in the vicinity that is not residential in character. Therefore any home occupation in this area would need to be limited to low-intensity uses, primarily conducted entirely in the home, with no exterior parking or structural alterations needed to the home to conduct a proposed use.

- (b) **Accessibility of the property to police, fire, and refuse collection and other municipal services; adequacy of ingress and egress to and within the site; traffic flow and control; and the adequacy of off-street parking and loading areas.**

The subject property has good access for public safety and other municipal services along the abutting street. The low-intensity nature of the proposed use will not implicate traffic flow, parking or other impacts on adjacent property, provided the operations are limited as proposed in the application. Appointment-only services on weekends is similar in nature to residential traffic and can be accommodated by the site and street layout in the area.

- (c) **Utilities and services, including water, sewer, drainage, gas and electricity, with particular reference to location, availability, capacity and compatibility.**

All utilities are provided and the proposed special use will not have any impact on the continued services in this area.

- (d) **The location, nature and height of structures, walls, fences, and other improvements; their relation to adjacent property and uses; and the need for buffering or screening.**

The application is proposed in an existing building with no perceived impact on the site or adjacent sites. All activity is proposed to be inside the home, and the application indicates it will be focused to a 7' x 12' shop space on the lower level of the home. Appointment-only activities will not produce any parking demands or needs beyond what may occasionally be needed for residential uses, provided the business visits are limited as proposed in the application. The applicant has indicated that this would be primarily an office, with appointment visits limited to Saturday and Sunday.

- (e) **The adequacy of required yard and open space requirements and sign provisions.**

The lot and building meet the yard requirements for a single family home. No specific yard or open space should be required for the limited nature of this proposed home occupation. No signs are proposed for this use. Any signs that are proposed for the property would need to meet the sign ordinance with respect to home occupations and receive a sign permit.

- (f) **The general compatibility with adjacent properties, other properties in the district, and the general safety, health and comfort and general welfare of the community and surrounding neighborhood.**

All adjacent property and the character of this area is low-density residential uses. In general, home occupations that produce little outside or non-residential traffic can be compatible with this character provided they are limited in scope and intensity. Typically, retail sales or manufacturing type activities, or any activities that require special accommodations for the building and site are not compatible with residential uses. Provided the proposed home occupation is limited to primarily office-type activities, this may be compatible with the area and adjacent properties. Additionally, the nature of this specific home occupation for gunsmithing and potential limited and appointment-only sales require special consideration. These activities require federal licensing, and the Tonganoxie zoning ordinance requires proof of and full compliance with these licenses in order to be considered as a special use permit. In addition, as a special use permit, the Planning Commission and City Council may consider any other additional limits based on the specific site and character of the area in order to meet the general health, safety and welfare of the community.

IV. STAFF RECOMMENDATION

Provided that the Planning Commission finds that the review criteria have been met based on the testimony and record at the hearing, staff recommends approval special use permit subject to the following conditions:

- a. The Special Use Permit is limited for a period of 3 years following the date of City Council approval.
- b. Prior to operation and at all times during the use of the premises as proposed, the applicant shall have a valid Federal Firearms License from the Bureau of Alcohol, Tobacco, Firearms and Explosives. The license shall be filed with the City. The applicant shall notify the City immediately of any changes to the license granted by the ATF.
- c. Non-employee business activity shall be by appointment only, limited to Saturdays and Sundays, and otherwise limited in extent and frequency to be compatible to residential traffic.
- d. The applicant shall obtain a fire inspection prior to initiation of any use under an approved permit, and renew the inspection on an annual basis, concurrently with the annual renewal of a City Business License.
- e. Employees shall be limited to residents of the home.
- f. The permit shall not be transferrable to another location, nor to another individual.

V. EFFECT OF DECISION

- The Planning Commission decision is a recommendation to Governing Body; final approval of the City Council is required. Following the consideration of any additional input from the applicant, City Staff, or the public, and based on the application and testimony at the hearing, the Planning Commission may take one of the following actions.
 - Recommend approval of the application.

