

20
23

COMMUNITY DEVELOPMENT

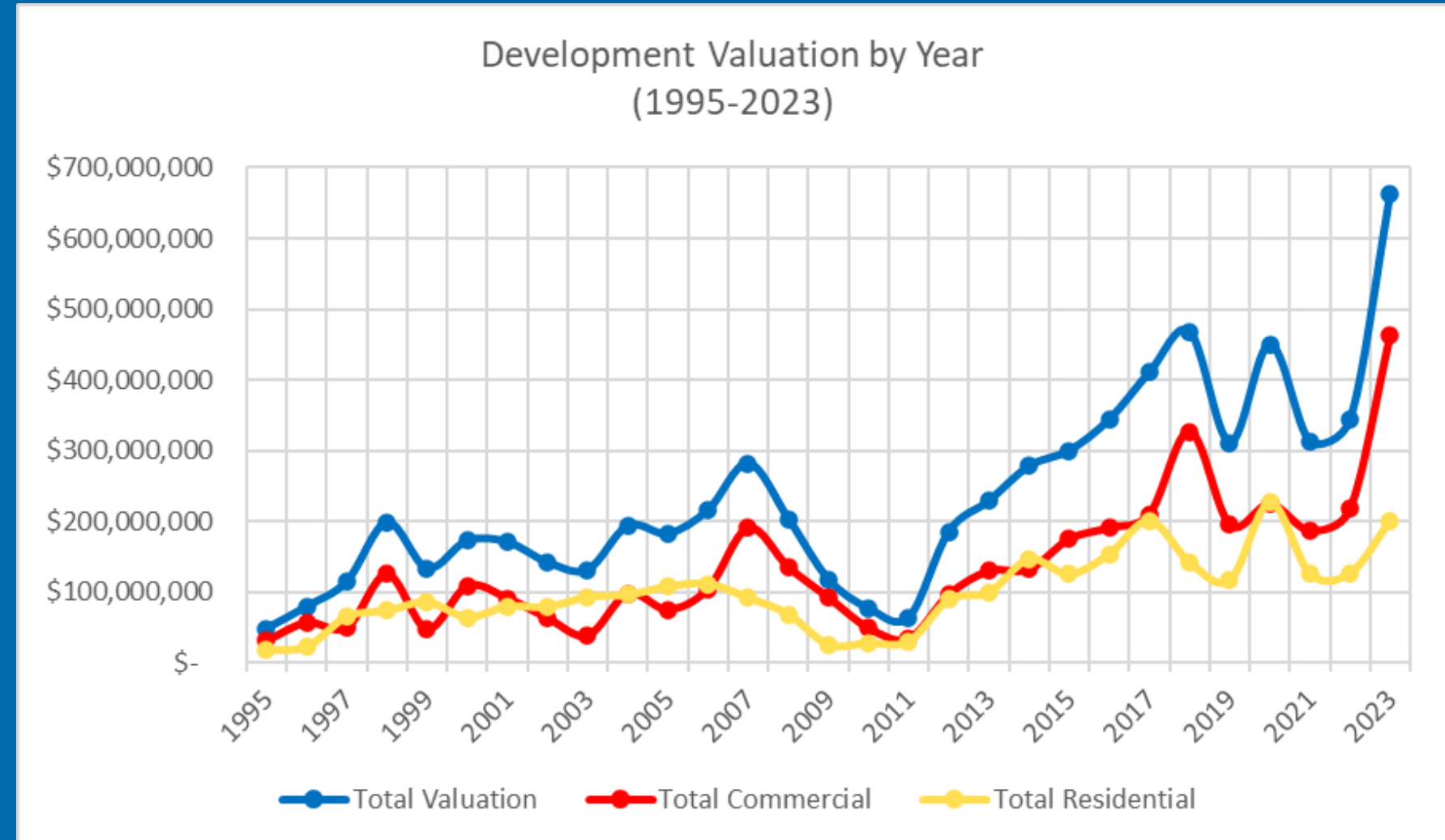
ANNUAL REPORT

Lenexa
K A N S A S 

DEVELOPMENT REPORT BY THE NUMBERS

	Total Valuation
Residential	\$ 200,562,658
Commercial	\$ 463,072,859
Total	\$ 663,635,517

