



2024

Community Development – Annual Report

A Comprehensive Review of the Community Development Data from 2024.



Pat Burton

Community Development Director

COMMUNITY DEVELOPMENT

ANNUAL SUMMARY - 2024

SUMMARY OF 2024

The Community Development Department continued to see growth with residential development, as well as with commercial and industrial development in the coming year. Our department received six site plan applications for commercial and industrial expansion or new construction that were reviewed and approved by the Governing Body.

Patrick Burton, Community Development Director



Inspections Division

Will Mallory
Brandon Stofko

Planning Division

Amy Long

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COMMUNITY DEVELOPMENT ANNUAL SUMMARY - 2024

Director's Message

On behalf of the Community Development Department staff, I'm pleased to present the 2024 Annual Summary. As you may know, the mission of the department has always been to *"develop and implement community-based approaches to enhance economic opportunity, build strong neighborhoods, and ensure a dynamic framework for quality growth and development"*. As evidence throughout this annual report, you will see the operations of the department and how each division from within embraces our mission.

2024 was another remarkable year and continued growth. Several major projects and activities occurred in 2024, including but not limited to:

- Several large construction projects were started, including the expansion of Cardinal Glass and Seat's Inc. new building.
- Over 1,100 permits were issued with a total construction value of \$96,953,191 and a corresponding permit fee revenue of over \$2,959,989
- Continued development of the City's Comprehensive Plan update process, including conclusion of initial feedback from citizens and stakeholders, and gathering information.
- Review and selection of a new development and building software (OpenGov) for planning, permits, inspections, and code enforcement was implemented in April 2024.

Looking ahead, the US Census Bureau will release the official new numbers; at this time, we show an estimated 2024 population of 10,200. Due to the proximity to the metro, we continue to have strong development interest in the City.

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Advisory Commission

Spring Hill is fortunate to have committed residents who volunteer on the Planning Commission, helping guide the city's future.

Planning Commission

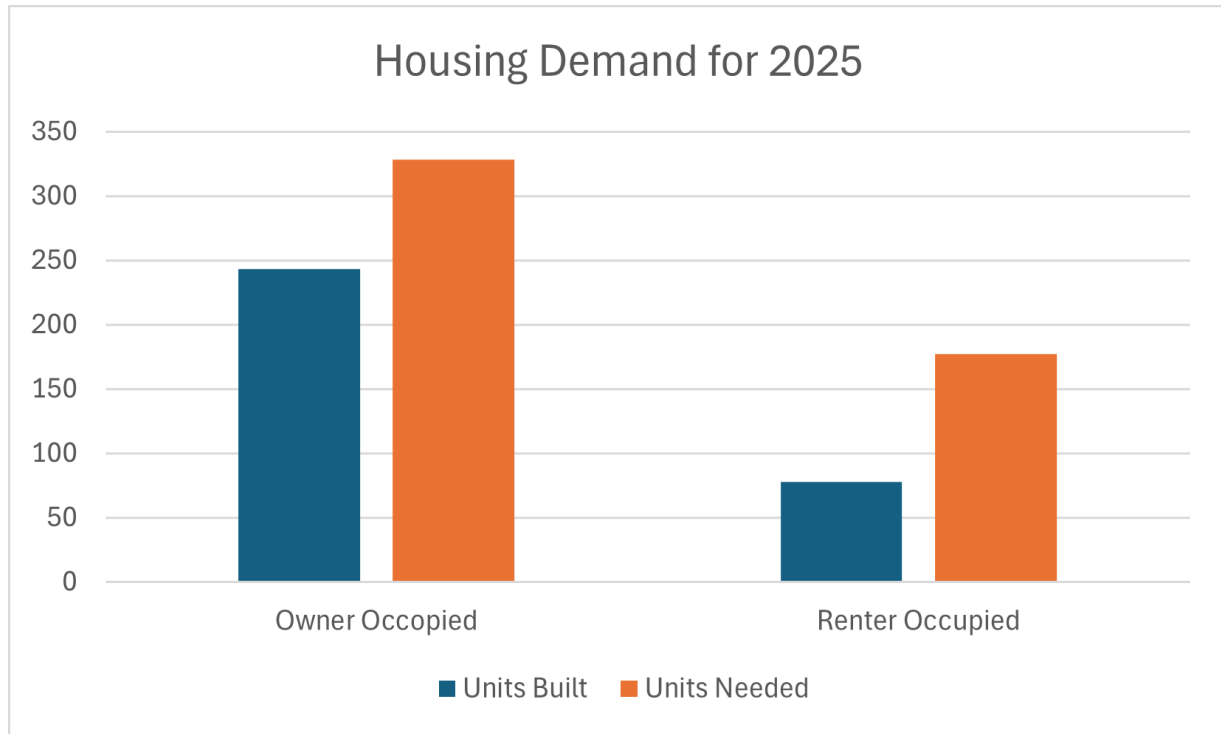
The Planning Commission supports the City Council by making recommendations regarding subdivision applications, zoning amendments, rezonings, variances, conditional use permits and site and building plans, consistent with the Comprehensive Plan. The Commission also recommends a Comprehensive Plan for the city.

