



TONGANOXIE PLANNING COMMISSION

Agenda

March 7, 2019

7:00 p.m.

City Council Chambers

321 S. Delaware St.

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

CALL TO ORDER – Planning Commission Meeting

1. **APPROVAL OF PC MINUTES** – January 3, 2019
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) Public Hearing - Rezone Application– R-R (Residential Rural) to R-SF (Residential Single Family) 521 Smiley Road – Submitted by Jack Willis & South Park Development
4. **OLD BUSINESS**
5. **GENERAL INFORMATION**
 - a) December 2018 and January 2019 Homebuilders Association Permit Statistics
 - b) December 2018 Market Research Statistics
6. **ADJOURN**

PLANNING COMMISSION MEETING MINUTES

January 3, 2019

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 John Morgan, Monica Gee, Jacob Dale, Patti Gabel, Zach Stoltenberg, Crystal Henson, and Kevin Harris. No members were absent. City Manager George Brajkovic, Assistant City Manager Dan Porter, City Administrative Assistant Melanie Tweedy, City Planner Chris Brewster with Gould Evans and City Attorney Shannon Marciano were also in attendance.

1. APPROVAL OF PC MINUTES – DECEMBER 6, 2018

- Ms. Gee made a motion to approve the minutes from the December 6, 2018 Planning Commission meeting.
- Mr. Stoltenberg seconded.
- Vote of 6 ayes, 1 abstaining (Morgan), motion carried.

2. OPEN AGENDA

- Ray Stockman, 201 W Washington, addressed the Planning Commission and noted his role as the Chairman of the Board of the Tonganoxie Historical Society. He noted several concerns with the sign placement, size, and character.
- Scott Hueschen, Infinity Sign- 4900 Listen Ave, Kansas City, MO, commented on the efforts of Casey's General Store to adhere to the City's requirements and regulations in the sign design as presented to the Planning Commission.
- Chairman Morgan closed the open agenda portion of the agenda.

3. NEW BUSINESS

a) PUBLIC HEARING – SPECIAL USE PERMIT – SIGN PERMIT – 500 WEST STREET– SUBMITTED BY CASEY'S

- Mr. Brewster reviewed the most recent submission to the City of a revised sign document and that the item was being reconsidered due to an error noted in the public notice distributed for the December 6, 2018 Planning Commission meeting. He reviewed that the Planning Commission is reviewing this sign as part of a special use permit, which is required because the sign is a pylon sign. He noted that the most recent submission has been changed in material from the red matching the metal material on the building to a masonry appearance matching other elements on the building exterior.

CHAIRMAN MORGAN OPENED THE PUBLIC HEARING.

- No members of the public chose to speak in favor of the special use permit request.
- No members of the public chose to speak in opposition of the special use permit request.

CHAIRMAN MORGAN CLOSED THE PUBLIC HEARING.

- Mr. Dale asked what the material would look or feel like.
- Mr. Hueschen, applicant, commented that the material is a close imitation of brick.
- Mr. Stoltenberg commented that the current sign meets the sign ordinance requirements and makes concessions to the requests presented by the Planning Commission at the last meeting, but he also understands the concerns expressed with the fit of the canopy and building with the surrounding part of the community.
- Chairman Morgan noted that he feels the request meets the general considerations but doesn't seem to meet the additional considerations listed in the staff report based on the residential character of the surrounding area.
- Ms. Gabel commented that she feels it is unnecessarily tall compared to shorter signs.
- Mr. Stoltenberg added that this sign will not be much taller than the church sign located near the Casey's location. He also stated that with the landscaping, he feels that the sign is within reason.
 - **Mr. Stoltenberg made a motion to make a recommendation to the City Council to approve the special use permit subject to staff recommendations.**
 - **Ms. Gee seconded the motion.**
 - **Roll Call Vote – 4 ayes, 3 no (Morgan, Henson, Gabel), motion carried.**
 - **The City Council will plan to consider this item on January 22nd, 2019 at 7:00pm, in the City Council Chambers at 321 S. Delaware St., Tonganoxie KS.**
- Mr. Hueschen, applicant, commented that future edits to the sign ordinance might consider this type of sign to be a monument sign.
- Mr. Stockman added that lumens and light output is another consideration to consider.
- Mr. Hueschen noted that the lights on this sign are adjustable and that Casey's will be willing to work with the city to find a comfortable lumen output.

4. OLD BUSINESS

a) RECONSIDERATION OF TEXT AMENDMENTS TO ZONING REGULATIONS SECTION 16 & APPENDIX A-USE GROUPS BY CATEGORY TO ALLOW FOR A USE DESCRIBED AS "EARLY EDUCATION CENTER" – WITH RECOMMENDATIONS FROM CITY COUNCIL

- Mr. Brewster provided some background on the history of the consideration of this item and how adding the use to the light industrial district was the original recommendation from staff which was recommended for approval by the Planning Commission. He noted that the City Council most recently continued the item to the Planning Commission asking for consideration of adding a special use permit requirement to the
- Mr. Morgan commented that it made to sense to him to add the special use permit based on consideration of safety and proximity of various uses.
- Mr. Stoltenberg stated that he didn't see the need for a special use permit based on licensing and safety requirements of other agencies.
- Ms. Marcano presented 3 different available procedural options. First, recommending approval again to the City Council as previously recommended for approval. Second, the Planning Commission could change the recommendation to recommend denial, where the City Council could review again and make a determination. Finally, the Planning Commission could agree with the recommendation to include the special use permit requirement and request that staff resubmit a new application to the Planning Commission with this

- Ms. Gee noted that a special use permit would add overly burdensome steps to the process of opening such a business.
 - **Ms. Gee made a motion to make a recommendation to the City Council to approve the proposed language additions and use groups table edits, without an adjustment to require special use permit.**
 - **Mr. Harris seconded the motion.**
 - **Roll Call Vote – 6 ayes, 1 nay (Henson), motion carried.**

5. GENERAL INFORMATION

- No items.
- Ms. Gee asked whether there is a need for revising the sign ordinance.
- Mr. Brajkovic noted that the current sign ordinance was approved in 2015.
- Mr. Stoltenberg stated that he saw a large overlay district with design guidelines for the 24/40 corridor as a good enhancement to the current requirements.