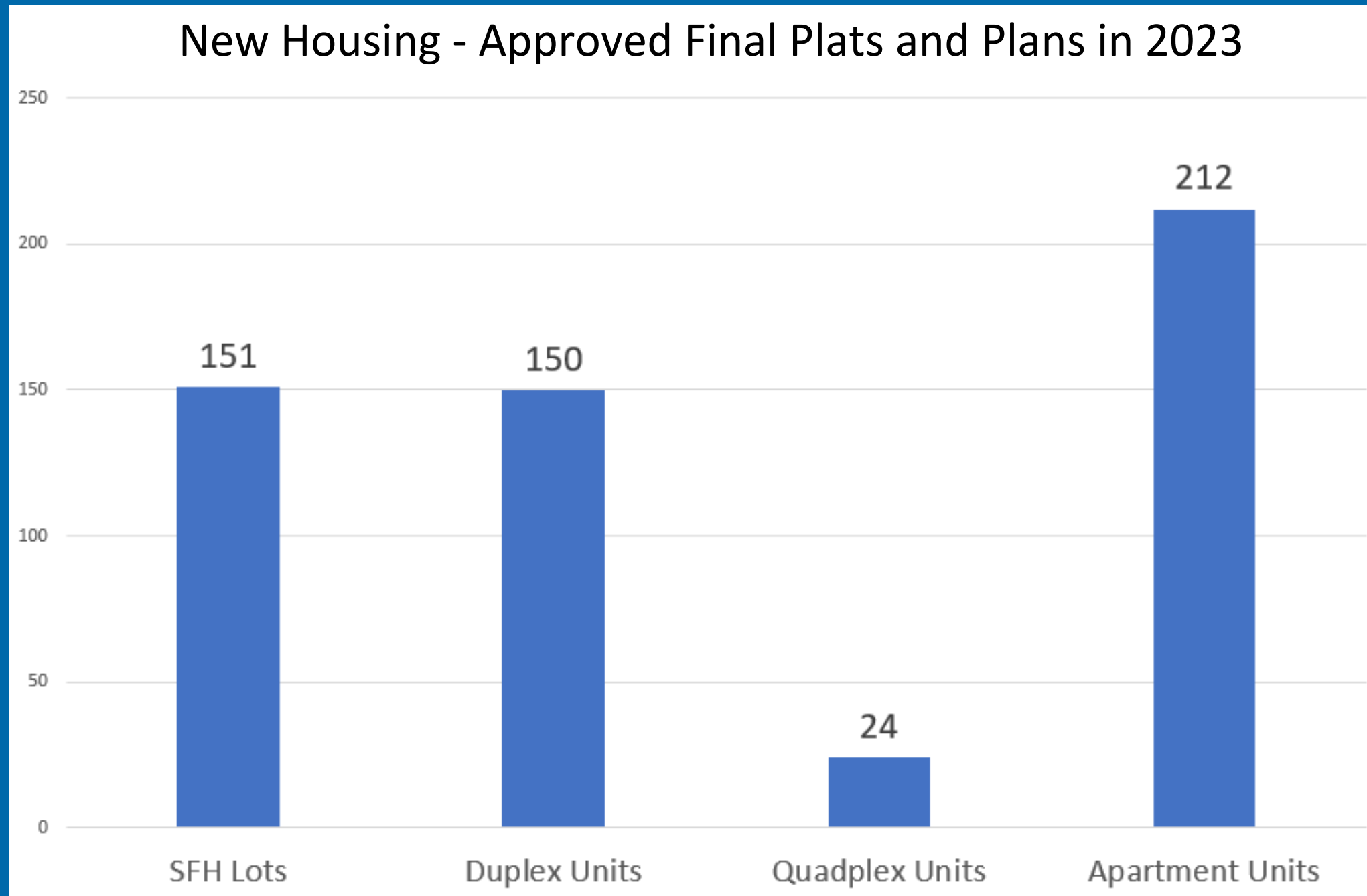
Year	Total Valuation
2023	\$ 663,635,517
2022	\$ 344,048,435
2021	\$ 311,847,916
2020	\$ 450,312,527
2019	\$ 311,066,604
2018	\$ 468,196,851