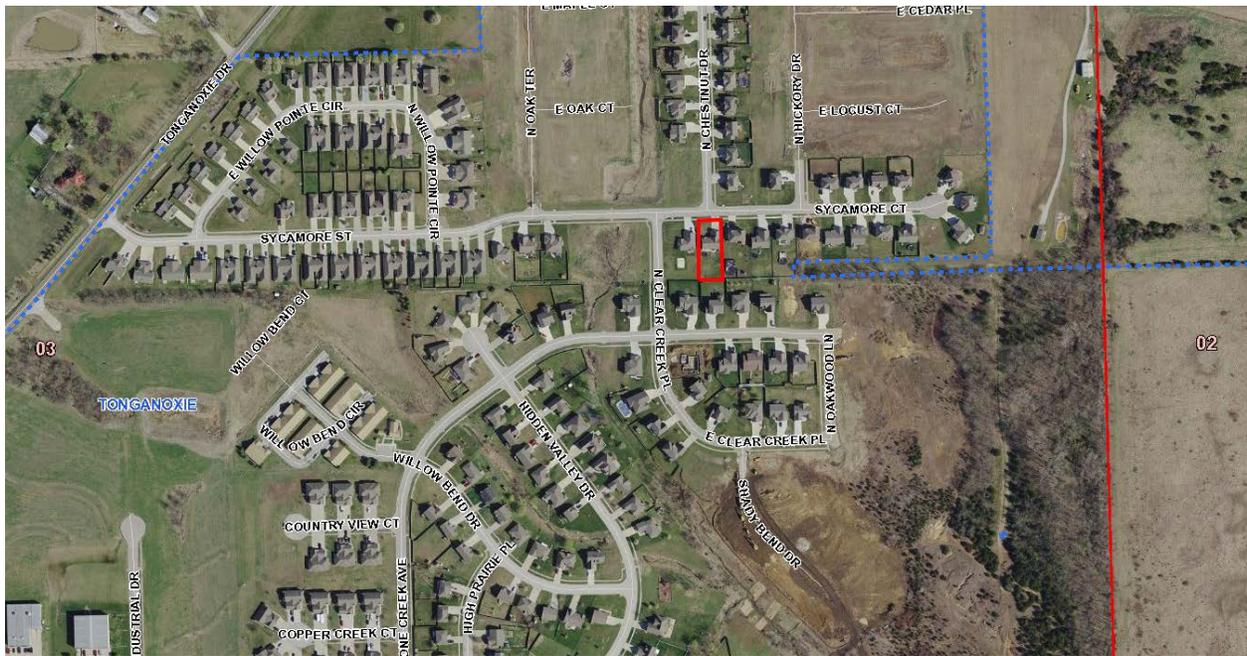
- Recommend approval of the application, subject to conditions;
 - Recommend denial of the application, or
 - Continue the application to another date for further consideration and additional information. If continued to a specific date, time and location, no new notice will be required.
- The City Council considers the application at the next meeting after 14 days.
 - If a valid protest petition is filed with the City of Tonganoxie City Clerk within 14 days from the conclusion of the Planning Commission hearing, the City Council must approve the application by a $\frac{3}{4}$ majority of the governing body.

VI. PHOTOS AND MAPS (See next page)

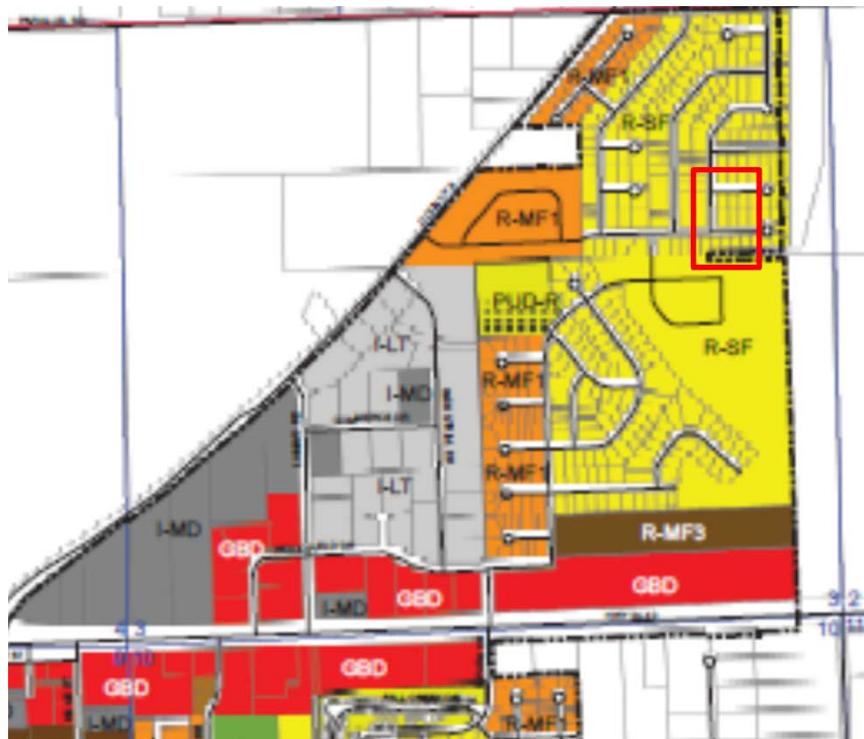


Chris Brewster
Gould Evans

Site Location: 2604 E. Sycamore Street



Zoning Map



PC m+G - 1/4/2018
7:00pm

SPECIAL USE PERMIT APPLICATION

Filing Fee Required

In Accordance with Section 22-013, of the City of Tonganoxie's Zoning Ordinances, an application is hereby made for a Special Use Permit:

Date application filed: 11-13-2017 Permit No.: _____

Applicant: Justin Barker

Address: 2604 E Sycamore City: Tonganoxie State KS Zip 66086

Telephone #: 913-284-6218 (Home) _____ (Work) _____

_____ (Cell) 913-284-6218 _____ (E-mail Address) _____

Property Owner(s): Justin Barker, Robin Barker Phone 913-284-6218

Address: 2604 E Sycamore City: Tonganoxie State KS Zip 66086

Name of business proposed: Freedom Defense Arms Manufacturing LLC

Address of business: 2604 E Sycamore St. Tonganoxie, KS 66086

Description of business: Firearms Sales, repairs, and custom building

Hours of operation: Appointment Only Days: Mon Tue Wed Thu Fri Sat Sun

of employee's 1 Family members? 1 Live on site? Yes

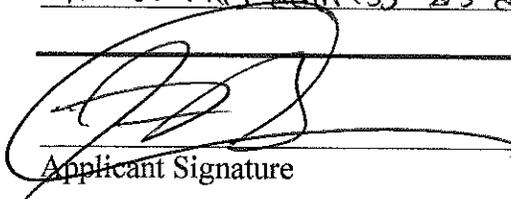
If business is to be operated by someone other than the applicant or owner, give name and address:

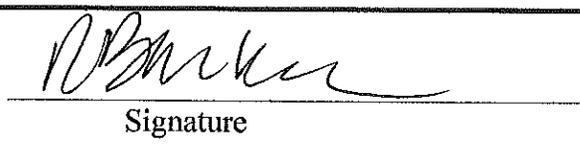
Briefly describe the present use and character of the property: Residential

Briefly describe the requested/proposed use of the property Gunsmithing services, and FFL transfers, very limited sales.

Briefly describe what effect the requested use will have on the property and the surrounding area:

Very little, not using any chemicals, no drive up sales, only plan to use this address as an office, once I have my FFL I want to open store front.


Applicant Signature


Signature

Property Owner Signature if different from applicant _____

AFFIDAVIT

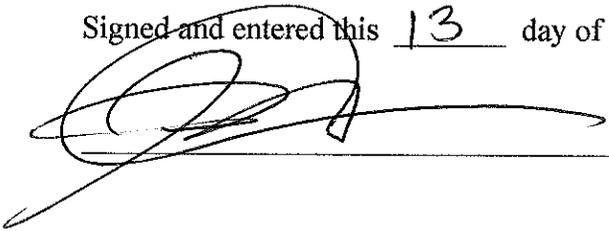
CITY OF TONGANOXIE
COUNTY OF LEAVENWORTH
STATE OF KANSAS

WE, Justin Barker AND Robin Barker
(Print)

AND _____ AND _____
(Print)

being duly sworn, depose and say that we are the owners of said property involved in this petition and that the foregoing signatures, statements, and answers herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Signed and entered this 13 day of November, 2017

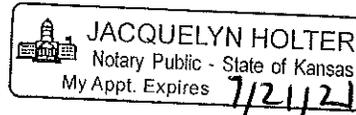
 _____
 _____

Subscribed and sworn to before me on this 13th day of November, 2017.

Notary Public in and for the County of Leavenworth, Kansas

Jacquelyn Holter

My Commission Expires: 7/21/21





* 2 0 0 8 R 0 7 3 1 1 2 *

Doc #: 2008R07311

STACY R. DRISCOLL/REGISTER OF DEEDS
LEAVENWORTH COUNTY

RECORDED ON

07/22/2008 09:15AM

RECORDING FEE: 12.00

INDEBTEDNESS: 0.00

PAGES: 2

Entered in the transfer record in my office this

22nd day of July, 2008
Stacy R. Driscoll
County Clerk

Old Republic Title
866 North Star Ct.
Tonganoxie, KS 66086
913-369-3333

File # 08030505

KANSAS CORPORATION WARRANTY DEED JOINT TENANCY

THIS INDENTURE, Made this 21st day of July, 2008 AD, by and between

Himpel Construction, Inc., a Kansas Corporation, GRANTOR

a corporation, duly organized, incorporated and existing under and by virtue of the laws of the State of Kansas and having its principal place of business as 21874 Parallel Rd., Tonganoxie, KS 66086 party of the first part, and

Justin P. Barker and Robin J. Barker, husband and wife, GRANTEE(S)

of the County of Leavenworth, State of Kansas, parties of the second part.

WITNESSETH: THAT SAID PARTY OF THE FIRST PART, in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does by these presents, GRANT, BARGAIN, SELL AND CONVEY, unto the said parties of the second part, and the survivor of them, as joint tenants, and not as tenants in common, all the following described real estate, situated in the County of Leavenworth and State of Kansas, to-wit:

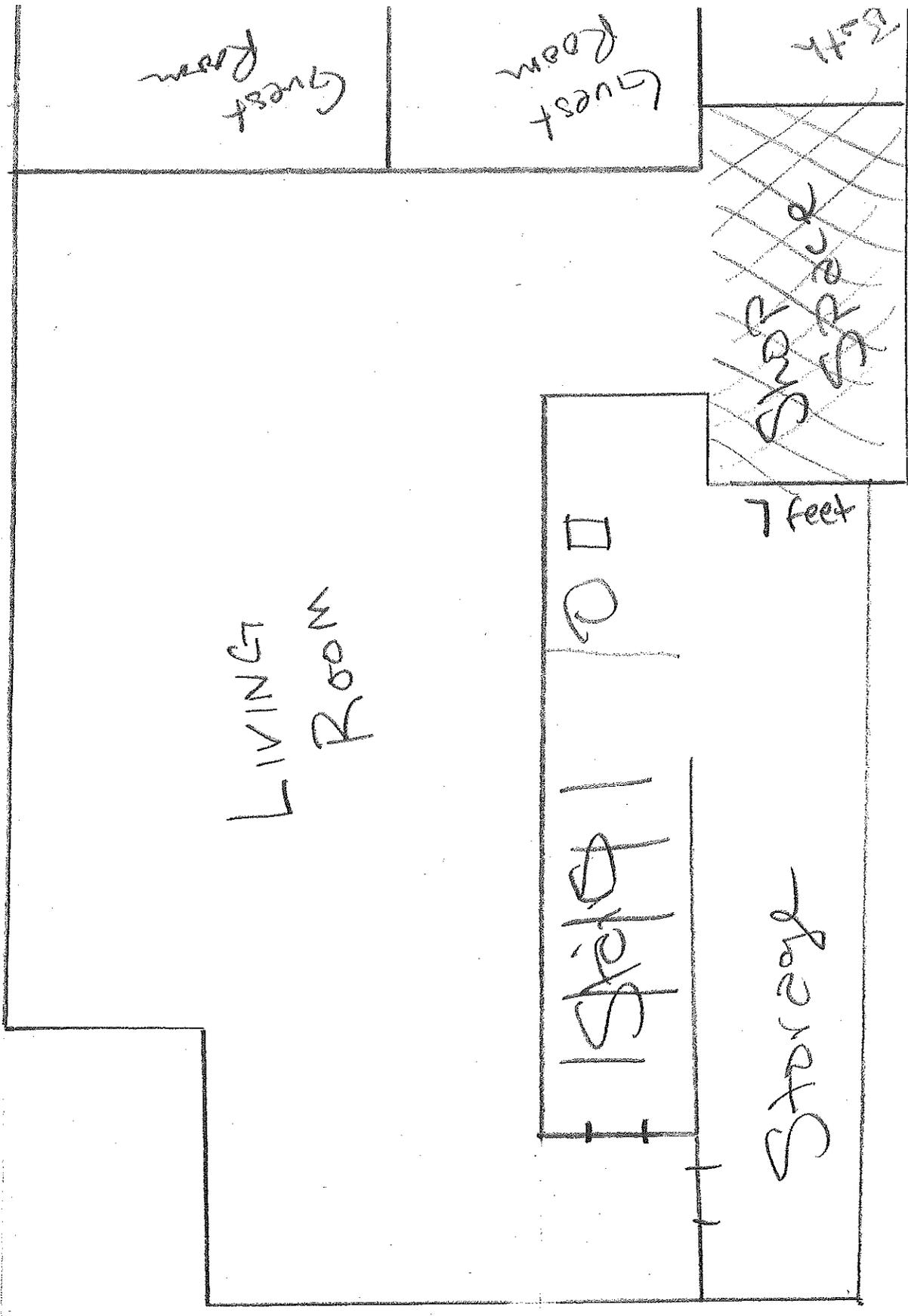
Lot 38, Block 2, JACKSON HEIGHTS SUBDIVISION, in the City of Tonganoxie, Leavenworth County, Kansas.

Subject to restrictions, reservations, easements and covenants, if any, of record.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, forever. And said corporation, for itself, its successors and assigns, does hereby covenant, promise and agree to and with said parties of the second part, that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances, that the same are free, clear, discharged and unincumbered of and from

JSS
866 # 827

Basement



LIVING ROOM

Guest Room

Guest Room

Bath

Storage Space

12 Feet

7 feet

Staircase

Storage

Leavenworth County, KS



Legend

- Address Point
- Parcel
- Parcel Number
- Subdivisions
- Lot Line
- Plat Block Number
- Parcel Lot Dimension
- City Limit Line
- Major Road
- <all other values>
- 70
- Road
- Railroad
- Section
- Section Boundaries
- County Boundary