2023 Planning Commissioners	
Stephen Troy Mitchell	Chair
Rodolfo Arevalo	Vice-Chair
Josh Erhart	
Cindy Squire	
Stephen Sly	
Mary Dobson	
Debbie Dominick	
Chuck Morse	JOCO Representative
Kat Knaebel	MICO Representative

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HOUSING STUDY

In 2021, Johnson County completed a housing study for all Johnson County cities. The Community Development Department is working to support housing developments to address the gaps found across all housing types for Spring Hill.



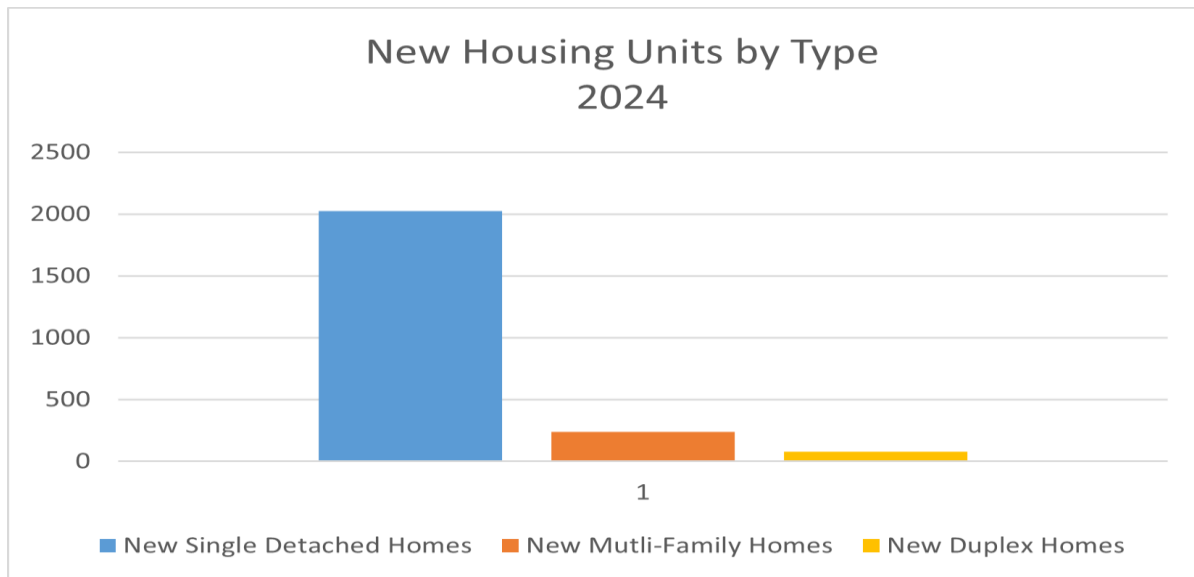
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PLANNED RESIDENTIAL GROWTH