6. ADJOURN

- **Ms. Gee made a motion to adjourn the meeting.**
- **Mr. Dale seconded the motion.**
- **Vote of 7 ayes, motion carried.**
- **Meeting adjourned at 7:54 p.m.**

Respectfully submitted,

Melanie Tweedy
Administrative Assistant



City of Tonganoxie, Kansas

PLANNING STAFF REPORT

Case#: 2019-001P – Rezoning from R-R to R-SF

Date of Report: February 28, 2019

Applicant Name: Jack Willis, South Park Development

Property Owner Name: South Park Development Company, LLC

Subject Property Address: 520 Smiley Road

Application:

Zoning District: R-R Rural District

Type of Approval Desired: Rezoning from R-R to R-SF Residential Single-family District (approximately 19 acres on the west side of Smiley Road)

Date of Application: January 22, 2019

Date of Meeting: March 7, 2019

Surrounding Property – Zoning and Use:

West: RR-2.5 (unincorporated Leavenworth County); undeveloped wooded lot

South: R-SF – 3 single family lots (approximately .5 acres), 2 single-family lots (approximately 1-2 acres), and 1 remnant lot (approximately 15 acres)

East: R-R and R-SF– 4 single-family lots (approximately 1 acre), 1 large remnant parcel, church

North: R-SF and R-R – 17 single-family lots (approximately 7,000 – 12,000 square feet), 4 remnant parcels (approximately 2 to 10 acres)

Staff Recommendation:

Recommend approval subject to specific conditions regarding access and utility issues to be addressed prior to platting, and larger street network planning required prior to any future development on remnant parcels.

I. SUMMARY:

This application proposes to rezone approximately 19 acres from “R-R” Rural District to “R-SF” Residential Single-family District. The property is on the east side of Smiley Road. The applicants immediate plan is to plat 4 single-family lots (approximately 30,000 s.f.) fronting on Smiley Road. A future phase includes potentially 16 single-family lots (approximately 10,000 – 12,000 s.f.), accessed off a cul-de-sac stemming from a future street connecting to Smiley Road. The remaining remnant parcel is approximately 10 acres and is where the existing single-family house would remain.

II. ANALYSIS

Rezoning applications must be reviewed against the following considerations (in bold italic text) as outlined by the City of Tonganoxie Zoning Ordinance, Section 27-011. Following each of the considerations are staff comments (in plain text). However, since staff has not had the benefit of considering testimony provided during the public hearing, the Planning Commission should consider each factor and the analysis in conjunction with testimony at the hearing prior to acting on the application. No one factor is necessarily controlling, nor do all factors need to be clearly established, but rather they are to be considered in balance as an overall evaluation of the application.

1. *Character of the neighborhood:*

The character of the surrounding area is a mix of agriculture and low-density residential uses. All directions from the subject property include a mix of houses on smaller lots, larger lots, larger remnant parcels, and then undeveloped or agriculture lands, therefore there is no distinct character in the area and in generally reflects the characteristics of the rural/suburban fringe of developed areas.

2. *Zoning and uses of properties nearby:*

The surrounding property is used as either single-family homes and/or agriculture. There is also a church located east of Smiley Road. All of the surrounding property is zoned either R-R Residential Rural District or R-SF Residential Single-family District.

3. *Suitability of subject property for the uses to which it has been restricted:*

This property is off Smiley Road, which has a semi-rural characteristic to it, with some subdivisions located adjacent to it and several larger lots fronting on Smiley Road. It has been used as a single-family home and agriculture for all of the relevant history, which is consistent with the existing R-R zoning designation. While this area is suitable for that use, it is also an area of transition as there is a mix of agriculture, large lot, and suburban residential development north and south of this property on Smiley Road.

4. *Extent to which removal of the restrictions will detrimentally affect nearby property:*

Nearby property has been subject to similar development patterns. Property to the east and south reflect the same patterns, with larger lots fronting on Smiley Road and some remnant parcels to the rear, and property to the north has been developed in smaller lots (similar to what is proposed for the future phases of this property further west off Smiley Road.) This development pattern and the proposed uses should not detrimentally affect nearby property.

5. *Length of time the subject property has remained vacant as zoned:*

The subject property is currently a large agriculture lot with a single-family home on it. Leavenworth County GIS and Appraisal information indicate the home was built in 1903, and it is reasonable to conclude the property has existed in this or a similar state since that time.

6. *Relative gain to the public health, safety and welfare by the destruction of the value of the landowner's property as compared to the hardship imposed upon the landowner:*

If the property remains as “R-R” Rural District zoning, only very low levels of future development will be likely in this area. None of them will amount to the investment level or intensity to warrant future infrastructure investments in this area, so it is likely the property would remain unchanged without rezoning. The gain to the public if the property is to remain in this state is generally aesthetic (minting a rural or pastoral character) and fiscal (not needing to take on additional infrastructure obligations). Development patterns similar to what is proposed has occurred on other property surrounding this site, so to some extent these potential benefits to the public from maintaining current zoning have been reduced..

7. *Conformance of the requested change to the adopted or recognized comprehensive plan of Tonganoxie, Kansas:*

This area is located in the near term growth area and is designated for low density residential on the Future Land Use Map in the Comprehensive plan. Therefore, the proposed use and the development pattern is generally in conformance with the plan.

The plan also includes a number of different policies regarding infrastructure and transportation that identify the following issues with respect to the specific proposal:

- **Infrastructure Policies.** Infrastructure investments to support future growth are to be well coordinated. This area is served by water and sewer, however some of the development further to the north has experienced difficulties with levels of water service due to elevations and the fact that the service is extended far out from other developed areas. However, this development reflects filling in the gaps from some of these previous investments. These service issues will be addressed by more specific engineering at the time of platting proposed lots.
- **Transportation Policies.** The plan states that residential lots off arterial streets should generally be avoided, and Smiley Road is designated as an arterial street. However, the proposed pattern already exists in this area. Additionally, the alternative where lots back to arterial streets should also be avoided due to the negative impacts this pattern has on street networks, community character, and efficient street investments (i.e. streets that serve no other purpose except access to other streets.) Therefore this pattern with larger lots (and fewer access points) on arterials is an acceptable compromise. Despite this, continued and increasing residential driveway access points on Smiley Road is not desirable, and the access to these lots should be combined in some fashion, subject to the City Engineers review and recommendation.