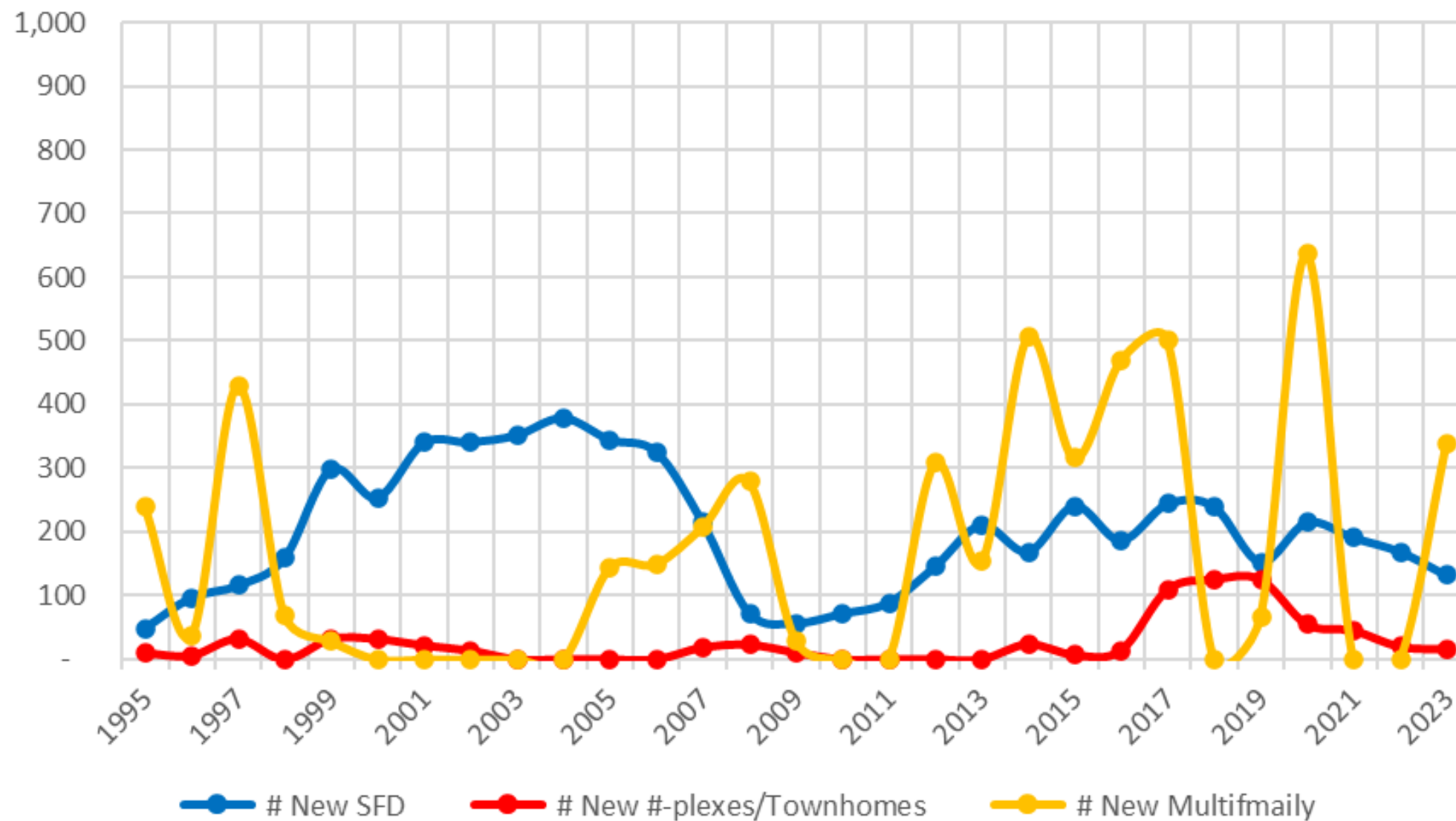
DEVELOPMENT REPORT

RESIDENTIAL BY THE NUMBERS



RESIDENTIAL BY THE NUMBERS

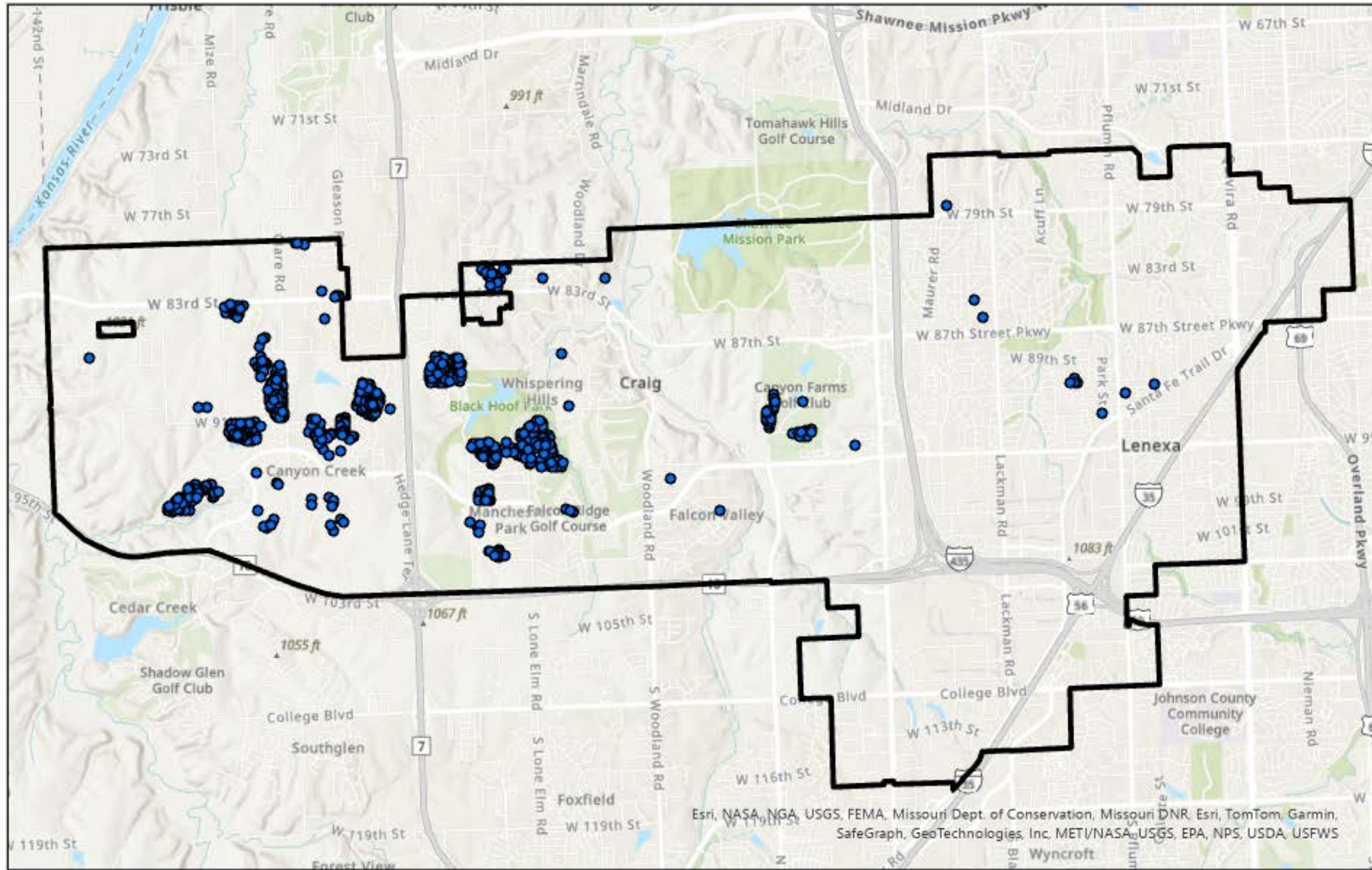
New Housing - Permitted (1995-2023)



Lenexa saw over \$200M in residential development in 2023, which is an increase of nearly \$74M over 2022 figures.