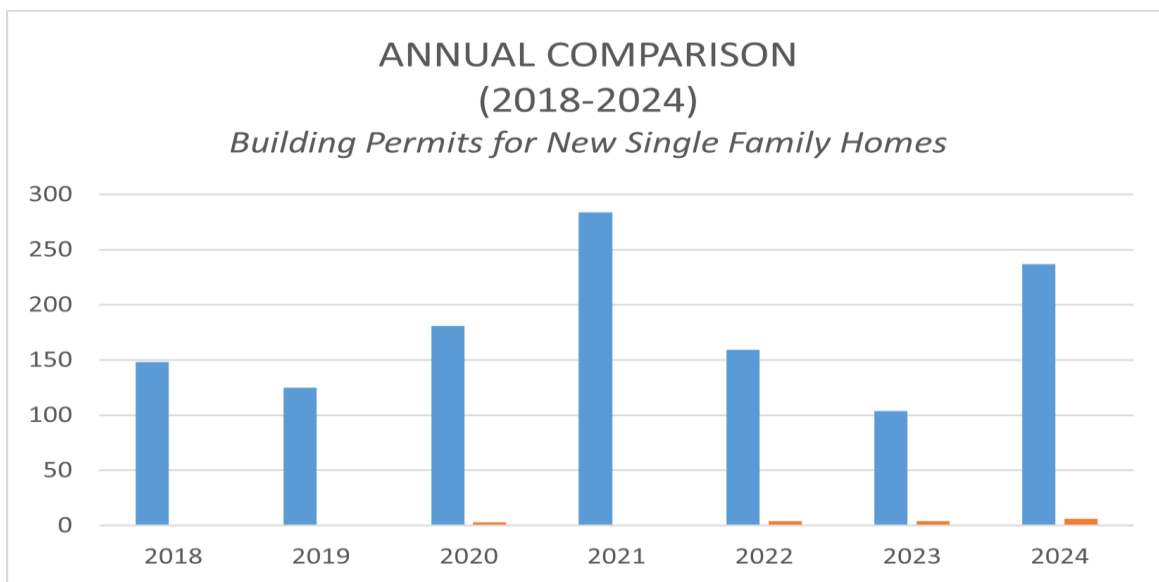
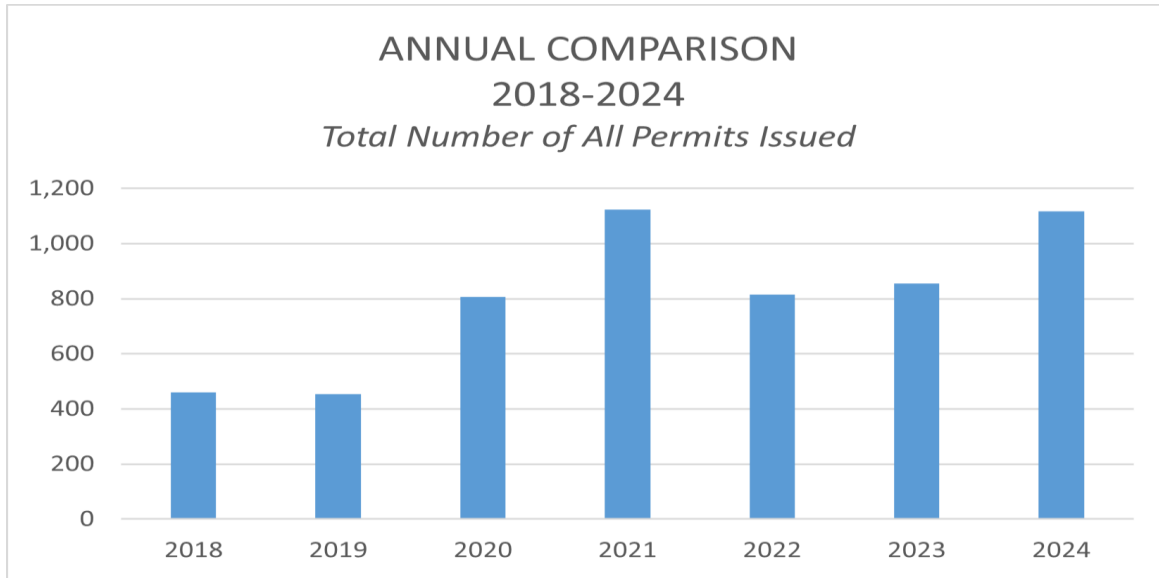
New residents are attracted to the exceptional schools, well-planned neighborhoods and overall quality of life. The consistent growth in new housing certainly supports that claim. Even though we saw a decline in residential new construction, the housing market remains strong as we remain one of the fastest growing communities in Kansas.