The comprehensive plan also includes several policies on “neighborhood design” (Residential Neighborhood Design Policies, page 10-3). These polices are all aimed at creating distinctive, human-scale and more walkable neighborhoods through new growth. Similar policies were further developed and emphasized with the recent updates and focus areas for the Comprehensive Plan (2015 updates). The proposed development does not meet these policies, as it reflects a more “sub-urban” character of housing. However, the context and surrounding development plans in the vicinity are more similar to what is proposed for this property. The proposed re-zoning is not in a location where those policies are currently directly relevant, nor is the proposed project of a scale to influence significant changes on the existing character of the area.

A final component of residential development from the comprehensive plan addresses the connectivity of local and collector street networks. Generally, a pattern of stubs and cul-de-sacs will lead to a uncoordinated development pattern – leading to transportation, infrastructure and neighborhood character problems. To some extent development on surrounding properties exhibit the challenges that result from the cumulative effects of this pattern, as many small plats

are done over several years. Therefore, at the time of platting of the 16 lots to the west off Smiley Road, a concept plan for future street networks – in this subject property and showing potential connections to future development on adjacent property should be provided.

8. **Recommendations of professional staff:**
[see below]

III. EFFECT OF DECISION

The Planning Commission recommends rezoning requests to the Governing Body. Based on the record and other findings of the testimony at the public hearing, the Planning Commission may:

1. Recommend approval,
2. Recommend approval with conditions
3. Recommend denial for rezoning request.

The Governing Body reviews the request in light of the Planning Commission’s recommendation. They may accept the recommendation based on a simple majority of the Governing Body, they may refer the application back to the Planning Commission with direction for specific further discussions or consideration, or they may modify or override the Planning Commission recommendation by a 2/3 vote of the entire Governing Body.

Subsequent to any decision on this particular request to rezone a preliminary and final plat will have to be prepared demonstrating infrastructure capacity, finalizing streets and access, and identifying specific lot lines and easements.

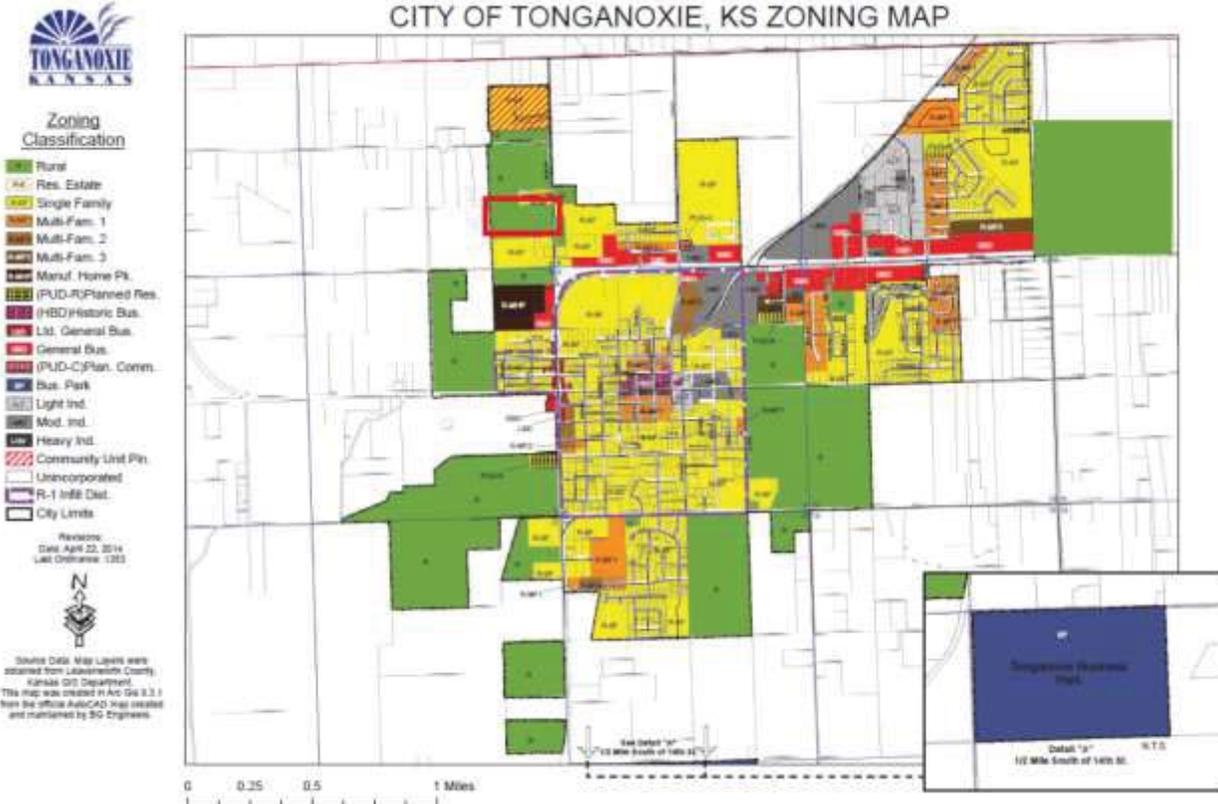
IV. RECOMMENDATION.

Staff recommends approval of the rezoning from “R-R” Rural District to “R-SF” Single-family District, subject to the following:

1. The preliminary and final plat shall demonstrate infrastructure and utility capacity to serve all lots at the appropriate levels of service. Any upgrades in service necessary shall be the obligation of the property owner.
2. Access to the 4 lots on Smiley Road shall be subject to review and approval by the City Engineer, and generally be consolidated to two points. Options to explore include shared drives between two lots, access from the proposed side street to the south of the property, access from a shared “frontage lane” connecting all lots with a common access drive, or combinations of these or similar strategies.
3. Future platting of the 16 lots to the west further off Smiley Road, or any other portions of the property being rezoned shall require a conceptual street network addressing all future development on this property, including connections to potential street networks on the surrounding property. The conceptual network shall prioritize coordinating access to Smiley Road at limited points, and establish a block structure for the vicinity so the area does not end up with several isolated stubs, cul-de-sacs and subdivision “pods” should future development occur in these areas.
4. At the time of platting, all lots shall meet the minimum dimension and development standards for the R-SF district (minimum 6,000 s.f lots; minimum 65 feet frontage). However the lots on Smiley Road shall be limited to the concept proposed – 4 larger lots with limited access points.