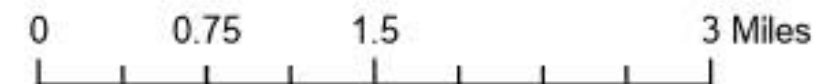
New Permits in 2023:

- 132 Single-Family
- 16 Duplex
- 338 Multifamily



Legend

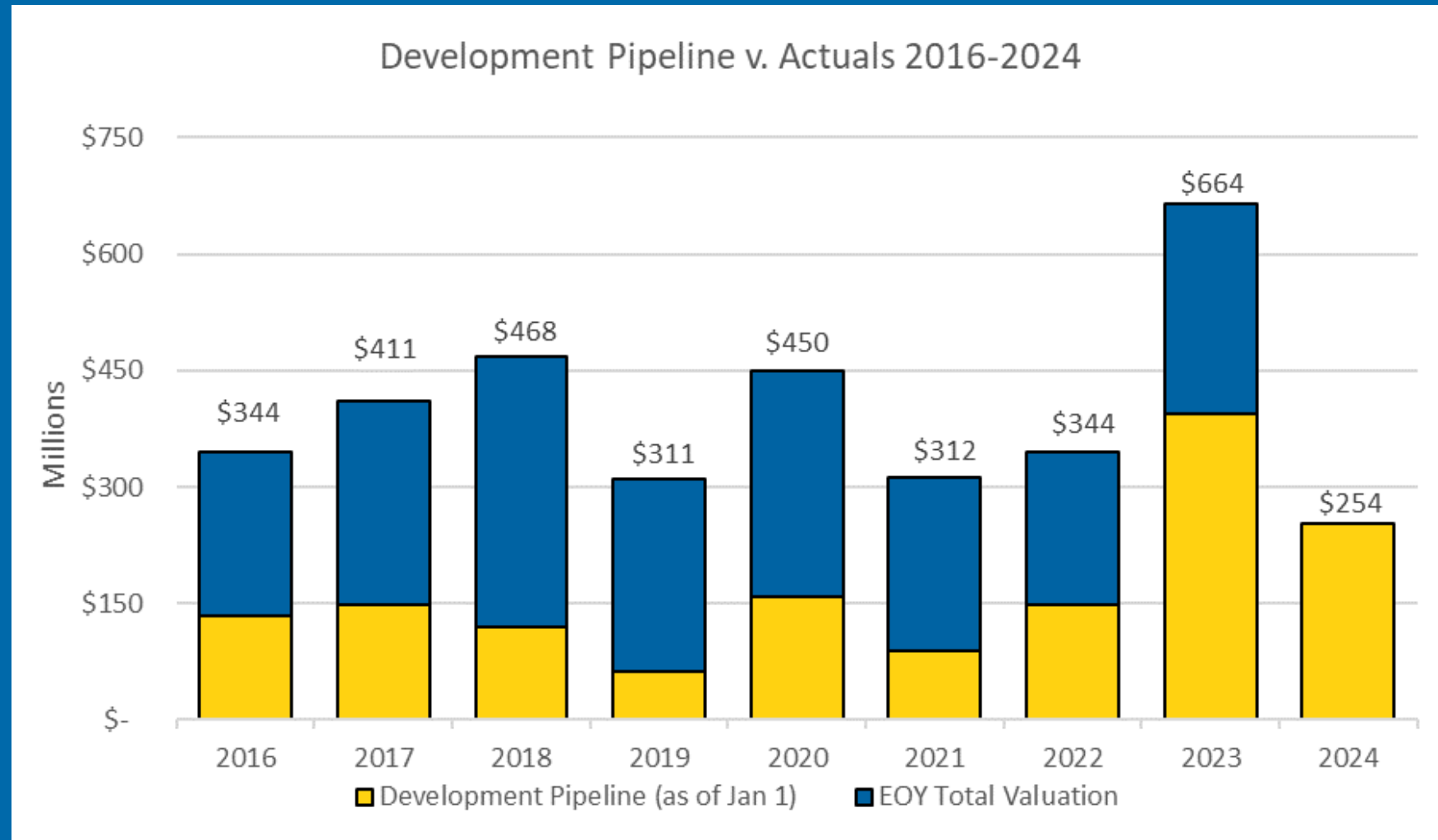
- New Single-Family Residential Permits (2019-2023)



Esri, NASA, NGA, USGS, FEMA, Missouri Dept. of Conservation, Missouri DNR, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, USDA, USFWS

DEVELOPMENT REPORT

DEVELOPMENT PIPELINE



Development pipeline beginning in 2024 is the second highest valuation in recent history.