While the number and type of housing units varies from year to year, the charts below show a relatively consistent pattern of growth. Spring Hill, like much of the metro area, continues to experience strong demand for multi-family rental/apartments. This trend is anticipated to continue in the future and will continue to be implemented in the Comprehensive Plan that is currently being updated.



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PERMIT ACTIVITY – ANNUAL COMPARSION



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PERMIT ACTIVITY – ANNUAL COMPARISON (CONT.)

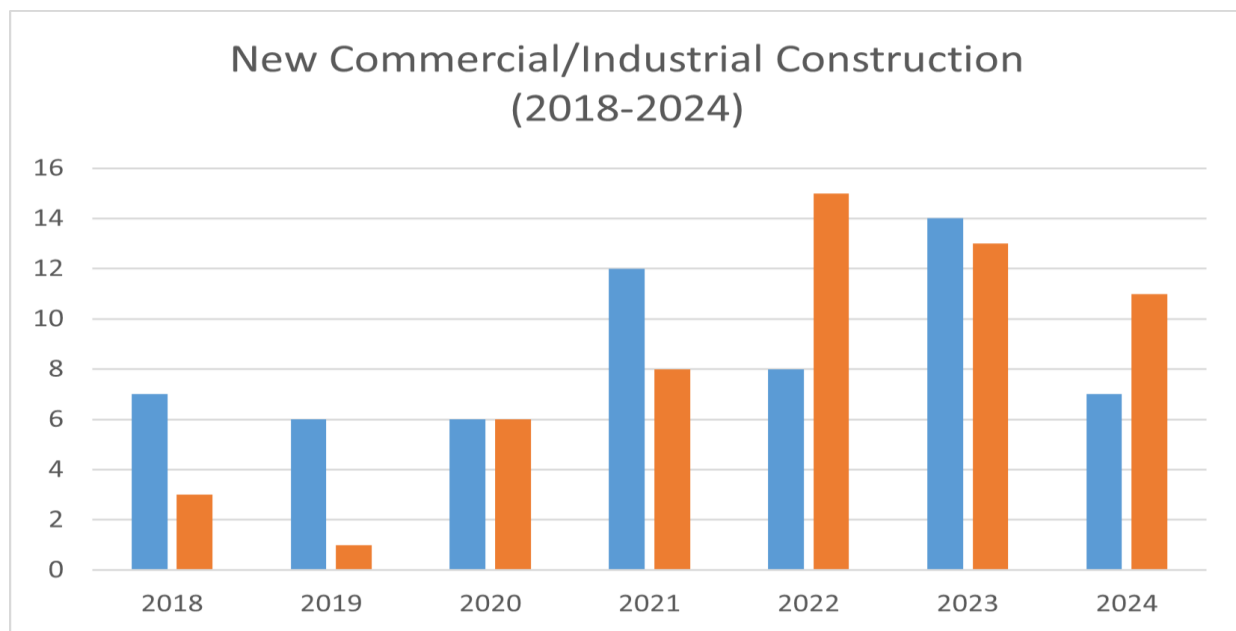
YEAR	TOTAL # OF PERMITS ISSUED	TOTAL VALUATION	TOTAL FEES ASSESSED
2018	652	\$38,882,305.01	\$1,291,588.64
2019	579	\$61,786,930.74	\$1,206,365.70
2020	1,014	\$84,946,017.86	\$1,796,608.08
2021	1,131	\$111,200,086.00	\$2,528,959.77
2022	816	\$74,524,910.98	\$2,030,800.75
2023	819	\$58,281,147.30	\$2,047,554.18
2024	1,119	\$96,953,191.45	\$2,959,989.08

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NEW COMMERCIAL/INDUSTRIAL CONSTRUCTION

Spring Hill continued to see an increase in commercial/industrial new construction expansion. Building permits for 10 new construction permits were issued in 2024, with a cumulative permit value of \$24,706,542 million. These new buildings will add 320,500 **quare feet** of commercial and industrial space to the city's tax base.



