



TONGANOXIE PLANNING COMMISSION

Agenda

February 2, 2017

7:00 p.m.

City Council Chambers

321 S. Delaware St.

- 1. CALL TO ORDER**
- 2. APPROVAL OF BZA MINUTES** – January 5, 2017
APPROVAL OF PC MINUTES – January 5, 2017
APPROVAL OF WORKSESSION MINUTES – January 19, 2017
- 3. OLD BUSINESS**
 - a) Discussion – Comprehensive & Strategic Plan Update –
- 4. NEW BUSINESS**
 - a.) Review Sign Permit Application – Submitted by Leavenworth County Council on Aging.
- 5. OPEN AGENDA**
- 6. GENERAL INFORMATION**
 - a.) December Home Builders Association Permit Statistics
 - b.) December Market Share Report
- 7. ADJOURN**

TONGANOXIE
BOARD OF ZONING APPEALS
MEETING MINUTES
JANUARY 5, 2017

Call to Order – The Board of Zoning Appeals met on January 5, 2017. John Morgan called the meeting to order at 7:00 pm. Members present were Grant Watson, Steve Gumm, Jacob Dale, John Morgan, Monica Gee. Members Steve Ashley & Patti Gabel were absent. A quorum was met. Also present were Jamie Shockley, Interim City Manager, Chris Brewster, Gould Evans Planning Consultant, and Patty Hagg, Recording Secretary.

Approval of Minutes - None

Old Business - None

New Business – Agenda Item 4a – Variance Application – Lots 37, 38, 43 & 44 - Block 4, Jackson Heights Subdivision – submitted by Orison LLC.

Grant Watson excused himself from the discussion and voting citing conflict of interest because he lives within the 200' notification area. Planning Consultant, Chris Brewster, reviewed the staff report dated 12/22/16. He discussed the subject property, the setback proposal to reduce the front yard setback from 30' to 25' and reduce the rear yard setback from 30' to 20', and the current setback regulations. He also discussed the Mandatory Review Considerations.

Joe Herring, Herring Survey, 315 N 5th St, Leavenworth KS, was present to answer questions.

- Monica Gee made a motion to approve the setback reduction for the front and rear yard as presented.
- Steve Gumm seconded the motion.
- Roll Call Vote: Grant Watson, abstain; Steve Gumm, aye; Jacob Dale, aye; John Morgan, aye; Monica Gee, aye
- Motion Carried (4-0-1 abstain).

This motion was approved with agreement to the following Mandatory Review Considerations

1. That the variance request arises from such conditions which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or applicant.

The four subject lots are unique to the rest of the platted subdivision in the fact that they have been platted larger to accommodate a drainage way through the eastern portion of each of the lots. However, each of the four lots were originally platted to accommodate this drainage way and create building envelopes roughly similar to the rest of those in the immediate vicinity, within the plat

2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.

The properties immediately adjacent to these lots are vacant, zoned R-SF and part of the same Jackson Heights Subdivision Plat. The lots are located in the interior of the neighborhood and located at the rear of two cul-de-sacs. The orientation of the lots at the end of the cul-de-sacs creates minimal interaction with adjacent lots for the front and rear yards. The front yards of the subject lots relate to one another and the rear yards relate to only two other lots in the subdivision.

3. That the strict application of the provisions of this ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.

The plat was approved with the application of the ordinance requirements for the R-SF District front and rear yard setbacks. The circular shape of the cul-de-sacs creates a unique shape for the four lots and building envelopes, however the envelopes are of a similar size to those adjacent.

4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

The proposed variance will increase the building envelope available for each lot, in the front and rear of the lot. The front setback relates to the public right-of-way and street, that creates significant spaces between structures. The rear setbacks currently provide a minimum of 60 feet between structures and the requested variance would reduce minimum separation to 50 feet, except where the subject lots back to one another and the minimum separation would be 40 feet.

5. That granting the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.

The intent of the ordinance is to reduce the intensity of residential development and provide green space throughout the neighborhood. The adjacent drainage way provides a green, natural buffer within the neighborhood directly adjacent to the lots in question.

With no further business to discuss. Meeting adjourned at 7:15 p.m.

