



TONGANOXIE PLANNING COMMISSION

Agenda

June 7, 2018

7:00 p.m.

City Council Chambers

321 S. Delaware St.

*Note – This meeting will be transmitted via Facebook Live on the City of Tonganoxie page

CALL TO ORDER – Planning Commission Meeting

1. **APPROVAL OF PC MINUTES** – May 3, 2018
2. **OPEN AGENDA** – In order to speak during open agenda, you must sign in **before the meeting**. Please give your name and address to the City Clerk or designee. Comments will be limited to 3 minutes. Please wait to be recognized by the Chair and before speaking **state your name and address** for the record.
3. **NEW BUSINESS**
 - a) Continue Public Hearing – Text Amendments to Zoning Regulations Section 14 & Appendix A-Use Groups by Category
 - b) Discussion – Text Amendment to Zoning Regulations Section 18 & Appendix A-Use Groups by Category.
4. **OLD BUSINESS**
5. **GENERAL INFORMATION**
 - a) Home Builders Association Permit Statistics
 - b) Market Research Statistics
6. **ADJOURN**

PLANNING COMMISSION MEETING DRAFT MINUTES

May 3, 2018

7:00 p.m. Regular Meeting



CALL TO ORDER

- Chairman Morgan opened the meeting at 7:00 p.m.
- Roll Call: Planning Commissioners present were Chairman John Morgan, Monica Gee, Jacob Dale, Steve Ashley, and Zach Stoltenberg (joined the meeting on item 2). Patti Gabel was absent. City Manager George Brajkovic, Assistant City Manager Dan Porter, Graham Smith with Gould Evans, and City Attorney Shannon Marcano were also in attendance.

1. APPROVAL OF PC MINUTES – APRIL 5, 2018

- Ms. Gee made a motion to approve the minutes from January 4, 2018 Planning Commission meetings.
- Mr. Dale seconded.
- Vote of 3 ayes, 1 abstain (Ashley), motion carried.

2. OPEN AGENDA

- No members of the public signed up for public comment.
- Chairman Morgan closed the open agenda portion of the agenda.

3. NEW BUSINESS

a) UNILOCK FINAL DEVELOPMENT PLAN REVISION

- Graham Smith gave an introductory presentation on the item outlining the key points included in the staff report.
- Mr. Stoltenberg asked what lighting requirements are part of the City's design guidelines.
- Mr. Smith responded that he didn't have the entire detail, but generally lighting isn't permitted to spill over into neighboring properties.
- Mr. Stoltenberg asked if a photometric plan had been completed.
- Harland Russell responded that one had not been completed yet.
- Mr. Ashley raised concerns with road capacity design and areas of aggregate in lieu of paved, dust free surfacing.
- Mr. Russell addressed the Commission and noted that the applicant is planning to pave 1 acre per year. He also mentioned that other plants operated by Unilock use a calcium chloride solution to keep dust levels safe for employees and customers.
- Bob Moser, project manager for Unilock, addressed the Commission and echoed Mr. Russell's comments and restated the company's commitment to a safe environment.
- Mr. Russell described the new proposed layout as superior to the original design.
- Ms. Gee made a motion to approve the revised final development plan for Unilock.
- Mr. Stoltenberg seconded the motion.

- **Vote of all ayes, motion carried.**
- Mr. Brajkovic commented that staff will strive to add this development plan to the City Council agenda for May 7.