Chris Brewster
Contract City Planner



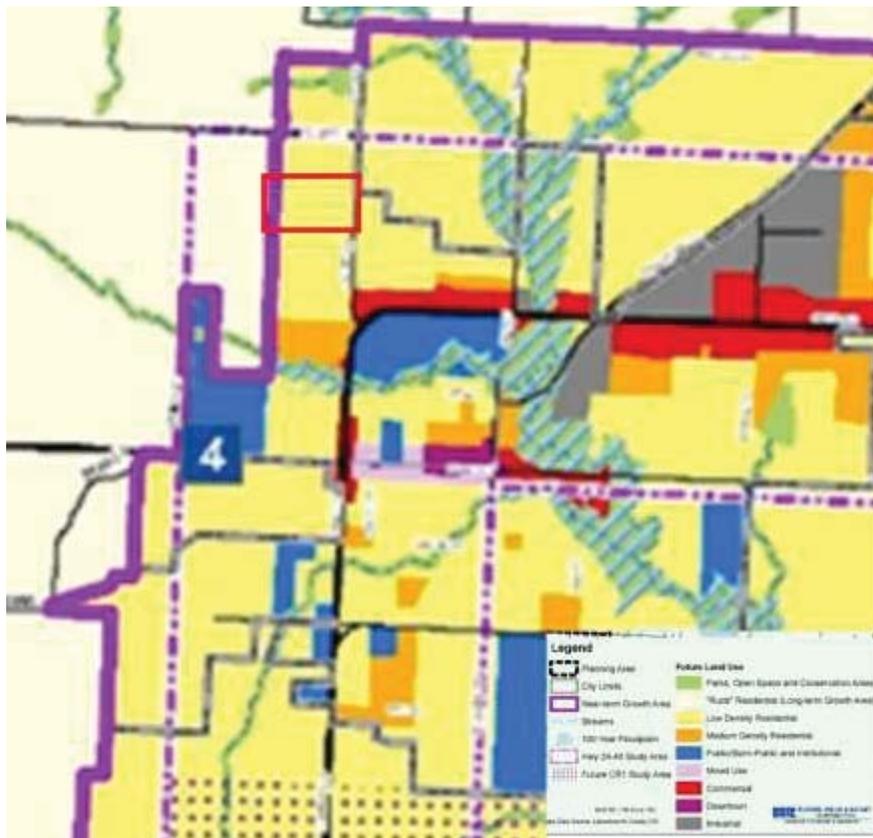
Current City Zoning (property in red box now zoned RR)



Vicinity



Property



Future Land Use (Tonganoxie Comprehensive Plan 2006)



CITY OF TONGANOXIE
CHANGE OF ZONE REQUEST AND PROCEDURES

Date Received: 1-22-19
Fee Paid: \$500
Received By: MT

ZONE CHANGE APPLICATION

REQUESTED REZONING FROM: R-R TO: R-SF
PRESENT ZONING DISTRICT PROPOSED ZONING DISTRICT

SITE ADDRESS OR PROPERTY LOCATION 520 Smiley Rd

SIZE OF SITE (ACRE/SQUARE FEET) 19 +/- Acre

ASSESSOR'S TAX PARCEL NUMBER _____

APPLICANT: JACK Willis South Park Dev.

MAILING ADDRESS: PO Box 147 Tonganoxie KS 66086

PHONE NUMBER: 913 369 7867 (daytime) _____ (cell) _____ (fax)

EMAIL ADDRESS: EJ Willis @ SBC Global, net

LANDOWNER OF RECORD (If different than applicant): South Park Dev

ADDRESS: PO Box 147

PHONE NUMBER: 913 369 7867 (daytime) _____ (cell) _____ (fax)

EMAIL ADDRESS: EJ Willis @ SBC Global, net

AGENT or ARCHITECT/ENGINEER/LAND PLANNER: Joe Hering

BUSINESS ADDRESS: 315W 5th Leavenworth KS 66048

PHONE NUMBER: 913 547 2881 (daytime) _____ (cell) _____ (fax)

EMAIL ADDRESS: _____

Required materials needed to file this application:

- o Application and fee
- o A signed affidavit
- o A copy of the current deed for the property and an electronic copy (Microsoft Word)
- o Site plan drawn to scale showing the dimensions of the property
- o The existing streets and utilities serving the area
- o New proposed streets and/or utilities
- o Any improvements proposed,
- o Surrounding property owners list
- o Four (4) folded copies of all plans
- o One (1) reduced copy (11"x17") of all plans
- o One (1) electronic copy of all plans (PDF)

In accordance with Section 27-011 of the City of Tonganoxie Zoning Ordinance, please describe how the requested application is consistent with the following considerations for approving or disapproving a rezoning application:

Briefly describe the present use and character of this property and the surrounding neighborhood.

Has 1 House and used as Ag (HAY)

Briefly describe the compatibility with the zoning and uses of properties nearby.

Twin cedars sub Bounded to the north

Briefly describe the suitability of this property for uses to which it has been restricted.

Would be ~~not~~ a good place to build houses

Briefly describe the extent to which the removal the restrictions will detrimentally affect nearby property.

would be the same as ^{adjacent} ~~nearby~~ property

Briefly describe the length of time the subject property has remained vacant as zoned:

30 + years

Briefly describe why you feel that the proposed change is suitable for this property and is the best use of this land:

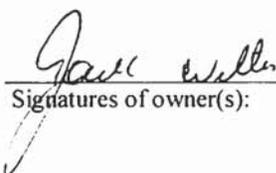
Should blend in with neighborhood

Briefly describe the adequacy of public utilities and infrastructure:

Has water & Sewer

Briefly describe how the requested change is in conformance to the adopted or recognized comprehensive plan of Tonganoxie KS

should be the same as Twin Cedar sub

 South Park Dev
Signatures of owner(s):

JACK Willis South Park Dev
Print Name

Signatures of owner(s):

Print Name

Doc #: 2018R08491
STACY R. DRISCOLL
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
10/16/2018 01:10:32 PM
RECORDING FEE: 38.00
PAGES: 2

Entered in the transfer record in my office this
16 day of Oct, 2018
Janet Blaszynski
by B. Jones County Clerk

Continental Title: 18324408

Warranty Deed
(Individuals)

This indenture, Made this 11th day of October, 2018, between, Stephen M. Saunders and Edna L. Saunders, husband and wife of Leavenworth County, in the State of Kansas, party(ies) of the first part, and South Park Development Co., LLC, of Leavenworth County, in the State of KS, party(ies) of the second part. WITNESSETH, that the said party(ies) of the first part, in Consideration of the sum of TEN Dollars and other valuable considerations, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto said party(ies) of the second part, his/her/their successors and/or assigns, all of the following described real estate, situated in the County of Leavenworth and State of Kansas to wit:

Legal Description: The North One-Half (N1/2) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), of Section Five (5), Township Eleven (11) South, Range Twenty-One (21) East of the 6th P.M., excepting public highways.