Highlights

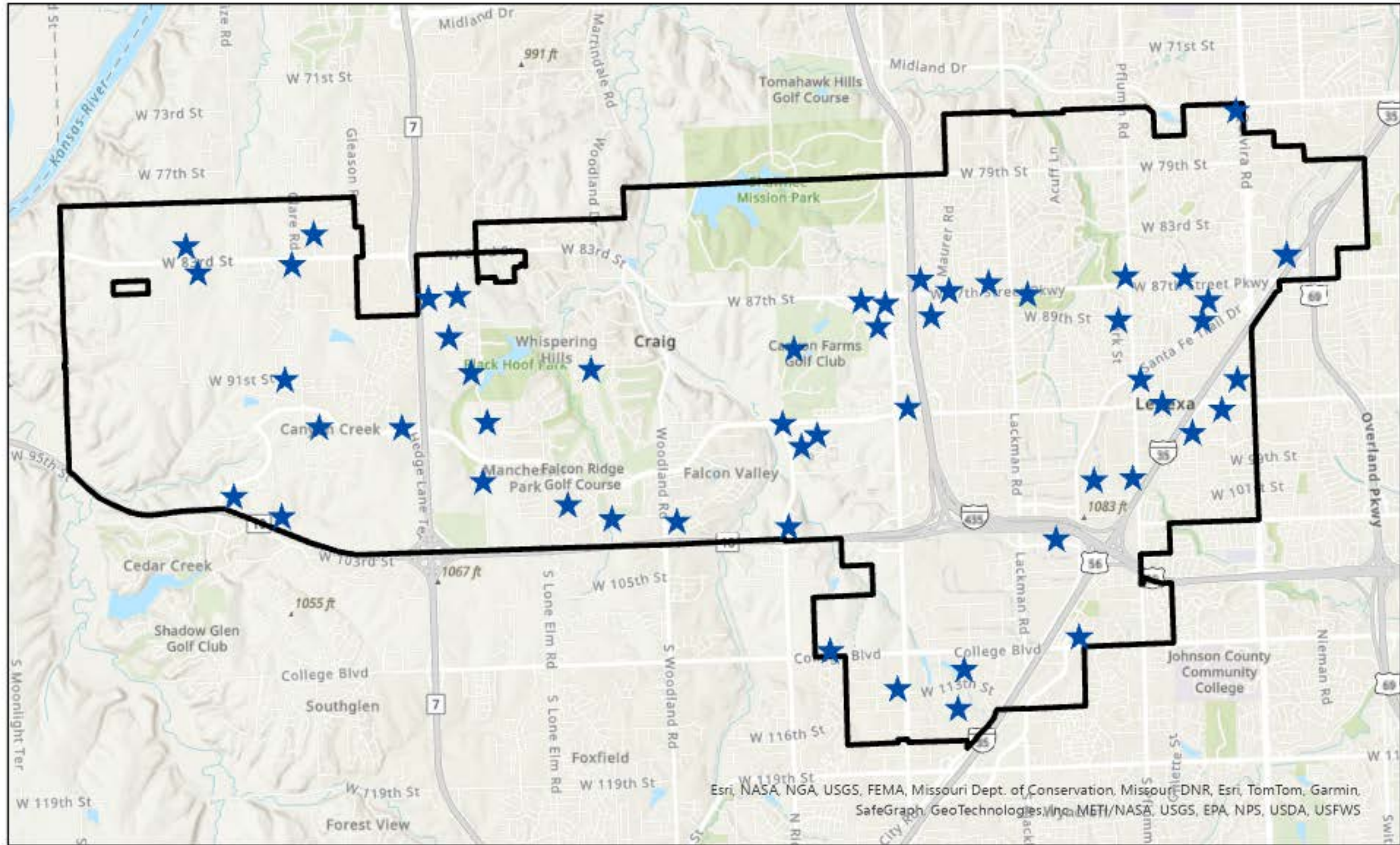
- 154 application types reviewed
- 87 applications presented to the Planning Commission
- 151 new single-family lots approved (final plats)
- 212 new multifamily units approved (final plans)
- 41 commercial applications, covering 139 acres of development
- 1,014 total acres of land reviewed by staff

PLANNING & DEVELOPMENT

Application Types 2023

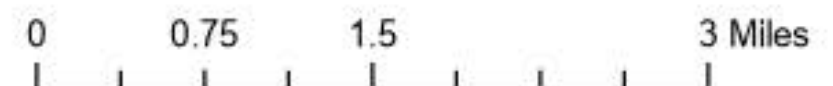
Type	Applications
Concept Plan	4
Preliminary Plan	13
Final Plan	25
Revised Final Plan	6
Preliminary Plat	5
Final Plat	27
Revised Final Plat	2
Rezoning	8
Special Use Permit	11
Variance	3
Deviation	2
Vacation	2
Staff Review Only Plan Review	9
Lot Split	1
Formal Pre-applications	36
Total	154





Legend

★ Cases Considered by the Planning Commission in 2023



Esri, NASA, NGA, USGS, FEMA, Missouri Dept. of Conservation, Missouri DNR, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, USDA, USFWS

LICENSING & PERMITTING

Highlights

- Over 4,000 business licenses processed
- Close to 1,150 rental applications processed
- 12 student massage licenses processed for the second year of the program
- 152 hours of continued education by staff

Activity In 2023

Licensing	Revenues	Licenses Issued
Business Licenses	\$ 541,665	4,025
Pet Permits	\$ 33,950	3,121
Special Pet Permits	\$ 3,400	34
Special Events		
Type 1	\$ 975	13
Registrations/Repeat	\$ 480	24
Block Party	\$ 360	12
Rental Licenses	\$ 252,875	1,146
Total	\$ 833,705	8,375

Permits	Revenues
Building Permits	\$ 2,407,012
Right of Way Permits	\$ 93,477
Public Improvement Permits	\$ 242,102
Sign Permits	\$ 17,290
Site Development Permits	\$ 1,800
Total	\$ 2,761,681