b) PUBLIC HEARING – TEXT AMENDMENTS TO ZONING REGULATIONS SECTION 14 & APPENDIX A-USE GROUPS BY CATEGORY

- Mr. Smith gave an introductory presentation on the item outlining the key points included in the staff report. He noted that GBD zoning makes sense for self-service storage facilities as a secondary use and with a special use permit for a primary use in that zoning district. These changes would require an update to the Use Table in Appendix A of the Zoning Regulations.
- Chairman Morgan opened the public hearing at 7:25 PM.
- No members of the public requested to speak in favor or against the proposed text amendments.
- Chairman Morgan closed the public hearing at 7:26 PM.
- Chairman Morgan asked if there were examples of communities taking a similar approach.
- Mr. Smith responded that generally most cities permit the use in a commercial district similar to GBD in the City of Tonganoxie.
- Mr. Dale expressed support for the amendments as stated in the staff recommendation, citing the appropriate level of scrutiny applied to projects based on intensity of the use being proposed.
- Mr. Stoltenberg commented on his concerns tied to sufficient control of the developments and design approach, resulting in the wish to amend the staff recommendation to include requiring a Special Use Permit for accessory and primary uses.
- Mr. Ashley raised concerns including safety for surrounding residents and businesses.
- Mr. Smith noted that the Article 9 standards would still be applied to the projects, even if a special use permit was not required.
- Mr. Dale reiterated that he did not feel that the City lacks any necessary control by following the staff recommendation approach.
- **Mr. Dale moved to approve the proposed language additions and Use Groups table edits included in the staff recommendation.**
- **Ms. Gee seconded.**
- **Vote of 2 aye and 3 nay, motion fails.**
- **Mr. Stoltenberg moved to approve the proposed language additions included in the staff recommendation, along with revisions to the Use Groups table requiring a Special Use Permit to be obtained for both primary and secondary uses within the zoning district (amendment to staff recommendation).**
- **Mr. Ashley seconded.**
- Ms. Marcano noted that the burden on an applicant is greater in the case of a Special Use Permit, which requires both notification and a public hearing.
- **Vote of all ayes, motion passed.**
- Mr. Brajkovic noted that the City Council recently requested the input and recommendation of the Planning Commission on the applications received for a vacancy on the Planning Commission. Three applications were received for the position during the period to accept applications which recently concluded. He mentioned that staff would relay the recommendation to the City Council for consideration in the appointment process.

- Chairman Morgan complimented the quality of all three applicants and noted that a short time to review applications would be useful in providing feedback to the City Council.
- Chairman Morgan issued a 5 minute recess at 7:55 PM.
- ...
- Chairman Morgan brought the meeting to order at 8:00 PM.
- Chairman Morgan praised the experience of applicant Kevin Harris.
- Ms. Gee concurred with Chairman Morgan.
- Mr. Stoltenberg noted that Jean Martin and Kevin Harris are the two applicants he would recommend to the City Council.
- Mr. Ashley noted that the top application to him was Kevin Harris, though the other two are admirable as well.
- Mr. Dale agreed that Kevin Harris was his top choice, though all three were impressive.
- Mr. Brajkovic thanked the commissioners for their input and promised to deliver it to the City Council at a future meeting.

4. OLD BUSINESS

- No items.

5. GENERAL INFORMATION

a) MARCH HOMEBUILDERS ASSOCIATION PERMIT STATISTICS

- Chairman Morgan noted the inclusion of the building permit data in the agenda packet.

b) MARCH MARKET RESEARCH STATISTICS

- No Market Research statistics were available at the time of the meeting.

6. ADJOURN

- Mr. Dale, made a motion to adjourn the meeting.
- Ms. Gee seconded the motion.
- Vote of all ayes, motion carried.
- Meeting adjourned at 8:10 p.m.

Respectfully submitted,



Dan Porter, Assistant City Manager



City of Tonganoxie, Kansas

PLANNING STAFF REPORT

Case#: 2018-007A

Date of Report: May 3, 2018

Applicant Name: George Brajkovic

Property Owner Name: NA

Subject Property Address: NA

Application:

Zoning District: GBD – General Business District

Type of Approval Desired: Amendment to the GBD to allow Self-Service Storage

Date of Application: March 8, 2018

Date of Meeting: May 3, 2018

Surrounding Property – Zoning and Use:

Not applicable – the amendment would pertain to all GBD zoned property within the community.

Staff Recommendation:

Recommend approval of the proposed language additions and Use Groups table edits.

ANALYSIS:

The current Zoning Regulations do not allow for the development of “self-service storage” facilities within the commercial districts of the City. These types of uses are often found within commercial and retail districts. In many cases, the impacts, traffic and noise generated from these uses are less than typical commercial or retail uses. While their impacts are often minimal, the design of these facilities can detract from the community character because of their simple, low-cost construction. To allow these facilities within the General Business District and to protect the character of different areas of the community, we would propose that they be allowed as an accessory use, subordinate to the primary commercial use of the site; and as a special use where it may be acceptable as a primary use. The special use permit would allow for site and building design review to ensure its compatibility with the development context in which it is being developed. In all cases, development of Self-Service Storage facilities should meet the design objectives of all section in Article 9 of the Tonganoxie Subdivision Regulations.