Minutes Approved: _____

Submitted by: Patty Hagg

TONGANOXIE
PLANNING COMMISSION
MEETING MINUTES
JANUARY 5, 2017

Call to Order – The Planning Commission met on January 5, 2017. John Morgan called the meeting to order at 7:00 pm. Members present were Commissioners Grant Watson, Steve Gumm, Jacob Dale, John Morgan, Monica Gee. Commissioner Steve Ashley & Patti Gabel were absent. A quorum was met. Also present were Jamie Shockley, Interim City Manager, Chris Brewster, Gould Evans Planning Consultant, and Patty Hagg, Recording Secretary.

Approval of Planning Commission Minutes–Monica Gee moved to approve the minutes from 12/1/2016. Grant Watson seconded the motion. All Ayes. Motion carried (4-0-1) abstain-Steve Gumm.

Old Business – Reminder, Comprehensive Plan Worksession – 1/19/17 @ 7:00pm

New Business – Agenda Item 4a – Site Plan Application – LMH Family Medicine Bldg Addition @ 410 Woodfield Dr. Submitted by Matthew Murphy with Treanor HL.

Planning Consultant, Chris Brewster, presented a staff report dated 12/23/16. He discussed the zoning, building design and materials, parking, landscaping & screening, signage and utilities. He recommended approval of the application with the following conditions: 1. All plant materials to be healthy specimens with maintenance or replacement for a minimum of two years. The applicants were present to answer questions.

- Steve Gumm made a motion to approve the application as presented with the condition as recommended by the city planner regarding plant material.
- Monica Gee seconded the motion. Motion Carried - All ayes (5-0).

Agenda Item 4b – Site Plan Application – Pendergraft Erection Services – Lot 14 & 15 Urban Hess Business Park. Submitted by Leticia Cole with Paul Werner Architects.

Mr. Brewster presented a staff report dated 12/23/2016. He discussed the zoning and surrounding property uses, building design and placement, parking and access, building materials, landscape and screening, signage and utilities. Mr. Brewster stated staff recommends approval with conditions. Leticia Cole, Paul Werner Architects was present to answer questions. The commissioners discussed landscaping, construction plans and building permits. The architects and business owners asked for additional time to submit final plans and building permits.

- Grant Watson made a motion to approve the site plan for lot 14 & 15 with recommendations 1-4 from the staff report and to allow the applicant 24 months to submit a building permit and construction plans for both lots.
- Steve Gumm seconded the motion. Motion Carried –All Ayes (5-0)

This motion was approved with the following conditions:

1. The “office” building on Lot 15 when developed should adhere to the site design conveyed on this site plan and all the applicable standards of the “I-LT” Light Industrial District and Sections 3, 4 and 5 of Article 9 of the Subdivision Regulations for site and building design.
2. Relocate the “Shop” building to not encroach into the west property line side yard setback on Lot 14. This would better facilitate a potential future split or independent sale of these lots in the future.
3. The applicant shall provide an understanding of the storm water and sanitary sewer impacts cause by the development to the City Engineer, for approval, prior to the starting of construction.
4. All plant materials to be healthy specimens with maintenance or replacement for a minimum of two years.

Agenda Item 4c – Site Plan Application – 304 West St. Submitted by Kelly Shoemaker, Wirenuts LLC.

Mr. Brewster reviewed the staff report dated 1/4/2017. He discussed the application, zoning, building materials and site design standards. He recommends approval to use an architectural metal finish as requested by the applicant.

- Steve Gumm made a motion to approve the site plan and grant an exception to the building materials to allow an architectural metal finish to the outside of the building.
- Monica Gee seconded the motion. Motion Carried - All ayes (5-0).

Agenda Item 4d – Public Hearing to Rezone Property located at 1601 Commerce Dr from Light Industrial to General Business District. The Planning Commission followed the Public Hearing Script

Mr. Brewster reviewed the staff report dated 12/23/2016. He discussed the current zoning district and the requested zoning district regulations. He also reviewed surrounding property zoning and reviewed the mandatory zoning considerations. He recommended denial of the application due to potential uses and incompatibility and the impact to future development of industrial uses in the Business Park. The applicant Eric Finkbinder, 825 E 8th St., Tonganoxie KS was present to answer questions and spoke in favor of the rezone. He disagreed with the recommendation and reviewed the history of the property and the many times it has remained vacant. He discussed the intended use of the property.