Note: Subject to easements, reservations, restrictions, 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 party(ies) of the first part, for itself, and its successors and assigns, does hereby covenant, promise and agree, to and with said party(ies) 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 able granted and described premises, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, states, judgments, taxes, assessments and encumbrances, of what nature and kind so ever, and that it will Warrant and Forever Defend the same unto said party(ies) of the second part, his/her/their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

OWNERSHIP AFFIDAVIT

City of Tonganoxie
County of Leavenworth
State of Kansas

We, JACK Willis and South Park Dev being duly sworn depose and

say that we are the owners of said property involved in this petition and 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 22nd day of January, 2019.

JACK Willis South Park Dev P.O. Box 147 913 369786
Print Name Address Tonganoxie KS Phone No.

JACK Willis South Park Dev
Signature

Print Name Address Phone No.

Signature

Subscribed and sworn to before me on this 22nd day of January, 2019.

Melanie Tweedy
Notary Public Signature

Melanie Tweedy
Notary Public Print Name

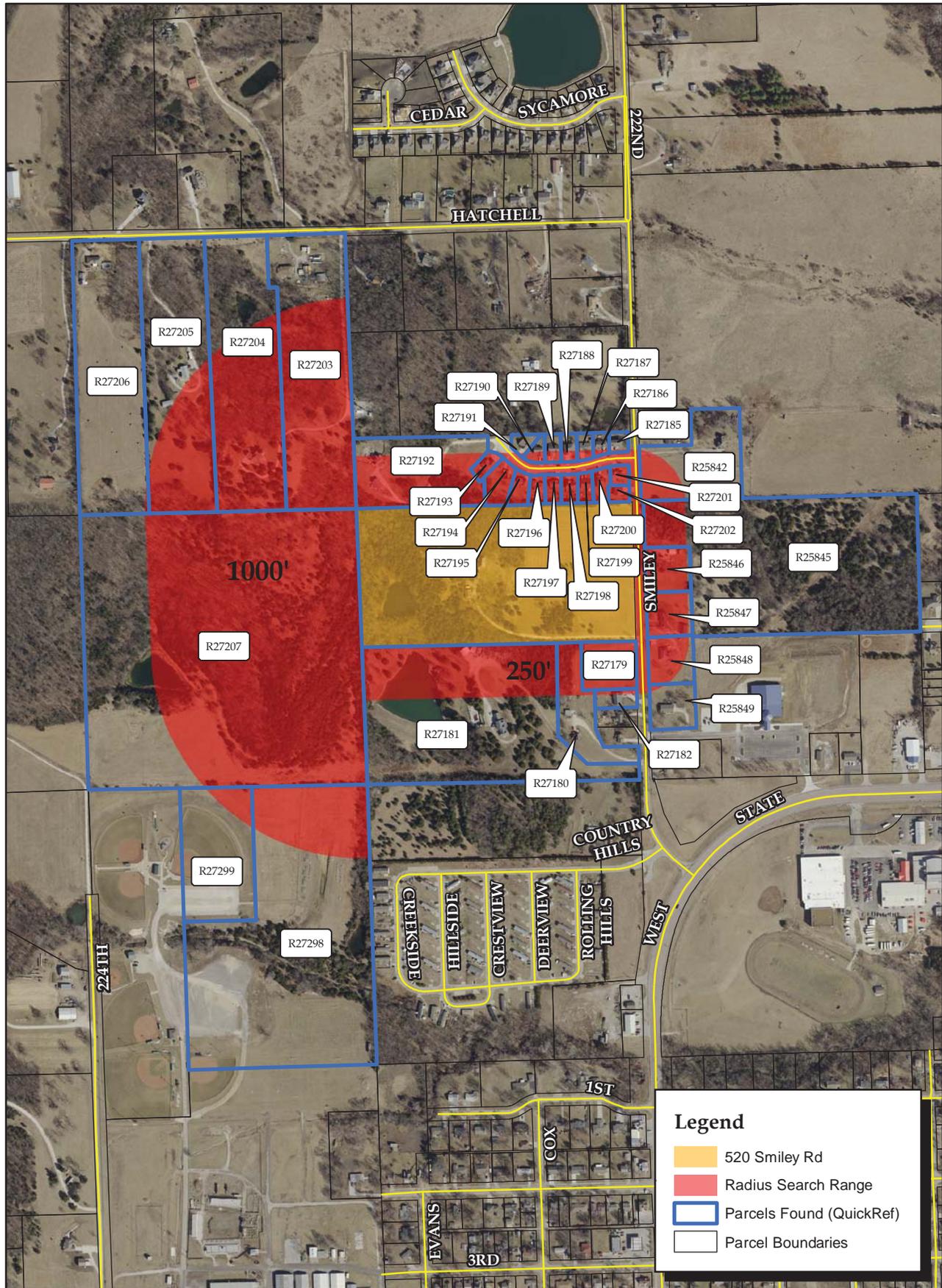
My commission expires:

10-25-22



Radius Search

1000' in County & 250' in Tonganoxie City



Legend

- 520 Smiley Rd
- Radius Search Range
- Parcels Found (QuickRef)
- Parcel Boundaries

SOUTH PARK DEVELOPMENT CO LLC
 PID: 193-05-0-40-01-009.00-0
 Site Address: 520 SMILEY RD, Tonganoxie, KS 66086

1 inch = 667 feet
 This map is projected in real world coordinates.
 However, it is not intended for legal purposes.
 Accuracy is not guaranteed