Staff Recommendations:

Staff recommends the following amendments to the General Business District (GBD) and the Use Groups Table of the Tonganoxie Zoning Ordinance:

1. The addition of item 14-010 j. to the Development Standards of the GDB Zoning District to state: “Self-Service Storage use is allowed as an accessory use to other principle uses, or it may be allowed as a principal use with a special use permit.”
2. Update the Use Groups Table to identify Self-Service Storage as an allowable use as either an accessory use or allowable under a Special Use Permit, by placing a “X / X(s)” in the table under GBD.



Graham Smith, AICP
Contract City Planner

SECTION 14

“GBD” GENERAL BUSINESS DISTRICT

14-010 PURPOSE

This district is intended for retail trade shall be located along arterial and collector streets and highways within the City. The district provides access for businesses serving the local and regional market. Businesses located in this area are of a higher intensity and require a larger area than those allowed in the HBD District.

14-011 DEVELOPMENT STANDARDS

- a. Loading docks, exterior mechanical equipment and refuse handling shall be at the rear of the site and/or well screened from both the right-of-way and any adjacent residential areas.
- b. No exterior storage of materials or equipment.
- c. All business except for parking and loading/unloading shall be conducted within a completely enclosed building or on an improved (paved) display yard intended for that purpose.
- d. All accessory buildings shall be constructed in a compatible manner and with similar materials as the main structure on the property.
- e. No use of a site shall commence prior to the construction of a main structure.
- f. An 8-foot architectural screen shall be required for all sites where the rear or side property line abuts a residential zone or use. “Best side towards the residential use.” (Amended by Ordinance 1230, 5/29/07)
- g. No temporary storage structures or moveable containers except for Industrial uses. All other uses apply. A temporary permit for industrial uses is required.
- h. Placement of fixtures required in connection with a designated patio or courtyard eating area adjacent to a restaurant shall be allowed.
- i. All commercial and industrial uses shall be of sound structural quality, be maintained in good repair, have a clean and neat appearance, and land adjacent shall be kept free from debris, weeds and trash. If the business or industry is not maintained as described and the Codes Enforcement Officer deems them a public safety hazard or nuisance, they shall be fined and given notice to correct the nuisance within 30 days.

CITY COUNCIL MEETING DRAFT MINUTES
May 21, 2018
7:00 p.m. Regular Meeting



Open Regular Meeting – 7:00 p.m.

I. PLEDGE OF ALLEGIANCE

- Mayor Ward opened the meeting at 7:00 p.m.
- Roll Call: Council members present were Mayor Ward, Mr. Himpel, Ms. Reed, Ms. Stevens, Mr. Bennett, and Mr. Oroke. City Manager George Brajkovic, Assistant City Manager Dan Porter, Fire Chief John Zimbelman, and City Attorney Shannon Marcano were also in attendance.
- Mayor Ward led the Pledge of Allegiance.

II. APPROVAL OF MINUTES – REGULAR MEETING DATED MAY 7, 2018

- Ms. Reed made a motion to approve the minutes from the May 7, 2018 City Council meeting.
- Mr. Bennett seconded.
- Vote of all ayes, motion carried.

III. CONSENT AGENDA

- a) Review bill payments
- Mr. Oroke made a motion to approve the consent agenda.
- Ms. Stevens Seconded.
- Vote of all ayes, motion carried.

IV. OPEN AGENDA

Members of the public are welcome to use this time to comment about any matter relating to City business. The comments that are discussed under Open Agenda may or may not be acted upon by the Council during this meeting. In order to speak during open agenda, you must sign up with your name and address with the city clerk or designee **before the meeting**. Comments will be limited to 3 minutes. Please wait to be recognized by the Mayor and **state your name and address** for the record.

- Mayor Ward opened the public comment portion of the agenda.
- Lawrence Hill, 5441 Fall Creek Drive, addressed the City Council about the Library project later on the agenda and his concern about the safety of the 4th Street Bridge over Tonganoxie Creek for pedestrians.
- Mayor Ward noted the discussion at the City Council CMIP workshop earlier in the evening was in part devoted to this capital need and other large projects.
- No other members of the public signed up to address the City Council in open agenda.
- Mayor Ward closed the open agenda portion of the agenda.