Highlights

- \$1,820,593 in federal and state funding leveraged for infrastructure improvements
- Spoke at multiple conferences, including the 2023 Public Works Expo in California and the Common Ground Alliance Expo in Florida

ENGINEERING & CONSTRUCTION

Engineering Permits Issued in 2023

Engineering Permits	Permits
Public Improvements	35
Site Development	15
Land Disturbance	7





ENGINEERING & CONSTRUCTION

Major Projects Completed in 2023

- Complete Street Implementation
- Prairie Star Parkway and Lone Elm Intersection Improvements
- City Center North - Scarborough Rd and Elmridge Rd SBD
- Oak Park Storm Drainage Improvements
- 95th & Alden Storm Drainage Improvements
- 79th St West of Pflumm Storm Drainage Improvements
- 95th & Widmer St to Pennycross Storm Drainage Improvements





ENGINEERING & CONSTRUCTION

Major On-Going Projects of 2023

- 99th St and Clare Rd
- Street Lighting System Replacement
- 83rd and Monticello Intersection Improvements
- Lenexa Old Town Activities Center
- Sar-Ko-Par Aquatic Center Improvements
- Fiber Optic Network Expansion, Upgrade, and Repair





ENGINEERING & CONSTRUCTION

Design Projects of 2023

- 95th St and Loiret Blvd Improvements
- Lackman Rd Right-Turn Lane at I-435
- Santa Fe Trail Dr - 95th St to Park St
- 83rd St - Gleason Rd to Clare Rd
- 87th St Pkwy and Elmridge Traffic Signals
- 83rd and Lackman Rd Traffic Signals
- Seven Hills Lake Watershed Phase 1 Pipe Replacement
- 113th St East of Renner Blvd Storm Drainage Improvements
- 113th St and Lakeview Rd Storm Drainage Improvements
- 87th St and Bluejacket Storm Drainage Improvements
- 107th and 108th St West of Pflumm Storm Drainage Improvements
- 89th Ter to 90th St West of Lackman Storm Drainage Improvements

TRAFFIC



Highlights of 2023

- Installed bus landing pads for the new 487 bus route
- Completed the bike loop along bike boulevard streets with a mixed use trail on 87th Street between Allman and Bourgade
- Installed a traffic signal at Canyon Creek Boulevard and 99th/Pickering Street
- Installed a traffic signal at Prairie Star Parkway and Lone Elm
- Replaced 88 street lights



Highlights

- Staff participated in the Regional Stakeholders Committee to revise the regional design guidelines
- Staff participated in establishing a contractor training program for contractors that install and maintain green infrastructure

STORMWATER

Stormwater Data 2023

Erosion & Sediment Control	
Inspections	504
Failed Inspections	120
Stop Work Orders	0
Illicit Discharge	
Complaints	2
Outfall Inspections	304
Private BMP	
Inspections	214
Enforcement Letters	12
Notice of Violations	0
Pipe Maintenance	
Pipe Lining	12,152 Ft
Pipe Replacement	4,362 Ft



BUILDING SAFETY

Highlights

- 2,830 permits issued
- 376 Certificates of Occupancy issued

Inspection and Enforcement

- 9,760 inspections completed
- Staff continued to dedicate a large amount of time to preparing case documents and testimony for court, ensuring design and construction deficiencies were rectified



BUILDING SAFETY

Major Projects Permitted in 2023

Major Projects Permitted	Valuation
Advent Health	\$ 155,000,000
Reflections Apartments	\$ 71,839,677
Kiewit 3 and Garage	\$ 56,708,515
Advent Medical Office Building and Garage	\$ 16,234,312
Lenexa Smart Storage	\$ 12,207,363
Restaurant Row	\$ 2,982,967



COMMUNITY STANDARDS

Enforcement Numbers 2023

Rental Inspections	548
Single-Family Rental Inspections	532
Multi-family Rental Inspections	16
Code Violations	3,578
Charges Filed	60
Abatements	110
Massage Establishment Inspections	18