Phil Gunter, 2320 E Willow Pointe Circle, Tonganoxie KS also spoke in favor of rezoning the property so that it could be used as a church. He did not think it would be detrimental to the surrounding property that is zoned Lt-Industrial. He stated the property is on a corner lot and is better suited for General Business.

Steve Jack, 25985 Clover Court, Lawrence KS, Executive Director of Leavenworth County Development Corporation (LCDC) and representative of Leavenworth County Port Authority (LCPA) presented a letter to the Planning Commissioners stating opposition to the rezone. He discussed several projects he has been working on and the recent interest in lots in the Urban Hess Business Park. He stated the board opposed the rezone request because they would like to maintain the integrity and continuity of the Business Park as Light Industrial zoning.

The Public hearing was closed.

The commissioners discussed the current zoning and reviewed the mandatory zoning considerations.

- Monica Gee made a motion to deny the rezone request
- Steve Gumm seconded the motion.
- Roll Call Vote, Monica Gee, aye; John Morgan, aye; Jacob Dale, aye; Steve Gumm, aye; Grant Watson, aye. Motion carried. (5-0)

The application was reviewed against the following zoning considerations (in bold italic text) as outlined by the City of Tonganoxie Zoning Ordinance, Section 27-011 The Planning Commission was in agreement with items 1-7.

1. Character of the neighborhood.

The character of the surrounding area is a mix of smaller scale, metal industrial buildings and vacant parcels. Beyond the adjacent area, commercial uses align Highway 24/40 to the south, agricultural land to the north and west and residential subdivision to the east. This property would be to the west of proposed 206th street, so that street would serve as a transition to the neighborhood. This property is part of the Urban Hess Business Park that is not fully developed, but is zoned “I-LT” Light Industrial and “I-MD” Moderate Industrial.

2. Zoning and uses of properties nearby:

Surrounding properties are zoned for light industrial uses to the east and north and moderate industrial uses to the west and the south (I-LT and I-MD). Tonganoxie Drive lies north of the Business Park and represents the edge of the Tonganoxie City Limits. North of Tonganoxie Drive is unincorporated Leavenworth County and the land is currently vacant and is zoned for agricultural and residential use (RR-2.5).

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

The property was originally platted in 1997. The property has been developed for more than 14 years and in its current configuration for at least the past 8 years. The property was originally developed as part of the Urban Hess Business Park, designed to cluster industrial uses. Three parcels of the original 7 platted are developed today with the remaining parcels vacant. The subject property has direct access to US 24/40 through Laming Road which is adjacent to the property on the west. This access is attractive to industrial uses for delivery of goods. The Urban Hess Business Park is one of 4 current locations within the City of Tonganoxie that are zoned for industrial uses. The other locations are immediately south of US24/40, along Tonganoxie Drive, along E. 4th Street east of Downtown Tonganoxie and the Tonganoxie Industrial Area south of town. The subject property, the second location, south of US 24/40, and the Tonganoxie Industrial Area provide larger parcels for development of industrial uses, and the Downtown location provides smaller lots for small scale industrial development. The Tonganoxie Industrial Area is a planned industrial park that has yet to see any improvements or development.

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

The rezoning of the subject property to “GBD” could detrimentally affect adjacent industrial uses by allowing incompatible uses within the business park. The park was intended to, and currently accommodates light and moderate industrial uses. Uses that can cause noise, vibration, odor, traffic and other impacts to adjacent properties. Allowing less-intensive uses in proximity to those uses could have a detrimental impact to current uses and the future development of the business park. The development of industrial uses within a community can be difficult because of the impacts associated with that type of development. The development of the Urban Hess Business Park has defined the development pattern in this area of Tonganoxie for several years. As the community grows the need for industrial development space will be necessary. The comprehensive plan states as an industrial development principle:

The arrangement, size, and location of industrial areas is intended to provide sufficient area for expansion of individual operations, be conveniently sited to draw from a local and regional labor pool, and be located to minimize any negative impacts that might be generated (e.g., noise, smoke, dust, toxic spills, odor, etc.).

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

According to the applicant the building has been unoccupied 5 of the last 10 years and has had a variety of uses during that time, when occupied.