V. OLD BUSINESS

- No Items

VI. NEW BUSINESS

- a) Resolution 05-18-03: Participation of the Tonganoxie Fire Department as part of the Leavenworth County Task Force for mutual aid throughout the State of Kansas for emergencies to include wildfires
- Mr. Zimbelman introduced the item and explained the contents of the proposed resolution.
 - **Mr. Bennett made a motion to approve Resolution 05-18-03: authorizing participation of the Tonganoxie Fire Department as part of the Leavenworth County Task Force for mutual aid throughout the State of Kansas for emergencies to include wildfires.**
 - **Ms. Stevens seconded.**
 - **Vote of all ayes, motion carried.**
- b) Resolution 05-18-04: Authorizing the execution of a Real Estate Contract of Sale between the City of Tonganoxie (Buyer) and the Tongie 5, LLC (Seller), for the purchase of a 2 acre site for the new Library at approximately 304 Shawnee St
- Mr. Brajkovic introduced the item.
 - **Ms. Reed made a motion to approve Resolution 05-18-04: Authorizing the execution of a Real Estate Contract of Sale between the City of Tonganoxie (Buyer) and the Tongie 5, LLC (Seller), for the purchase of a 2 acre site for the new Library at approximately 304 Shawnee St.**
 - **Mr. Himpel seconded.**
 - **Vote of all ayes, motion carried.**
- c) Resolution 05-18-05: Authorizing the execution of an Economic Development Agreement between the City of Tonganoxie and the Tongie 5, LLC for the balance of the property not purchased for the Library project at 304 Shawnee St
- Mr. Brajkovic introduced the item.
 - **Ms. Reed made a motion to approve Resolution 05-18-05: Authorizing the execution of an Economic Development Agreement between the City of Tonganoxie and the Tongie 5, LLC for the balance of the property not purchased for the Library project at 304 Shawnee St.**
 - **Mr. Bennett seconded.**
 - **Vote of all ayes, motion carried.**
- d) Ordinance 1443: Amending the General Business District Zoning Ordinance to allow for self-storage units with a Special Use Permit
- Mr. Brajkovic introduced the item and described the discussions held at the Planning Commission, which were demonstrated in the draft minutes included as an attachment.
 - Mayor Ward questioned the application of a definition of primary and secondary use in the case of a development including some portion of this type of use.
 - Mr. Himpel noted he liked the original staff recommendation's approach.
 - Mr. Oroke noted concerns from the perspective of a business applying for investment for development on a property with a use contingent on the re-approval of a special use permit after a short duration. He indicated support for re-evaluation of the issue by the Planning Commission.
 - **Mr. Himpel made a motion to continue this item to the Planning Commission for further discussion and review.**
 - **Mr. Oroke seconded.**
 - **Vote of all ayes, motion carried.**

- e) Tonganoxie Days funding request
 - Mr. Brajkovic and Mr. Porter introduced the item and described the financial standing of the preparations for the Tonganoxie Days event on June 9.
 - Mr. Oroke noted the need for volunteers to sign up
 - **Ms. Stevens made a motion to authorize City contribution to Tonganoxie Days in an amount not to exceed \$8,000.**
 - **Mr. Bennett seconded.**
 - **Vote of all ayes, motion carried.**

f) City Manager Agenda
 1. April Financial Report

- Mr. Porter presented the April 2018 Financial Report to the City Council.

g) City Attorney Agenda

h) Mayor Pro Tem Agenda

i) City Council Agenda

- Mr. Himpel noted recent concerns about dogs and pets in town.
- Ms. Stevens commented on the ongoing planning for the Sunflower Stroll passive event to be held on Labor Day.

j) Mayor Agenda

1. Consideration of Planning Commissioner Applications

- Mr. Brajkovic described the three applications received for the vacant position on the Planning Commission.
- Mayor Ward addressed the applicants present and offered the opportunity to present to the City Council.
- Kevin Harris addressed the City Council regarding his application for the vacancy.
- David Coffman addressed the City Council regarding his application for the vacancy.
- **Mayor Ward nominated Kevin Harris to fill the vacancy on the Planning Commission previously occupied by Steve Gumm.**
- **Mr. Himpel made a motion to approve the nomination of Kevin Harris to the Planning Commission vacancy.**
- **Mr. Oroke seconded the motion.**
- **Vote of all ayes, motion carried.**

VII. INFORMATION & COMMUNICATIONS (NO ACTION REQUIRED)

VIII. ADJOURN

- **Ms. Reed made a motion to adjourn the meeting.**
- **Mr. Oroke seconded the motion.**
- **Vote of all ayes, motion carried.**
- **Meeting adjourned at 8:12 p.m.**

Respectfully submitted,



Dan Porter, Assistant City Manager

Section 18
"I-H" HEAVY INDUSTRIAL DISTRICT

18-010 PURPOSE

The extraction and/or processing of raw materials in preparation for manufacturing into finished goods and products.