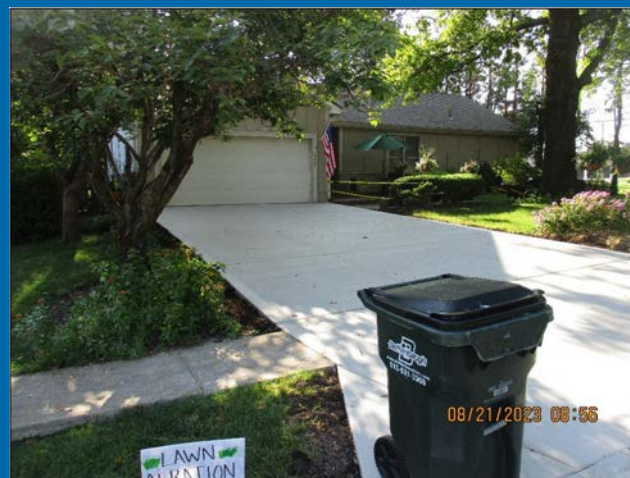
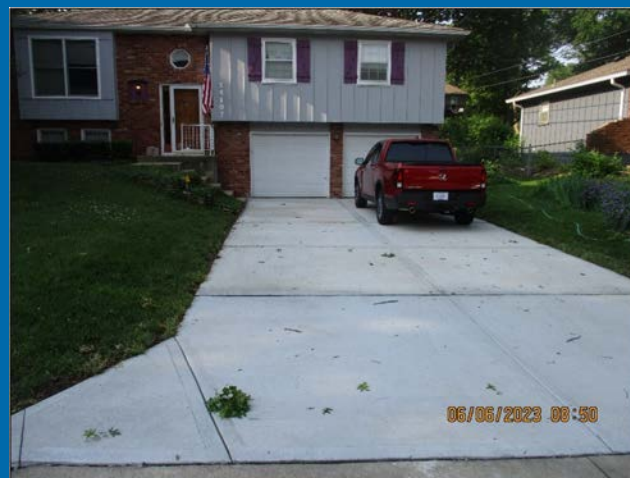
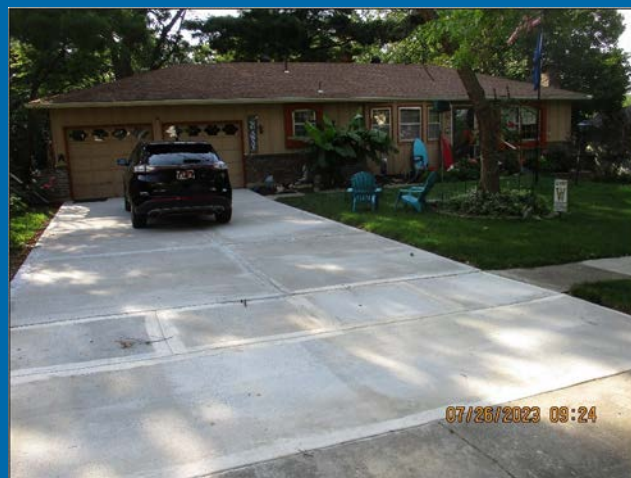
Highlights

- Completed the exterior grant program with a budget increased to \$90,000
- Provided training to all PD patrol officers on unsafe or uninhabitable housing