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 "I-LT" Light Industrial District zoning, all existing uses allowed by Zoning Code will be preserved. Rezoning of the property to "GBD" will allow development of retail, restaurants, institutional, educational, lodging, athletic, religious facilities and the like. The restaurants and retails service can currently be accommodated in the "I-LT" zoning category. The "GBD" zoning category prohibits most industrial uses including manufacturing and warehousing. Future industrial development of the Business Park is likely to occur as the community grows.

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

This subject property is located within the city limits of Tonganoxie and the 2006 Comprehensive Plan identifies the future land use of this area as Industrial. The plan recognizes the future industrial development for what is currently known as the Urban Hess Business Park. The plan further calls for commercial development along the US 24/40 frontage, medium density residential to the east, low density residential to the north and west of the business park.

The comprehensive plan also states the following with regard to future industrial development in Tonganoxie:

- Industrial Principle: The arrangement, size, and location of industrial areas is intended to provide sufficient area for expansion of individual operations, be conveniently sited to draw from a local and regional labor pool, and be located to minimize any negative impacts that might be generated (e.g., noise, smoke, dust, toxic spills, odor, etc.).
- Industrial Policies:
 - o Industrial development should be concentrated on land zoned for industrial use, promoting the proper mix of light to moderate industrial development.
 - o Traffic arteries should serve as boundaries between industrial and other uses.

Chairman John Morgan stated a recommendation to deny the rezone application will be heard by the City Council on February 6, 2017. This allows time for a 14-day protest period.

Open Agenda –

Ms. Shockley updated the commissioners on the KCRVR project. She stated she has not received the information that has been requested. The project will be added to the planning commission agenda as soon as they submit everything and it is reviewed.

Ms. Shockely and Mr. Brewster also discussed the need to review and update Article 9-Site Review Plans and Section 25 – Signs.

With no further business to discuss Jacob Dale moved to adjourn. Seconded by Monica Gee. All ayes. Meeting adjourned at 8:35 p.m.

Minutes Approved: _____

Submitted by: Patty Hagg

TONGANOXIE
PLANNING COMMISSION
MEETING MINUTES
JANUARY 19, 2017

The Planning Commission met on January 19, 2017 for a work session to discuss and review Comprehensive & Strategic Plan updates. Members present were Commissioners Grant Watson, Monica Gee, John Morgan and Jacob Dale. Also present were representatives from Gould Evans, City Planning Consultants, and Patty Hagg, Recording Secretary.

Planning Commissioners reviewed maps and discussed a power point presentation. They reviewed public spaces, right of ways, street characters, mixed use areas and transitional areas along future 14th Street, East St and the Historical Business District.

No action was taken at the work session.

Meeting adjourned at 9:30 p.m.

Minutes Approved: _____

Submitted by: Patty Hagg

City of Tonganoxie
Application for Sign Permit
Zoning & Subdivision Regulations Section 25
www.tonganoxie.org

Application #

Date _____

City Hall
321 S. Delaware PO Box 326
Tonganoxie, KS 66086
(913) 845-2620
Open 8:00am to 4:30pm

Section 1
Applicant & Contractor Information

Owner
Leavenworth County Council on Aging
Mailing Address
1830 S. Broadway
City _____ State _____
Leavenworth, KS

Contractor

Mailing Address

City _____ State _____

Zip 66048 Phone 913-684-0777

Zip _____ Phone _____

E-Mail llobb@leavenworthcounty.org

E-Mail _____

Section 2
Location & Graphical Representation of Sign

Sign Permits shall be accompanied by two (2) sets of plans drawn to scale indicating sign size, location, method of illumination, colors, materials of the sign and structure, and method of attachment. In addition, the applicant shall submit other information relating to the placement, construction, design, etc., of the sign as may be required.

Section 3
Sign Type and Specifics

Detached, Monument

Attached Wall Sign

Sign Height

Total Square Feet

Sign Width

Sign Value

Does Sign Require Electrical Hook up?
Yes _____ Circle One No

Sign Permit Fee →

waived

The undersigned hereby certifies that the information given herein is correct and that the undersigned will comply with all zoning regulations for the City of Tonganoxie, KS.