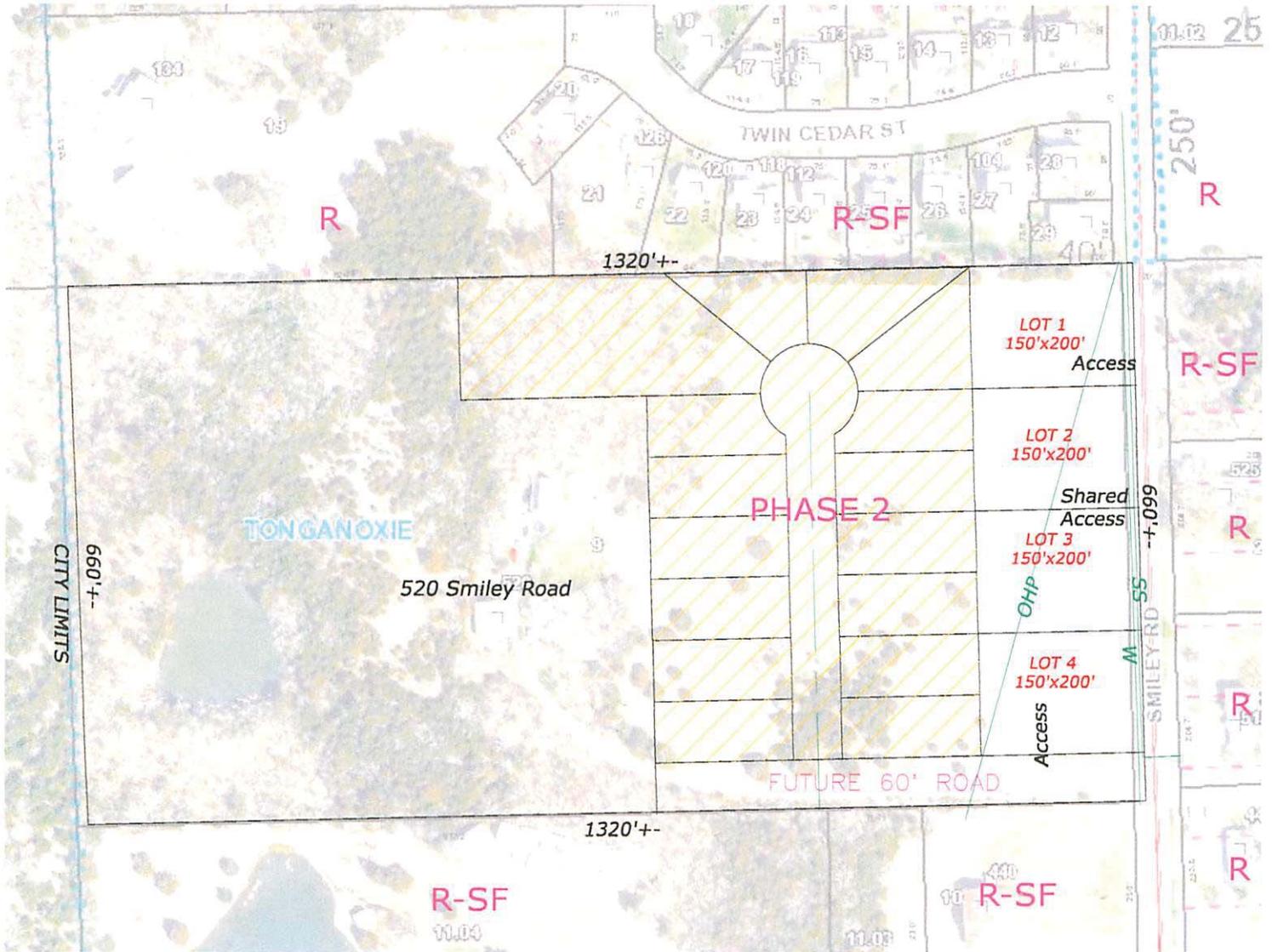


ZONING EXHIBIT

Tract in Section 5-11-21
City of Tonganoxie,
Leavenworth County, Kansas.

PREPARED FOR:

South Park Development Co. LLC
520 Smiley Road
Tonganoxie, KS



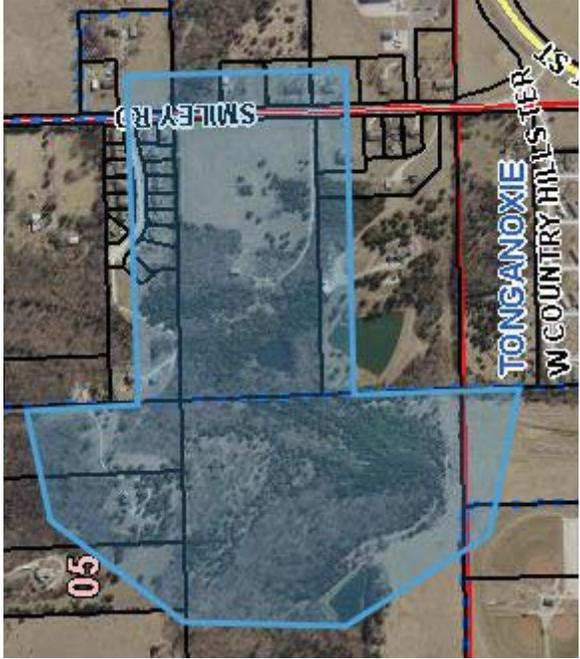
Scale 1" = 200'