18-011 DEVELOPMENT STANDARDS

- A. Uses in this zoning district require a Special Use Permit.
- B. No land use shall be permitted that produces airborne particles, gases, or odors exceeding limits of the local air quality regulations.
- C. No use is permitted that produces noise greater than 85 db(A) at any point on the property line.
- D. Uses producing industrial wastes of a type or volume which are not amenable to treatment by the public sewage facility must be disposed of in a proper and legal fashion.
- E. Exterior mechanical equipment and refuse handling shall be at the side or rear of the site and well screened from both the right-of-way and any adjacent residential areas (Amended by Ordinance # 1184 5/9/05).
- F. All outside storage of equipment or materials must be completely screened from view from either residential areas or rights-of-way.
- G. Only one main structure allowed per site.
- H. No use of a site shall commence prior to the construction of a main structure.
- I. Accessory structures shall be compatible with the main structure both in design and materials.
- J. A minimum 10' landscaped strip shall be maintained along all rights-of-way.
- K. The use of non-permanent structures for storage or any other purpose is prohibited in this district without a temporary use permit.
- L. A buffer area shall be provided along side and rear property lines common to or across an alley from residentially zoned property. Please refer to Section 24, Landscaping and Screening, for details.

18-012 ALLOWED USES

- A. Uses include extraction and processing of raw materials; waste disposal and related uses;
- B. Accessory uses as necessary to the efficient operation of the main use on the site.
- C. Please refer to Appendix A for a list of suggested, permitted uses.

18-013 AREA REGULATIONS

Subject to Site Review Committee.

18-014 HEIGHT REGULATIONS

No building shall exceed six (6) stories or seventy-five (75) feet in height except as provided in Section 23 Supplemental District Regulations.

18-015 REQUIRED SETBACKS

- A. Right-of-way setback: Minimum fifty (50) feet for buildings up to 26' in height, then 1 additional foot of setback is required for each additional foot of building height.
- B. Side setback: Twenty-five (25) feet
- C. Rear setback: Twenty-five (25) feet

18-016 PARKING

All structures shall have parking on a hard-surface or paved lot. A minimum of 1 space for every 1,000 square feet of building is required. Additional or fewer spaces may be recommended by The City Planning Commission. Parking is allowed within the setback area up to within ten (10) feet of the property line. These requirements must be met as a condition of obtaining an occupancy permit.

18-017 SIGNS

Please refer to Section 25, Signs, of this Ordinance.