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DEVELOPMENT ACTIVITY - APPROVED

- Temporary Use Permits (TUP): 3
- Preliminary Plats: 3
 - Bridger at 207th– 215 lots of R-1 and R-2
 - The Village– 660 lots of R-1, RP-1, R-2, R-4 and C-2
 - Oak Woods Townhomes (replat) – 263 Lots of R-2
- Final Plats: 8
 - Fountains of Wolf Creek – 30 lots
 - Plaza Village – 13 lots
 - Cummins Property, Seventh Plat – 1 lot
 - Garrett Ranch, Second Plat (replat) – 66 lots
 - Wiswell Farms, Second Plat – 94 lots
 - Hidden Hills, First Plat (name change)– 44 lots
 - Hidden Hills, Second Plat (name change)– 2 tracts
 - Hidden Hills, Third Plat – 47 lots
- Site Plans: 5
 - Cummins Seventh
 - Spring Hill Travel Plaza
 - Cardinal Glass expansion
 - Spring Hill Storage 1 (Wiswell)
 - Next to Nature

COMMUNITY DEVELOPMENT

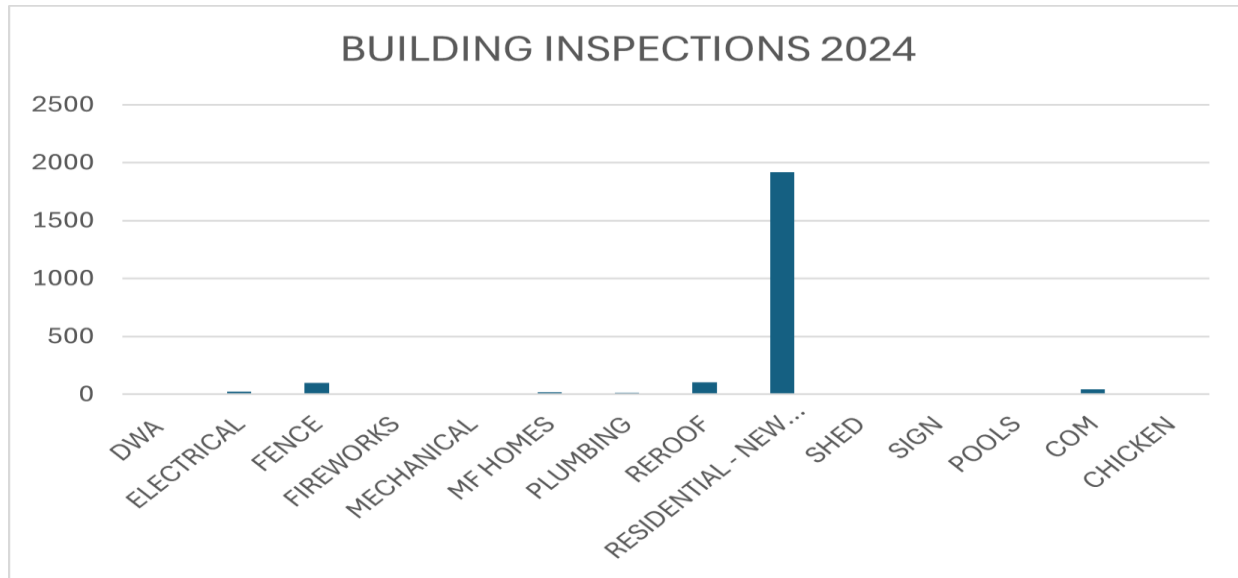
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DEVELOPMENT ACTIVITY (CONT.)