K-18-1254
January 19, 2019

J. Herring, Inc. (dba)
HERRING
SURVEYING
COMPANY

315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@teamcash.com

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY





DECEMBER 2018

	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	0	0	0
Belton	12	0	12	69	0	69
Cass County	6	0	6	75	0	75
Cleveland	0	0	0	0	0	0
Garden City	1	0	1	2	0	2
Harrisonville	1	0	1	9	0	9
Lake Winnebago	3	0	3	18	0	18
Lee's Summit	2	0	2	41	0	41
Peculiar	2	0	2	64	0	64
Pleasant Hill	2	0	2	22	0	22
Raymore	2	0	2	185	12	197
Village of Loch Lloyd	1	0	1	14	0	14
Totals	32	0	32	499	12	511
CLAY COUNTY						
Clay County	2	0	2	44	0	44
Excelsior Springs	2	0	2	18	0	18
Gladstone	0	0	0	15	0	15
Kansas City	37	0	37	518	0	518
Kearney	8	0	8	128	0	128
Lawson	0	0	0	0	0	0
Liberty	4	0	4	42	0	42
North Kansas City	0	0	0	5	0	5
Pleasant Valley	0	0	0	0	0	0
Smithville	0	0	0	183	0	183
Totals	53	0	53	953	0	953
JACKSON COUNTY						
Blue Springs	3	0	3	382	15	397
Buckner	0	0	0	0	0	0
Grain Valley	7	0	7	117	0	117
Grandview	0	0	0	13	156	169
Greenwood	0	0	0	0	0	0
Independence	8	0	8	133	0	133
Jackson County	3	0	3	89	0	89
Kansas City	4	0	4	93	1028	1121
Lake Lotawana	0	0	0	16	0	16
Lee's Summit	16	0	16	331	180	511
Oak Grove	3	0	3	20	0	20
Raytown	0	0	0	0	0	0
Sugar Creek	0	0	0	1	0	1
Totals	44	0	44	1195	1379	2574
PLATTE COUNTY						
Kansas City	5	0	5	198	0	198
Parkville	3	0	3	93	0	93
Platte City	0	0	0	5	0	5
Platte County	12	0	12	180	0	180
Riverside	2	0	2	31	0	31
Weatherby Lake	1	0	1	13	0	13
Weston	0	0	0	0	0	0
Totals	23	0	23	520	0	520
JOHNSON COUNTY						
De Soto	2	0	2	38	0	38
Edgerton	0	0	0	0	0	0
Fairway	0	0	0	10	0	10
Gardner	3	0	3	116	0	116
Johnson County	6	0	6	57	0	57
Leawood	2	0	2	56	0	56
Lenexa	22	0	22	352	0	352
Merriam	1	0	1	3	0	3
Mission Hills	0	0	0	4	0	4
Olathe	18	16	34	521	290	811
Overland Park	32	0	32	385	1564	1949
Prairie Village	1	0	1	64	0	64
Roeland Park	0	0	0	0	0	0
Shawnee	6	0	6	205	0	205
Spring Hill	0	0	0	126	0	126
Westwood	0	0	0	4	0	4
Totals	93	16	109	1941	1854	3795

	Single Family Units [^]	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
LEAVENWORTH COUNTY						
Basehor	12	0	12	140	0	140
Lansing	5	0	5	10	0	10
Leav. County	6	0	6	76	0	76
Leavenworth	0	0	0	27	0	27
Tonganoxie	0	0	0	30	0	30
Totals	23	0	23	283	0	283
WYANDOTTE COUNTY						
Bonner Springs	0	0	0	7	0	7
Edwardsville	0	0	0	1	0	1
KCK/Wyandotte Co	3	0	3	177	0	177
Totals	3	0	3	185	0	185
MIAMI COUNTY						
Louisburg	1	0	1	14	0	14
Miami County	3	0	3	57	0	57
Osawatomie	0	0	0	0	0	0
Paola	0	0	0	6	0	6
Spring Hill	1	0	1	20	0	20
Totals	5	0	5	97	0	97
Totals	276	16	292	5673	3245	8918

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	463
February	121	182	224	216	260	408	477	463
March	180	270	335	362	393	542	571	549
April	210	277	444	439	437	523	562	564
May	230	294	337	385	395	503	504	598
June	262	268	333	364	438	578	567	569
July	204	288	409	375	399	494	512	485
August	205	260	354	352	425	536	480	514
September	202	379	384	383	462	424	514	353
October	205	331	369	468	459	466	583	485
November	185	283	340	312	360	417	502	354
December	207	279	288	328	432	352	468	276
Annual Total	2,301	3,299	4,090	4,271	4,700	5,517	6,197	5,673

Comparison of Permits By Units Issued Year to Date

	2011 - 2018		
	S-F Units	M-F Units	Total Units
2011	2301	600	2901
2012	3299	1775	5074
2013	4090	2879	6969
2014	4271	3910	8181
2015	4700	3995	8695
2016	5517	4451	9968
2017	6197	2434	8631
2018	5673	3245	8918

[^]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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JANUARY 2019

	Single Family Units ^A	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD		Single Family Units ^A	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD									
CASS COUNTY							LEAVENWORTH COUNTY															
Archie	0	0	0	0	0	0	Basehor	4	0	4	4	0	4									
Belton	1	0	1	1	0	1	Lansing	1	0	1	1	0	1									
Cass County	1	0	1	1	0	1	Leavenworth County	5	0	5	5	0	5									
Cleveland	0	0	0	0	0	0	Leavenworth	0	0	0	0	0	0									
Drexel	0	0	0	0	0	0	Tonganoxie	2	0	2	2	0	2									
Harrisonville	0	0	0	0	0	0		12	0	12	12	0	12									
Lake Winnebago	0	0	0	0	0	0	WYANDOTTE COUNTY															
Lee's Summit	3	0	3	3	0	3	Bonner Springs	0	0	0	0	0	0									
Peculiar	0	0	0	0	0	0	Edwardsville	0	0	0	0	0	0									
Pleasant Hill	0	0	0	0	0	0	KCK/Wyandotte Co	7	0	7	7	0	7									
Raymore	13	0	13	13	0	13		7	0	7	7	0	7									
Village of Loch Lloyd	0	0	0	0	0	0	MIAMI COUNTY															
	18	0	18	18	0	18	Louisburg	0	0	0	0	0	0									
CLAY COUNTY							Miami County	4	0	4	4	0	4									
Clay County	0	0	0	0	0	0	Osawatomie	0	0	0	0	0	0									
Excelsior Springs	0	0	0	0	0	0	Paola	0	0	0	0	0	0									
Gladstone	0	0	0	0	0	0	Spring Hill	0	108	108	0	108	108									
Kansas City	25	0	25	25	0	25		4	108	112	4	108	112									
Kearney	6	0	6	6	0	6	Totals	236	407	643	236	407	643									
Lawson	0	0	0	0	0	0	Comparison of Single Family Building Units for Greater Kansas City															
Liberty	2	0	2	2	0	2	(Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)															
North Kansas City	0	0	0	0	0	0	Month/Year	2012	2013	2014	2015	2016	2017	2018	2019							
Pleasant Valley	0	0	0	0	0	0	January	188	273	287	240	274	457	463	236							
Smithville	5	0	5	5	0	5	February	182	224	216	260	408	477	463								
	38	0	38	38	0	38	March	270	335	362	393	542	571	549								
JACKSON COUNTY							April	277	444	439	437	523	562	564								
Blue Springs	10	0	10	10	0	10	May	294	337	385	395	503	504	598								
Buckner	0	0	0	0	0	0	June	268	333	364	438	578	567	569								
Grain Valley	2	0	2	2	0	2	July	288	409	375	399	494	512	485								
Grandview	0	160	160	0	160	160	August	260	354	352	425	536	480	514								
Greenwood	0	0	0	0	0	0	September	379	384	383	462	424	514	353								
Independence	2	0	2	2	0	2	October	331	369	468	459	466	583	485								
Jackson County	5	0	5	5	0	5	November	283	340	312	360	417	502	354								
Kansas City	11	0	11	11	0	11	December	279	288	328	432	352	468	276								
Lake Lotawana	0	0	0	0	0	0	Annual Total	3,299	4,090	4,271	4,700	5,517	6,197	5,673	236							
Lee's Summit	16	139	155	16	139	155	Comparison of Permits By Units Issued Year to Date															
Oak Grove	0	0	0	0	0	0	2012 - 2019															
Raytown	0	0	0	0	0	0		S-F Units	M-F Units	Total Units												
Sugar Creek	0	0	0	0	0	0	2012	188	539	727												
	46	299	345	46	299	345	2013	273	0	273												
PLATTE COUNTY							2014	287	539	826												
Kansas City	6	0	6	6	0	6	2015	240	214	454												
Parkville	1	0	1	1	0	1	2016	274	85	359												
Platte City	0	0	0	0	0	0	2017	457	10	467												
Platte County	10	0	10	10	0	10	2018	463	407	870												
Riverside	1	0	1	1	0	1	2019	236	407	643												
Weatherby Lake	0	0	0	0	0	0	^A 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															
Weston	0	0	0	0	0	0	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 2019 Home Builders Assoc of Greater Kansas City. All rights reserved.															
	18	0	18	18	0	18																
JOHNSON COUNTY																						
De Soto	5	0	5	5	0	5																
Edgerton	0	0	0	0	0	0																
Fairway	0	0	0	0	0	0																
Gardner	2	0	2	2	0	2																
Johnson County	3	0	3	3	0	3																
Leawood	2	0	2	2	0	2																
Lenexa	11	0	11	11	0	11																
Merriam	0	0	0	0	0	0																
Mission Hills	0	0	0	0	0	0																
Olathe	16	0	16	16	0	16																
Overland Park	41	0	41	41	0	41																
Prairie Village	6	0	6	6	0	6																
Roeland Park	0	0	0	0	0	0																
Shawnee	3	0	3	3	0	3																
Spring Hill	2	0	2	2	0	2																
Westwood	2	0	2	2	0	2																
	93	0	93	93	0	93																



