Development & Growth Management Report

Residential & Commercial Growth

The Planning & Development Department issues and tracks building permit information in the City of Topeka.

Total building permits issued is an indicator of development activity. Comparing June 2020 to June 2021, total building permits increased 8% (237 vs 256). Residential permits remained nearly the same (161 vs 162) and commercial permits increased 23.7% (76 vs. 94).

In addition, both building square footage and building value can be evaluated to better understand the scale of investment the City of Topeka.

Comparing June 2020 to June 2021, building square footage increased by 73.7% (800,776 sq. ft. vs. 1,390,783 sq. ft.). The value of building permits increased by 167% ($53,353,393 vs. $117,313,832). The table below shows the Top 10 Permits by valuation through June 2021.

* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.
Residential Growth

The total number of residential building permits issued in the City of Topeka are an indicator of housing growth. The number of new residential building permits (by units), when comparing June 2020 to June 2021, decreased 19.1% from (199 vs 161). Additions and alterations decreased 4.8% from June 2020 to June 2021 (105 vs 100).

Tracking total new housing unit types can be an indicator of more quality housing choices and affordability. From 2010 to 2019, the share of new non-single accounted for only 39% of new units. However, since 2020 this trend has reversed, with 67% of new units being non-single family. 2021’s year-to-date count continues this trend with 66% of units being new non-single family.

In order to evaluate 2015 policy changes made in the LUGMP, tracking the location of new residential dwelling units created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The City’s share of new dwelling units compared to all of Shawnee County was 73.5% through June 2021 (161 out of 219 units) indicating better alignment with LUGMP priorities.

Buildable prime vacant lots (BPVL) are those lots/units within the city that were platted since 1970 and currently have street access or approved benefit districts. Topeka has a sufficient supply of BPVL’s through the end of the second quarter of 2021 to accommodate 7.1 years of housing growth for new single-two family dwellings.
3-Mile ETJ, UGA, and City Boundary
New Housing Units — JUNE 2021