Mobile Version



APRIL 2018

	Single Family Units ^A	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
CASS COUNTY						
Archie	0	0	0	0	0	0
Belton	4	0	4	33	0	33
Cass County	14	0	14	25	0	25
Cleveland	0	0	0	0	0	0
Garden City	0	0	0	0	0	0
Harrisonville	2	0	2	4	0	4
Lake Winnebago	0	0	0	1	0	1
Lee's Summit	4	0	4	16	0	16
Peculiar	9	0	9	27	0	27
Pleasant Hill	3	0	3	9	0	9
Raymore	0	0	0	18	16	34
Village of Loch Lloyd	3	0	3	7	0	7
Totals	39	0	39	140	16	156
CLAY COUNTY						
Clay County	1	0	1	12	0	12
Excelsior Springs	5	0	5	8	0	8
Gladstone	3	0	3	9	0	9
Kansas City	44	0	44	187	0	187
Kearney	7	0	7	49	0	49
Lawson	0	0	0	0	0	0
Liberty	6	0	6	16	0	16
North Kansas City	0	0	0	0	0	0
Pleasant Valley	0	0	0	0	0	0
Smithville	46	0	46	64	0	64
Totals	112	0	112	345	0	345
JACKSON COUNTY						
Blue Springs	13	0	13	195	5	200
Buckner	0	0	0	0	0	0
Grain Valley	11	0	11	32	0	32
Grandview	0	0	0	7	0	7
Greenwood	0	0	0	0	0	0
Independence	10	0	10	66	0	66
Jackson County	9	0	9	26	0	26
Kansas City	8	186	194	23	186	209
Lake Lotawana	0	0	0	3	0	3
Lee's Summit	33	0	33	122	0	122
Oak Grove	4	0	4	9	0	9
Raytown	0	0	0	0	0	0
Sugar Creek	0	0	0	0	0	0
Totals	88	186	274	483	191	674
PLATTE COUNTY						
Kansas City	16	0	16	80	0	80
Parkville	0	0	0	25	0	25
Platte City	0	0	0	0	0	0
Platte County	22	0	22	64	0	64
Riverside	6	0	6	18	0	18
Weatherby Lake	0	0	0	4	0	4
Weston	0	0	0	0	0	0
Totals	44	0	44	191	0	191
JOHNSON COUNTY						
De Soto	2	0	2	4	0	4
Edgerton	0	0	0	0	0	0
Fairway	0	0	0	3	0	3
Gardner	0	0	0	33	0	33
Johnson County	2	0	2	11	0	11
Leawood	4	0	4	17	0	17
Lenexa	41	0	41	111	0	111
Merriam	0	0	0	0	0	0
Mission Hills	0	0	0	1	0	1
Olathe	49	0	49	171	0	171
Overland Park	24	0	24	121	0	121
Prairie Village	5	0	5	20	0	20
Roeland Park	0	0	0	0	0	0
Shawnee	19	0	19	39	0	39
Spring Hill	17	0	17	62	0	62
Westwood	1	0	1	2	0	2
Totals	164	0	164	595	0	595

	Single Family Units ^A	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
LEAVENWORTH COUNTY						
Basehor	7	0	7	43	0	43
Lansing	0	0	0	0	0	0
Leav. County	11	0	11	18	0	18
Leavenworth	0	0	0	0	0	0
Tonganoxie	1	0	1	16	0	16
Totals	19	0	19	77	0	77
WYANDOTTE COUNTY						
Bonner Springs	0	0	0	3	0	3
Edwardsville	1	0	1	1	0	1
KCK/Wyandotte Co	21	0	21	63	0	63
Totals	22	0	22	67	0	67
MIAMI COUNTY						
Louisburg	0	0	0	3	0	3
Miami County	9	0	9	23	0	23
Osawatomie	0	0	0	0	0	0
Paola	0	0	0	1	0	1
Spring Hill	4	0	4	8	0	8
Totals	13	0	13	35	0	35
Totals	501	186	687	1933	207	2140

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

Month/Year	2011	2012	2013	2014	2015	2016	2017	2018
January	90	188	273	287	240	274	457	425
February	121	182	224	216	260	408	477	461
March	180	270	335	362	393	542	571	546
April	210	277	444	439	437	523	562	501
May	230	294	337	385	395	503	504	
June	262	268	333	364	438	578	567	
July	204	288	409	375	399	494	512	
August	205	260	354	352	425	536	480	
September	202	379	384	383	462	424	514	
October	205	331	369	468	459	466	583	
November	185	283	340	312	360	417	502	
December	207	279	288	328	432	352	468	
Annual Total	2,301	3,299	4,090	4,271	4,700	5,517	6,197	1,933

Comparison of Permits By Units Issued Year to Date

	2011 - 2018		
	S-F Units	M-F Units	Total Units
2011	601	212	813
2012	917	121	1038
2013	1276	1281	2557
2014	1304	1159	2463
2015	1330	999	2329
2016	1747	1348	3095
2017	2067	471	2538
2018	1933	207	2140