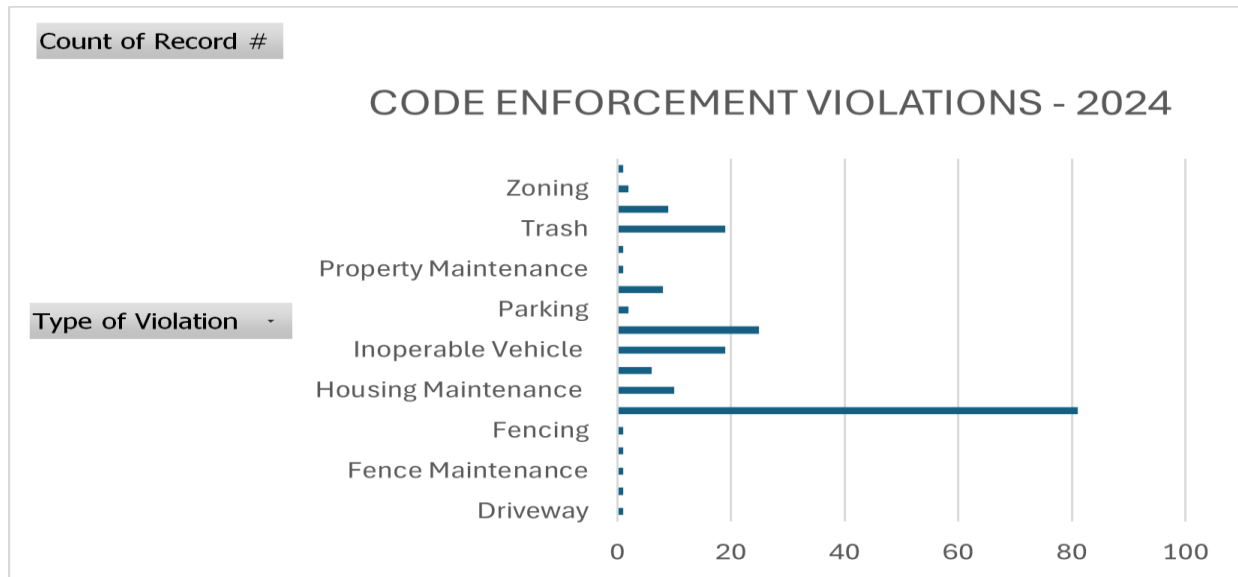
- Rezoning: 10
 - 195th and Woodland Rd. - rezoned from MP to RP-4
 - 207th and Ridgeview Rd. – rezoned from R-R to R-1
 - 207th and Ridgeview Rd. – rezoned from R-R to R-2
 - 199th and Renner Rd. – rezoned from R-R to RP-1
 - 199th and Renner Rd. – rezoned from R-R to R-1
 - 199th and Renner Rd. – rezoned from R-R to R-2
 - 199th and Renner Rd. – rezoned from R-R from R-R, RP-1, RP-2 and CP-2 to R-4
 - 199th and Renner Rd. – rezoned from R-R, RP-1, RP-2 and CP-2 to C-4
 - 410 W. North St. – rezoned from R-1 to R-1, C-2
 - Oak Woods Townhomes – rezoned from RP-1 to R-2