EXTERIOR GRANT PROGRAM

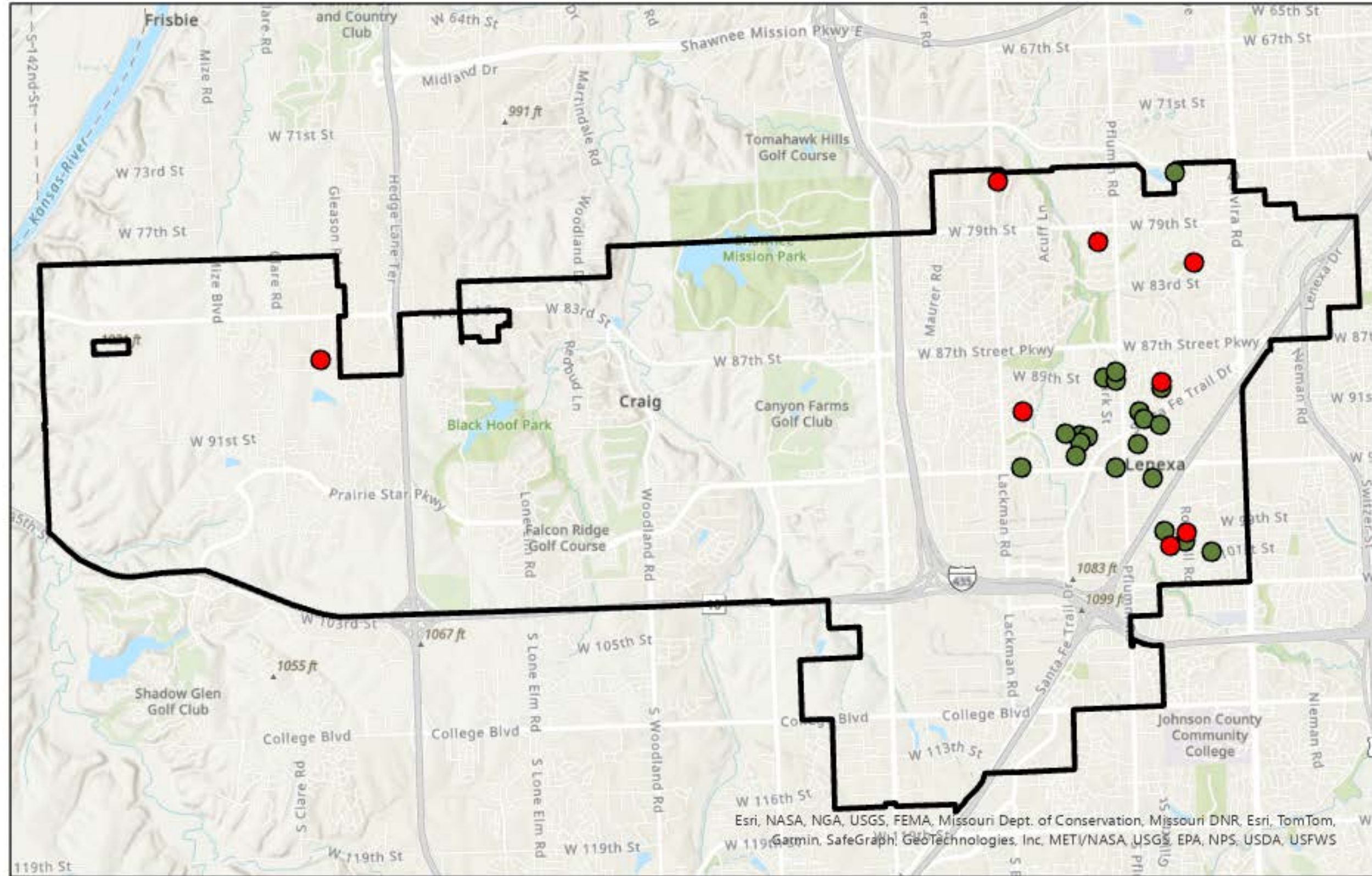
Results



2023 Numbers

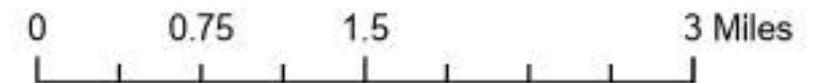
	Funded	Unfunded
Applications	22	10
% of Total Applications	69%	31%
Rental Units	2	1
Median Age of Home	1960	1974
Median Appraised Value	\$ 207,950	\$ 251,850
Total City Investment	\$ 85,972	-

2023 was another successful year for the exterior grant program. \$85,972 worth of grant funds were issued, spurring \$265,369 worth of private investment. \$90,000 has been allocated for the program in 2024.

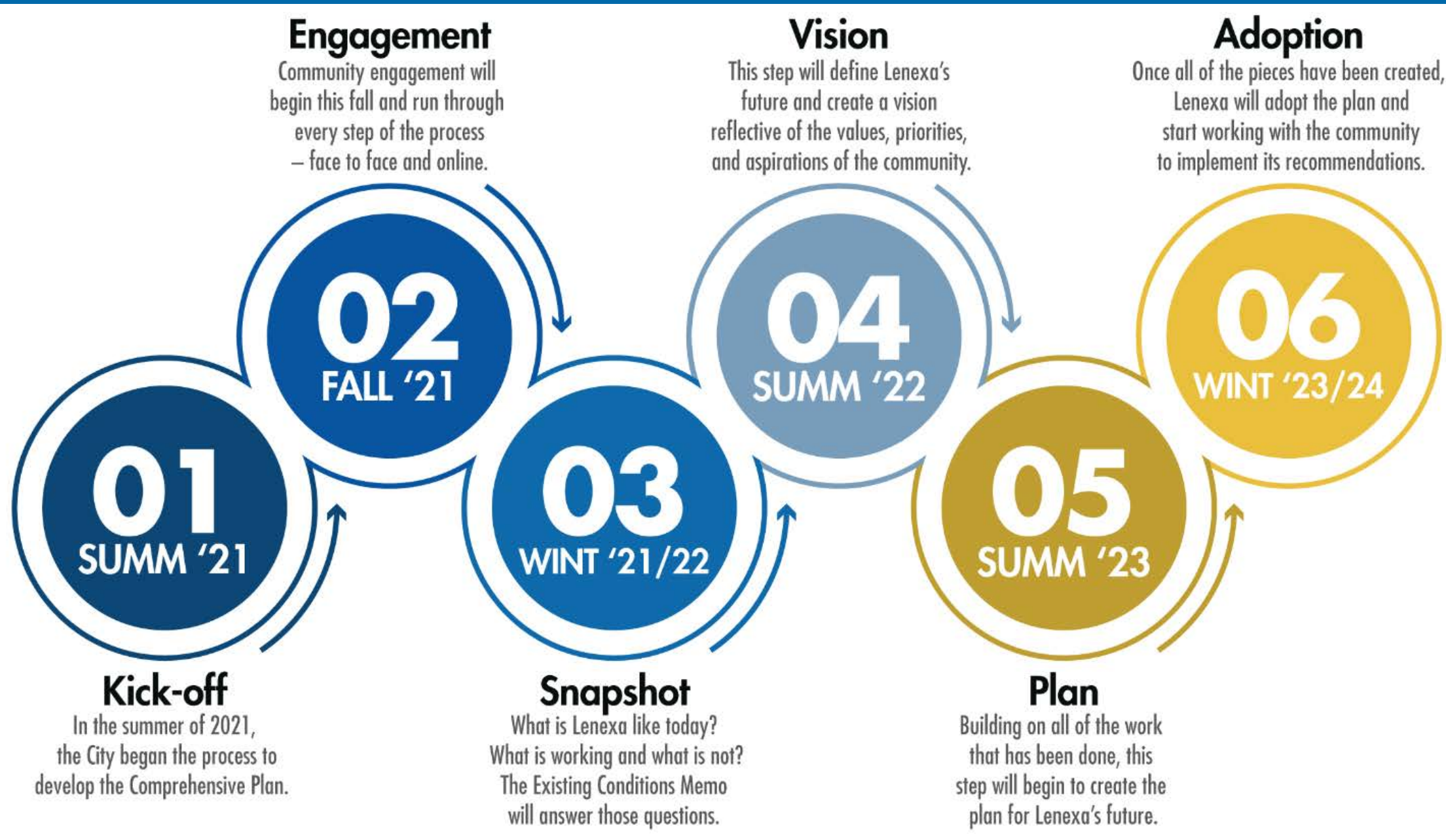


Legend

- Applications Received
- Applications Awarded



COMPREHENSIVE PLAN UPDATE



Open House
March 27
5:00 PM - 7:00 PM
Community Forum

Joint Meeting of
Planning Commission
and City Council
April 23
7:00 PM
Community Forum

COMMUNITY FORUM

AHAN

CYNTHIA SCHMIDT 3D