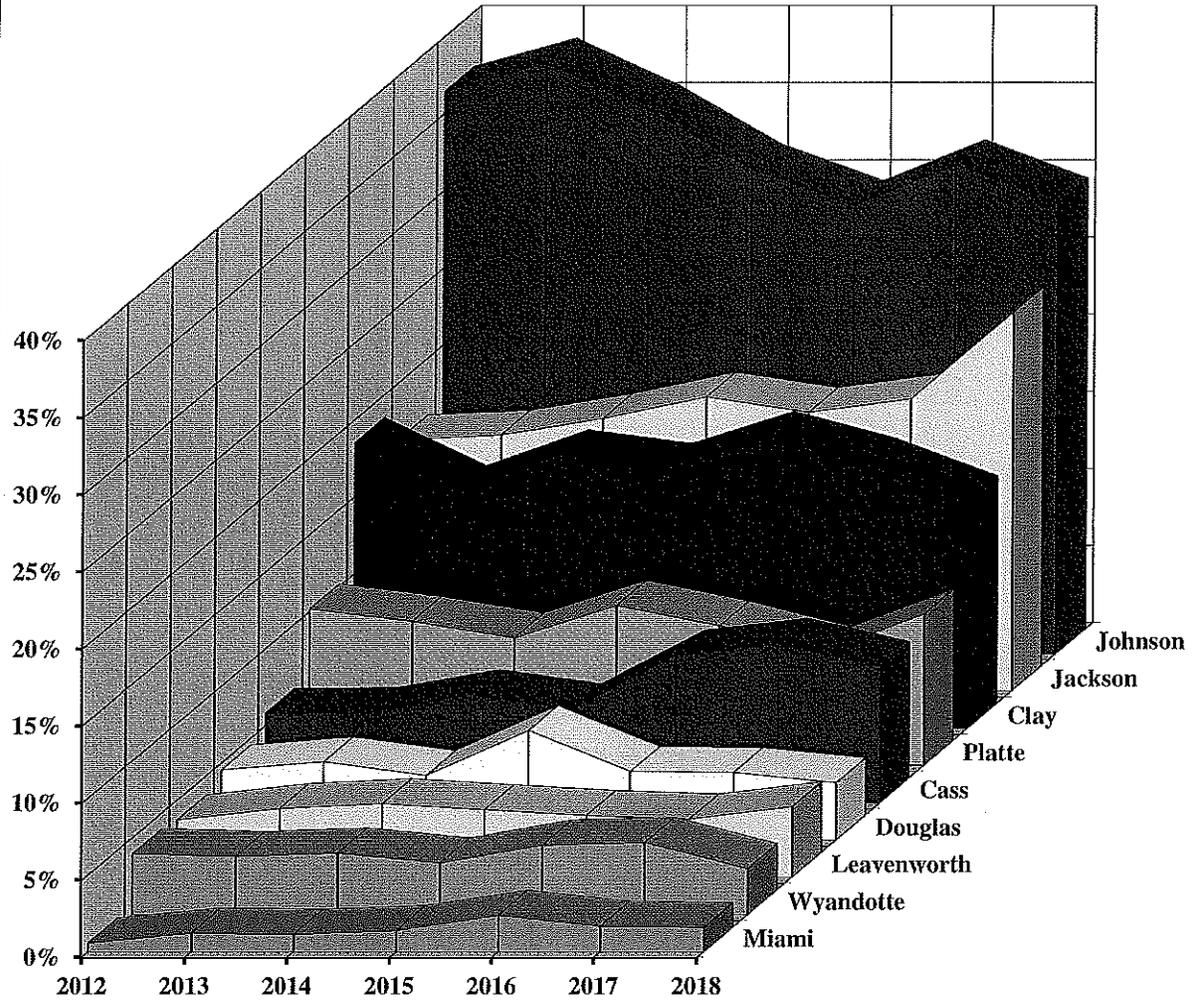
^AThe Single Family number is units and includes both attached and detached units.
[%]Multi-Family units are in buildings with 5 or more units.
 # Not available at time of report

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 2018 Home Builders Assoc of Greater Kansas City. All rights reserved.

Kansas City Metro, KS & MO (9 Counties)

Market Share by County

(Based on Building Permits Issued)



County	2012	2013	2014	2015	2016	2017	2018
Johnson	36.43%	38.29%	35.23%	31.43%	29.04%	31.69%	29.20%
Jackson	16.28%	16.58%	17.66%	19.06%	18.06%	18.93%	24.55%
Clay	18.51%	15.40%	17.73%	16.84%	18.92%	17.17%	14.73%
Platte	10.15%	9.34%	8.27%	10.37%	9.05%	7.38%	9.82%
Cass	5.81%	5.85%	7.02%	6.09%	9.57%	10.33%	8.83%
Douglas	4.55%	5.07%	4.18%	7.10%	4.45%	4.38%	3.72%
Leavenworth	3.73%	4.46%	4.77%	4.38%	4.01%	3.78%	4.58%
Wyandotte	3.96%	3.77%	4.00%	3.35%	4.52%	4.68%	2.99%
Miami	0.59%	1.23%	1.14%	1.39%	2.38%	1.67%	1.59%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%