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INSPECTIONS AND CODE ENFORCEMENT ACTIVITY



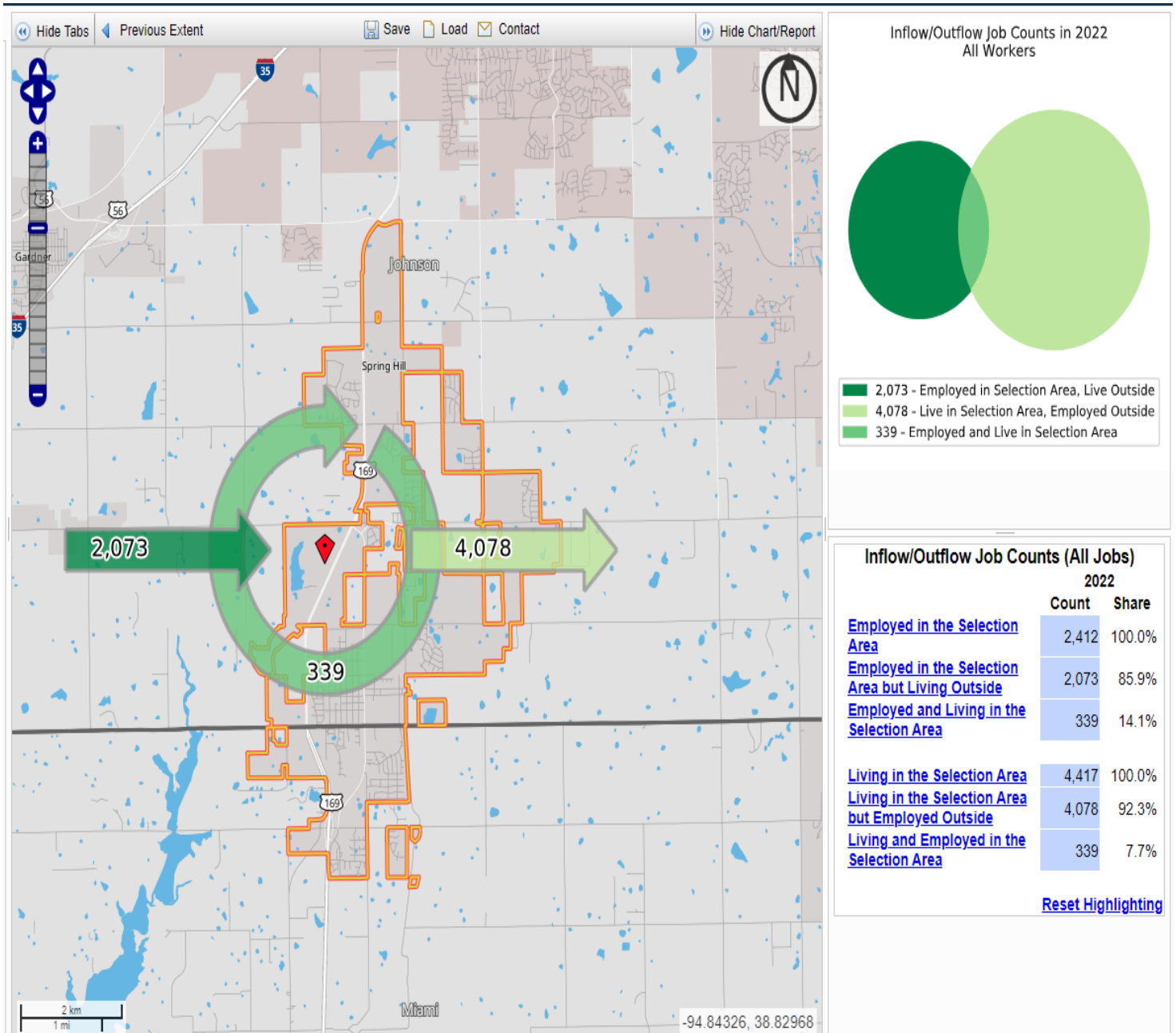
Total of 2,274 Inspections



Total of 189 Cases

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JOB COUNTS (2022)



There was a slight increase in inflow jobs from 2021, however, there was also an increase in outflow. Community Development Department continues to focus on fostering economic opportunities.

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VEHICLE UPDATE

- 2023 Ford Ranger (Community Development Admin vehicle)
- 2023 Ford F-150 (Building Inspector vehicle)
- 2023 Chevrolet Silverado (Code Enforcement vehicle)



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COMPREHENSIVE PLAN UPDATE

The Comprehensive Plan continues to be under review. The goal for the comp plan is to continue the city's efforts to attract, retain and expand a diversified business sector which will provide a variety of jobs and strengthen the community's tax base. We hope to have an adopted Comprehensive Plan by May 2025.



Land Use & Community Design

Future Land Use is at the forefront of planning is understanding the role of land use, zoning, an...

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SOURCES

1. City of Spring Hill building permit data through January 1, 2024 to December 31, 2024.
2. City of Spring Hill development applications approved in 2024
3. City of Spring Hill building permit records for businesses located in commercial/industrial areas.
4. US Census Bureau for historical numbers; City of Spring Hill population estimates
5. OnTheMap; Accessed online at <https://onthemap.ces.census.gov> Employment Statistics (2022)
6. Johnson County Housing Study, 2021 (RDG Planning & Design)

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