Notes

2604 E Sycamore
Tonganoxie KS 66086

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Owner Name	Owner Address	Property Address	Block	Lot	Plat
GONZALES,AMY J & LOUIS RICHARD	2601 E STONECREEK AVE TONGANOXIE, KS 66086	2601 E STONECREEK AVE, Tonganoxie, KS 66086	2	1	STONECREEK ADD 5 REPLAT
SALMON, ANGELA L	806 E CHESTNUT DR TONGANOXIE, KS 66086	806 N CHESTNUT DR, Tonganoxie, KS 66086	4	31	JACKSON HEIGHTS SUB
KOWALESKI, JACOB & JESSICA	803 N CHESTNUT DR TONGANOXIE, KS 66086	803 N CHESTNUT DR, Tonganoxie, KS 66086	3	19	JACKSON HEIGHTS SUB
SOMOLIK, MICHAEL ALAN & SHANNON MARIE	2515 E STONE CREEK AVE TONGANOXIE, KS 66086	2515 E STONECREEK AVE, Tonganoxie, KS 66086	1	4	STONECREEK ADD 5 REPLAT
GOULD, ALEX & KAITLIN	802 N CHESTNUT DR TONGANOXIE, KS 66086	802 N CHESTNUT DR, Tonganoxie, KS 66086	4	32	JACKSON HEIGHTS SUB
TREEHOUSE HOMES INC	843 RENAISSANCE DR LAWRENCE, KS 66049-5042	00000 SYCAMORE ST, Tonganoxie, KS 66086	7	5	JACKSON HEIGHTS SUB
ORISON LLC	876 NORTH STAR CT TONGANOXIE, KS 66086-8915	00000 SYCAMORE ST, Tonganoxie, KS 66086	4		JACKSON HEIGHTS SUB
LUMLEY, CAROLYN & EVERETT	2600 SYCAMORE TONGANOXIE, KS 66086	2600 E SYCAMORE ST, Tonganoxie, KS 66086	2	39	JACKSON HEIGHTS SUB
VOLK, JOHN S & KATELYN	2615 E STONECREEK AVE TONGANOXIE, KS 66086	2615 E STONECREEK AVE, Tonganoxie, KS 66086	2	4	STONECREEK ADD 5 REPLAT
FLADUNG, SCOTT A & VICTORIA C	2606 E STONE CREEK TONGANOXIE, KS 66086	2606 E STONECREEK AVE, Tonganoxie, KS 66086	3	4	STONECREEK ADD 5 REPLAT
KING, CHARLES	2608 E SYCAMORE ST TONGANOXIE, KS 66086	2608 E SYCAMORE ST, Tonganoxie, KS 66086	2	37	JACKSON HEIGHTS SUB
EICKHOFF, MARY ANN	807 N CHESTNUT DR TONGANOXIE, KS 66086	807 N CHESTNUT DR, Tonganoxie, KS 66086	3	18	JACKSON HEIGHTS SUB
BARKER, JUSTIN P & ROBIN J	2604 E SYCAMORE ST TONGANOXIE, KS 66086	2604 E SYCAMORE ST, Tonganoxie, KS 66086	2	38	JACKSON HEIGHTS SUB
WALKER, KIRBY R & MALISSA N	2620 E SYCAMORE ST TONGANOXIE, KS 66086	2620 E SYCAMORE ST, Tonganoxie, KS 66086	2	35	JACKSON HEIGHTS SUB
MUSICK, RANDALL P & KIMBERLY D	2605 E STONE CREEK AVE TONGANOXIE, KS 66086	2605 E STONECREEK AVE, Tonganoxie, KS 66086	2	2	STONECREEK ADD 5 REPLAT
JEFFERY, PHILLIP J & JESSICA J	2612 E SYCAMORE ST TONGANOXIE, KS 66086	2612 E SYCAMORE ST, Tonganoxie, KS 66086	2	36	JACKSON HEIGHTS SUB
DISSINGER, HERBERT & IRELAND, MARY	PO BOX 546 TONGANOXIE, KS 66086	2619 E STONECREEK AVE, Tonganoxie, KS 66086	2	5	STONECREEK ADD 5 REPLAT
JONES, STEVEN R & KIMBER L	2612 E STONECREEK AVE TONGANOXIE, KS 66086	2612 E STONECREEK AVE, Tonganoxie, KS 66086	3	3	STONECREEK ADD 5 REPLAT
PEINE, MICHAEL J & KAREN L	2611 E STONECREEK AVE TONGANOXIE, KS 66086	2611 E STONECREEK AVE, Tonganoxie, KS 66086	2	3	STONECREEK ADD 5 REPLAT
ORISON LLC	876 NORTH STAR CT TONGANOXIE, KS 66086-8915	00000 N HICKORY DR, Tonganoxie, KS 66086	3	21	JACKSON HEIGHTS SUB
MINOR, TIMOTHY A	721 N CLEAR CREEK PL TONGANOXIE, KS 66086	721 N CLEAR CREEK PL, Tonganoxie, KS 66086	3	5	STONECREEK ADD 5 REPLAT
WOGOMON, SCOTT A & SHEILA R	800 HICKORY RD TONGANOXIE, KS 66086	800 N HICKORY DR, Tonganoxie, KS 66086	3	20	JACKSON HEIGHTS SUB

Special Use Permit Applicant Checklist

Filing Fee 50⁰⁰ pd check #2951
Parcel ID # R25401 1920300000076000
Parcel Size 12642.
Current Zoning of Property R-SF
Deed with legal description attached ✓
Completed affidavit attached ✓
Building Sketch with room layout ✓
Outdoor Play Areas and Lot Dimensions N/A
Location of Parking Driveway
State and/or County License -
Number of Children Allowed N/A
Local Business License _____
Fire Department Inspection _____
Police Department Inspection _____
City Building Inspection _____
Site plan attached with location of business indicated _____
Certified List of Property Owners within 200-foot radius ✓
Outdoor Sign Permit if applicable _____