Applicant Signature

Phone Number

Date

Approved / Denied

Building Insp/City Clerk

Jamie R. Shouley

Date 01/24/2017



Executive Director: Linda Lobb
 Phone: (913) 684-0777
 Fax: (913) 684-0779
 Email:
 seniors1st@leavenworthcounty.org

Leavenworth County
 Council on Aging
 1830 S. Broadway
 Leavenworth, KS 66048



Advocacy

January 11, 2017

Chore & Errand Program

Jamie Shockley, Assistant City Manager
 City Hall
 321 S. Delaware PO Box 326
 Tonganoxie, KS 66086

Connecting with Seniors Telephone Program

Dear Ms. Shockley:

Information & Assistance

This letter was previously sent to the City and when we called to get the status of our request, we were told that the letter should have been sent to you. We apologize for any inconvenience this may have caused.

In-Home Support

Inter-generational Program

The Council on Aging is requesting that no fee be assessed for the placement of the proposed transportation sign on 24-40 Highway in Tonganoxie. This service is dedicated to the senior population in the Tonganoxie community and will enhance public services within the City of Tonganoxie at no cost to the city.

Leisure & Learning

Legal Service

We look forward to your decision regarding the sign placement and our request for an exemption of the fee.

Meals on Wheels Senior Dining Centers

P.A.L.S. (Pets and Loving Seniors)

Respectfully,

Social Services

Linda Lobb
 Executive Director

Support Groups: Alzheimer's Diabetic

Support Services Attendant-Transportation Attendant-Shopping

Touching Lives Visitation Program

Transportation: General Public & Senior Express

Section 2

The Leavenworth County Council on Aging Transportation Program, Senior Express, is planning to increase its provision of senior services to the southern portion of Leavenworth County.

As a means of reaching the seniors in Tonganoxie, we are requesting approval to place a 4' x 5' sign on county owned property by the EMS building with the sign facing south toward 24-40 Highway.

The 4'x5" sign is made of laminated wood and is anchored by U posts. This is a professionally manufactured sign that is taupe and blue in color and will have no illumination.



SENIOR TRANSPORTATION

FOR THOSE 50+

913-684-0778

Patty Hagg

From: Ross, Scarlet <ross@leavenworthcounty.org>
Sent: Tuesday, January 31, 2017 8:45 AM
To: Patty Hagg
Subject: information on sign

The sign is 5' tall and 4' wide. It is a manufactured wood sign with a vinyl coating. It will be mounted with 3 metal poles and 2 metal u posts on each end.