DECEMBER 2018

	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	0	0	0
Belton	12	0	12	69	0	69
Cass County	6	0	6	81	0	81
Cleveland	0	0	0	0	0	0
Garden City	1	0	1	2	0	2
Harrisonville	1	0	1	9	0	9
Lake Winnebago	3	0	3	18	0	18
Lee's Summit	2	0	2	41	0	41
Peculiar	2	0	2	64	0	64
Pleasant Hill	2	0	2	22	0	22
Raymore	2	0	2	185	12	197
Village of Loch Lloyd	1	0	1	14	0	14
Totals	32	0	32	505	12	517
CLAY COUNTY						
Clay County	2	0	2	45	0	45
Excelsior Springs	2	0	2	18	0	18
Gladstone	0	0	0	15	0	15
Kansas City	37	0	37	520	0	520
Kearney	8	0	8	111	0	111
Lawson	0	0	0	0	0	0
Liberty	4	0	4	42	0	42
North Kansas City	0	0	0	5	0	5
Pleasant Valley	0	0	0	0	0	0
Smithville	0	0	0	183	0	183
Totals	53	0	53	939	0	939
JACKSON COUNTY						
Blue Springs	3	0	3	383	15	398
Buckner	0	0	0	0	0	0
Grain Valley	7	0	7	117	0	117
Grandview	0	0	0	13	156	169
Greenwood	0	0	0	0	0	0
Independence	8	0	8	134	0	134
Jackson County	3	0	3	89	0	89
Kansas City	4	0	4	93	1028	1121
Lake Lotawana	0	0	0	16	0	16
Lee's Summit	16	0	16	333	180	513
Oak Grove	3	0	3	20	0	20
Raytown	0	0	0	0	0	0
Sugar Creek	0	0	0	0	0	0
Totals	44	0	44	1198	1379	2577
PLATTE COUNTY						
Kansas City	5	0	5	198	0	198
Parkville	3	0	3	93	0	93
Platte City	0	0	0	5	0	5
Platte County	12	0	12	181	0	181
Riverside	2	0	2	31	0	31
Weatherby Lake	1	0	1	13	0	13
Weston	0	0	0	0	0	0
Totals	23	0	23	521	0	521
JOHNSON COUNTY						
De Soto	2	0	2	38	0	38
Egerton	0	0	0	0	0	0
Fairway	0	0	0	10	0	10
Gardner	3	0	3	116	0	116
Johnson County	6	0	6	57	0	57
Leawood	2	0	2	56	0	56
Lenexa	22	0	22	352	0	352
Merriam	1	0	1	3	0	3
Mission Hills	0	0	0	4	0	4
Olathe	18	16	34	522	290	812
Overland Park	32	0	32	385	1564	1949
Prairie Village	1	0	1	64	0	64
Roeland Park	0	0	0	0	0	0
Shawnee	5	0	5	129	0	129
Spring Hill	0	0	0	129	0	129
Westwood	0	0	0	4	0	4
Totals	92	16	108	1869	1854	3723

	Single Family Units [^]	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
LEAVENWORTH COUNTY						
Basehor	12	0	12	140	0	140
Lansing	5	0	5	10	0	10
Leav. County	6	0	6	76	0	76
Leavenworth	0	0	0	27	0	27
Tonganoxie	0	0	0	30	0	30
Totals	23	0	23	283	0	283
WYANDOTTE COUNTY						
Bonner Springs	0	0	0	7	0	7
Edwardsville	0	0	0	1	0	1
KCK/Wyandotte Co	3	0	3	177	0	177
Totals	3	0	3	185	0	185
MIAMI COUNTY						
Louisburg	1	0	1	14	0	14
Miami County	3	0	3	57	0	57
Osawatomie	0	0	0	0	0	0
Paola	0	0	0	6	0	6
Spring Hill	1	0	1	20	0	20
Totals	5	0	5	97	0	97
Totals	275	16	291	5597	3245	8842

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
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Annual Total	2,301	3,299	4,090	4,271	4,700	5,517	6,197	5,597

Comparison of Permits By Units Issued Year to Date

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