Jackson Heights, Subdivision
Block 2 Lot 38



OCTOBER 2017

	Single Family Units [^]	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD		Single Family Units [^]	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD		
CASS COUNTY							LEAVENWORTH COUNTY								
Archie	2	0	2	3	0	3	Basehor	3	0	3	64	0	64		
Belton	0	0	0	95	0	95	Lansing	1	0	1	6	0	6		
Cass County	4	0	4	72	0	72	Leav. County	14	0	14	81	0	81		
Cleveland	0	0	0	2	0	2	Leavenworth	0	0	0	8	0	8		
Garden City	0	0	0	3	0	3	Tonganoxie	2	0	2	47	0	47		
Harrisonville	2	0	2	5	0	5		20	0	20	206	0	206		
Lake Winnebago	1	0	1	8	0	8	WYANDOTTE COUNTY								
Lee's Summit	2	0	2	33	0	33	Bonner Springs	2	0	2	10	0	10		
Peculiar	8	0	8	83	0	83	Edwardsville	0	0	0	2	0	2		
Pleasant Hill	2	0	2	37	0	37	KCK/Wyandotte Co	15	0	15	285	0	285		
Raymore	32	0	32	215	0	215		17	0	17	297	0	297		
Village of Loch Lloyd	0	0	0	10	0	10	MIAMI COUNTY								
	53	0	53	566	0	566	Louisburg	4	0	4	21	0	21		
CLAY COUNTY							Miami County	7	0	7	49	0	49		
Clay County	7	0	7	62	0	62	Osawatomie	0	0	0	0	0	0		
Excelsior Springs	0	0	0	17	0	17	Paola	4	0	4	10	0	10		
Gladstone	3	0	3	21	0	21	Spring Hill	2	0	2	19	0	19		
Kansas City	58	0	58	609	0	609		17	0	17	99	0	99		
Kearney	6	0	6	106	0	106	Totals	585	276	861	5236	1903	7139		
Lawson	0	0	0	0	0	0	Comparison of Single Family								
Liberty	4	0	4	46	0	46	Building Units for Greater Kansas City								
North Kansas City	4	0	4	5	0	5	(Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)								
Pleasant Valley	0	0	0	0	0	0	Month/Year	2010	2011	2012	2013	2014	2015	2016	2017
Smithville	7	0	7	143	0	143	January	137	90	188	273	287	240	274	457
	89	0	89	1009	0	1009	February	145	121	182	224	216	260	408	478
JACKSON COUNTY							March	252	180	270	335	362	393	542	571
Blue Springs	40	0	40	164	0	164	April	228	210	277	444	439	437	523	563
Buckner	0	0	0	0	0	0	May	213	230	294	337	385	395	503	506
Grain Valley	7	0	7	100	0	100	June	239	262	268	333	364	438	578	570
Grandview	0	0	0	2	0	2	July	180	204	288	409	375	399	494	514
Greenwood	0	0	0	20	0	20	August	243	205	260	354	352	425	536	481
Independence	11	0	11	104	0	104	September	173	202	379	384	383	462	424	511
Jackson County	6	0	6	67	0	67	October	279	205	331	369	468	459	466	585
Kansas City	17	0	17	72	523	595	November	173	185	283	340	312	360	417	
Lake Lotawana	1	0	1	5	0	5	December	209	207	279	288	328	432	352	
Lee's Summit	26	0	26	385	308	693	Annual Total	2,471	2,301	3,299	4,090	4,271	4,700	5,517	5,236
Oak Grove	8	0	8	45	0	45	Comparison of Permits By Units Issued Year to Date								
Raytown	0	0	0	0	0	0	2010 - 2017								
Sugar Creek	0	0	0	0	0	0		<u>S-F</u>	<u>M-F</u>	<u>Total</u>					
	116	0	116	964	831	1795		<u>Units</u>	<u>Units</u>	<u>Units</u>					
PLATTE COUNTY							2010	2089	253	2342					
Kansas City	13	276	289	145	276	421	2011	1909	600	2509					
Parkville	0	0	0	39	0	39	2012	2737	1417	4154					
Platte City	0	0	0	0	0	0	2013	3462	2493	5955					
Platte County	13	0	13	158	0	158	2014	3631	3246	6877					
Riverside	0	0	0	37	0	37	2015	3908	2970	6878					
Weatherby Lake	2	0	2	14	0	14	2016	4748	3543	8291					
Weston	0	0	0	3	0	3	2017	5236	1903	7139					
	28	276	304	396	276	672	^The Single Family number is units and includes both attached and detached units.								
JOHNSON COUNTY							%Multi-Family units are in buildings with 5 or more units.								
De Soto	1	0	1	17	120	137	# Not available at time of report								
Edgerton	0	0	0	0	0	0	Permit information reflects the most recent data at time of publication. In order to ensure								
Fairway	0	0	0	9	0	9	accurate recording of residential building permit statistics, the HBA may revise monthly and								
Gardner	8	0	8	91	0	91	year-to-date figures when updated data is made available. Copyright 2017 Home Builders								
Johnson County	6	0	6	50	0	50	Assoc of Greater Kansas City. All rights reserved.								
Leawood	4	0	4	45	0	45									
Lenexa	73	0	73	229	353	582									
Merriam	2	0	2	4	0	4									
Mission Hills	0	0	0	4	0	4									
Olathe	76	0	76	558	30	588									
Overland Park	42	0	42	390	287	677									
Prairie Village	9	0	9	44	6	50									
Roeland Park	0	0	0	7	0	7									
Shawnee	7	0	7	156	0	156									
Spring Hill	17	0	17	93	0	93									
Westwood	0	0	0	2	0	2									
	245	0	245	1699	796	2495									