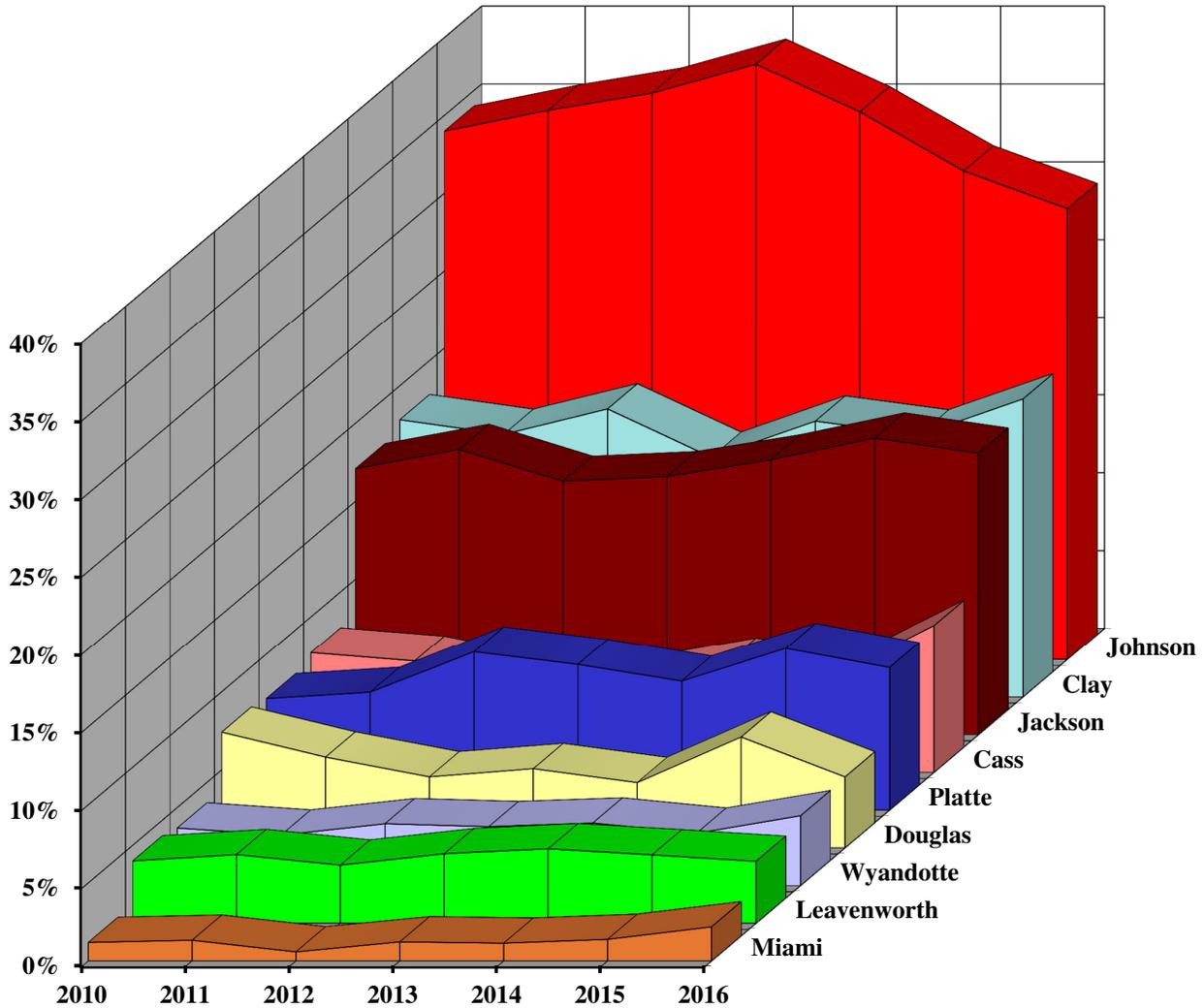
Thank you.

Scarlet Ross

Kansas City Metro, KS and MO (9 Counties)

Market Share by County

(Based on Building Permits Issued)



County	2010	2011	2012	2013	2014	2015	2016
Johnson	33.99%	35.32%	36.43%	38.29%	35.23%	31.43%	29.01%
Clay	17.82%	16.88%	18.51%	15.40%	17.73%	16.84%	19.14%
Jackson	17.09%	18.33%	16.28%	16.58%	17.66%	19.06%	18.09%
Cass	7.68%	7.15%	5.81%	5.85%	7.02%	6.09%	9.44%
Platte	7.14%	7.55%	10.15%	9.34%	8.27%	10.37%	9.14%
Douglas	7.41%	5.81%	4.55%	5.07%	4.18%	7.10%	4.54%
Wyandotte	3.69%	3.23%	3.96%	3.77%	4.00%	3.35%	4.47%
Leavenworth	3.99%	4.40%	3.73%	4.46%	4.77%	4.38%	3.97%
Miami	1.19%	1.33%	0.59%	1.23%	1.14%	1.39%	2.19%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%