November 2017

	Single Family Units [^]	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
CASS COUNTY						
Archie	0	0	0	3	0	3
Belton	0	0	0	95	0	95
Cass County	8	0	8	80	0	80
Cleveland	0	0	0	2	0	2
Garden City	0	0	0	3	0	3
Harrisonville	2	0	2	7	0	7
Lake Winnebago	0	0	0	8	0	8
Lee's Summit	3	0	3	36	0	36
Peculiar	3	0	3	86	0	86
Pleasant Hill	5	0	5	42	0	42
Raymore	57	0	57	272	0	272
Village of Loch Lloyd	3	0	3	13	0	13
	81	0	81	647	0	647
CLAY COUNTY						
Clay County	4	0	4	66	0	66
Excelsior Springs	0	0	0	17	0	17
Gladstone	5	0	5	26	0	26
Kansas City	47	0	47	656	0	656
Kearney	12	0	12	118	0	118
Lawson	0	0	0	0	0	0
Liberty	7	0	7	53	0	53
North Kansas City	0	0	0	5	0	5
Pleasant Valley	0	0	0	0	0	0
Smithville	8	0	8	151	0	151
	83	0	83	1092	0	1092
JACKSON COUNTY						
Blue Springs	26	0	26	190	0	190
Buckner	0	0	0	0	0	0
Grain Valley	16	0	16	116	0	116
Grandview	2	0	2	4	0	4
Greenwood	0	0	0	20	0	20
Independence	18	0	18	122	0	122
Jackson County	5	0	5	72	0	72
Kansas City	5	0	5	77	523	600
Lake Lotawana	1	0	1	6	0	6
Lee's Summit	24	0	24	409	308	717
Oak Grove	10	0	10	55	0	55
Raytown	0	0	0	0	0	0
Sugar Creek	0	0	0	0	0	0
	107	0	107	1071	831	1902
PLATTE COUNTY						
Kansas City	14	0	14	159	276	435
Parkville	13	0	13	52	0	52
Platte City	0	0	0	0	0	0
Platte County	18	0	18	176	0	176
Riverside	4	0	4	41	0	41
Weatherby Lake	0	0	0	14	0	14
Weston	0	0	0	3	0	3
	49	0	49	445	276	721
JOHNSON COUNTY						
De Soto	2	0	2	19	120	139
Edgerton	0	0	0	0	0	0
Fairway	0	0	0	9	0	9
Gardner	6	0	6	97	0	97
Johnson County	7	0	7	57	0	57
Leawood	4	0	4	49	0	49
Lenexa	33	140	173	262	493	755
Merriam	0	0	0	4	0	4
Mission Hills	1	0	1	5	0	5
Olathe	34	0	34	592	30	622
Overland Park	31	0	31	421	287	708
Prairie Village	6	0	6	50	6	56
Roeland Park	1	0	1	8	0	8
Shawnee#	0	0	0	156	0	156
Spring Hill	17	0	17	110	0	110
Westwood	1	0	1	3	0	3
	143	140	283	1842	936	2778

	Single Family Units [^]	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
LEAVENWORTH COUNTY						
Basehor	11	0	11	75	0	75
Lansing	0	0	0	6	0	6
Leav. County	6	0	6	87	0	87
Leavenworth	3	0	3	11	0	11
Tonganoxie	0	0	0	47	0	47
	20	0	20	226	0	226
WYANDOTTE COUNTY						
Bonner Springs	2	0	2	12	0	12
Edwardsville	0	0	0	2	0	2
KCK/Wyandotte Co	10	0	10	295	0	295
	12	0	12	309	0	309
MIAMI COUNTY						
Louisburg	1	0	1	22	0	22
Miami County	4	0	4	53	0	53
Osawatomie	0	0	0	0	0	0
Paola	2	0	2	12	0	12
Spring Hill	3	0	3	22	0	22
	10	0	10	109	0	109
Totals	505	140	645	5741	2043	7784

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

Month/Year	2010	2011	2012	2013	2014	2015	2016	2017
January	137	90	188	273	287	240	274	457
February	145	121	182	224	216	260	408	478
March	252	180	270	335	362	393	542	571
April	228	210	277	444	439	437	523	563
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August	243	205	260	354	352	425	536	481
September	173	202	379	384	383	462	424	511
October	279	205	331	369	468	459	466	585
November	173	185	283	340	312	360	417	505
December	209	207	279	288	328	432	352	
Annual Total	2,471	2,301	3,299	4,090	4,271	4,700	5,517	5741

Comparison of Permits By Units Issued Year to Date

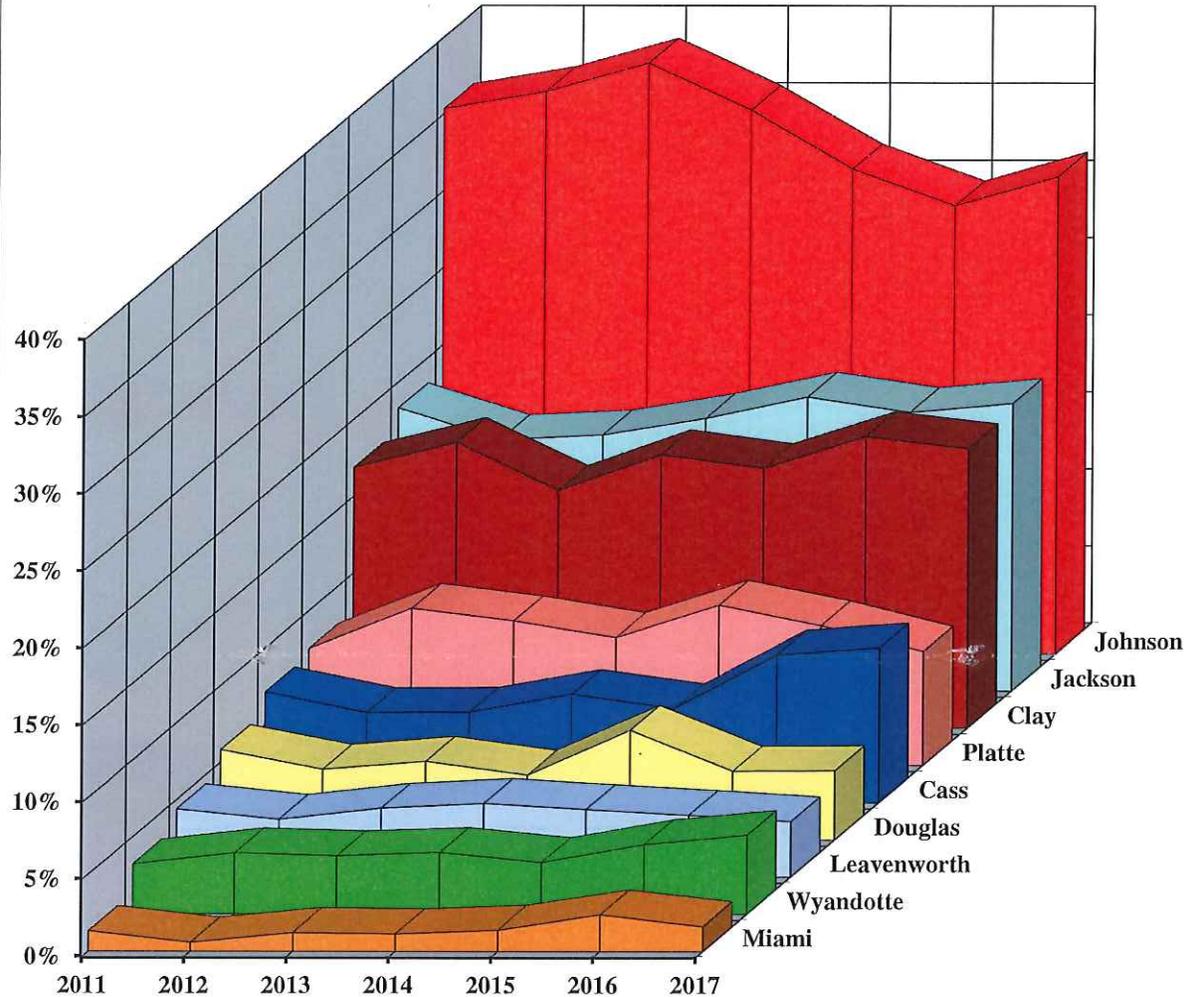
	S-F Units	M-F Units	Total Units
2010	2262	253	2515
2011	2094	600	2694
2012	3020	1749	4769
2013	3802	2768	6570
2014	3943	3627	7570
2015	4268	3605	7873
2016	5165	4003	9168
2017	5741	2043	7784

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

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Kansas City Metro, KS & MO (9 Counties)

Market Share by County (Based on Building Permits Issued)



County	2011	2012	2013	2014	2015	2016	2017
Johnson	35.32%	36.43%	38.29%	35.23%	31.43%	29.04%	30.93%
Jackson	18.33%	16.28%	16.58%	17.66%	19.06%	18.06%	18.65%
Clay	16.88%	18.51%	15.40%	17.73%	16.84%	18.92%	18.14%
Platte	7.55%	10.15%	9.34%	8.27%	10.37%	9.05%	7.41%
Cass	7.15%	5.81%	5.85%	7.02%	6.09%	9.57%	10.03%
Douglas	5.81%	4.55%	5.07%	4.18%	7.10%	4.45%	4.49%
Leavenworth	4.40%	3.73%	4.46%	4.77%	4.38%	4.01%	3.61%
Wyandotte	3.23%	3.96%	3.77%	4.00%	3.35%	4.52%	5.13%
Miami	1.33%	0.59%	1.23%	1.14%	1.39%	2.38%	1.62%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%