DECEMBER 2016

	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	3	0	3
Belton	2	0	2	104	0	104
Cass County	0	0	0	40	0	40
Cleveland	0	0	0	1	0	1
Drexel	0	0	0	0	0	0
Garden City	0	0	0	0	0	0
Harrisonville	0	0	0	52	0	52
Lake Winnebago	0	0	0	8	0	8
Lee's Summit	0	0	0	11	0	11
Peculiar	1	0	1	77	0	77
Pleasant Hill	5	0	5	72	0	72
Raymore	14	0	14	207	12	219
Village of Loch Lloyd	0	0	0	11	0	11
	22	0	22	586	12	598
CLAY COUNTY						
Clay County	6	0	6	66	0	66
Excelsior Springs	0	0	0	6	0	6
Gladstone	0	0	0	33	0	33
Kansas City	43	0	43	746	387	1133
Kearney	3	0	3	98	0	98
Lawson	0	0	0	0	0	0
Liberty	2	0	2	27	48	75
North Kansas City	0	0	0	11	0	11
Pleasant Valley	0	0	0	0	0	0
Smithville	3	0	3	114	12	126
	57	0	57	1101	447	1548
JACKSON COUNTY						
Blue Springs	19	0	19	180	43	223
Buckner	0	0	0	0	0	0
Grain Valley	12	0	12	112	0	112
Grandview	0	0	0	0	0	0
Greenwood	5	0	5	31	0	31
Independence	7	0	7	81	0	81
Jackson County	2	0	2	68	0	68
Kansas City	8	40	48	81	1228	1309
Lake Lotawana	0	0	0	4	0	4
Lee's Summit	20	0	20	368	66	434
Oak Grove	4	0	4	49	0	49
Raytown	0	0	0	0	0	0
Sugar Creek	0	0	0	0	0	0
	77	40	117	974	1337	2311
PLATTE COUNTY						
Edgerton	0	0	0	0	0	0
Kansas City	15	126	141	263	472	735
Parkville	5	0	5	58	0	58
Platte City	0	0	0	0	0	0
Platte County	5	0	5	126	0	126
Riverside	0	0	0	27	0	27
Weatherby Lake	1	0	1	16	0	16
Weston	0	0	0	0	0	0
	26	126	152	490	472	962
JOHNSON COUNTY						
De Soto	2	0	2	16	0	16
Edgerton	0	0	0	1	0	1
Fairway	0	0	0	6	0	6
Gardner	8	0	8	94	0	94
Johnson County	2	0	2	54	0	54
Leawood	2	0	2	47	18	65
Lenexa	7	0	7	201	459	660
Merriam	1	0	1	4	0	4
Mission Hills	0	0	0	1	0	1
Olathe	44	0	44	599	214	813
Overland Park	30	0	30	429	798	1227
Prairie Village	1	0	1	29	0	29
Shawnee	13	0	13	155	288	443
Spring Hill	3	0	3	45	0	45
Westwood	0	0	0	3	0	3
	113	0	113	1684	1777	3461

	Single Family Units ^A	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
LEAVENWORTH COUNTY						
Basehor	6	0	6	101	0	101
Lansing	0	0	0	18	0	18
Leav. County	5	0	5	73	0	73
Leavenworth	0	0	0	14	0	14
Tonganoxie	0	0	0	40	0	40
	11	0	11	246	0	246
WYANDOTTE COUNTY						
Bonner Springs	3	0	3	25	0	25
Edwardsville	0	0	0	2	0	2
KCK/Wyandotte Co	18	0	18	245	0	245
	21	0	21	272	0	272
MIAMI COUNTY						
Louisburg	2	0	2	48	0	48
Miami County	9	0	9	70	0	70
Osawatomie	0	0	0	0	0	0
Paola	0	0	0	6	0	6
Spring Hill	7	0	7	12	124	136
	18	0	18	136	124	260
Totals	345	166	511	5489	4169	9658

Comparison of Single Family

Building Units for Greater Kansas City

(Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)

Month/Year	2009	2010	2011	2012	2013	2014	2015	2016
January	96	137	90	188	273	287	240	274
February	129	145	121	182	224	216	260	408
March	131	252	180	270	335	362	393	542
April	184	228	210	277	444	439	437	523
May	189	213	230	294	337	385	395	503
June	204	239	262	268	333	364	438	578
July	196	180	204	288	409	375	399	494
August	207	243	205	260	354	352	425	530
September	219	173	202	379	384	383	462	418
October	226	279	205	331	369	468	459	462
November	192	173	185	283	340	312	360	412
December	182	209	207	279	288	328	432	345
Annual Total	2,155	2,471	2,301	3,299	4,090	4,271	4,700	5,489

Comparison of Permits By Units Issued Year to Date

	2009 - 2016		
	S-F Units	M-F Units	Total Units
2009	2155	1497	3652
2010	2471	253	2724
2011	2301	600	2901
2012	3299	1775	5074
2013	4090	2879	6969
2014	4271	3910	8181
2015	4700	3995	8695
2016	5489	4169	9658

^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 2017 Home Builders Assoc of Greater Kansas City. All rights reserved.