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 January 2019 to January 2020, total building permits increased 20% (40 vs 48). Residential permits increased 88% (18 vs 34) as compared to an decrease of 36.4% (22 vs. 14) in the total number of commercial permits.

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

Comparing January 2019 to January 2020, building square footage decreased by 61.6% (275,680 sq. ft. vs. 105,982 sq. ft.). The value of building permits decreased by 55.9% ($24,133,466 vs. $10,641,512). The table below shows the Top 10 Permits by valuation for the January 2020.

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

The Planning & Development Department tracks the total number of residential building permits issued in the City of Topeka as an indicator of housing growth. The number of new residential building permits, when comparing January 2019 to January 2020, (by units) decreased 63.3% from (30 vs 11). Additions and alterations increased by 150% from January 2019 to January 2020 (10 vs 25).

In order to evaluate 2015 policy changes made in the Topeka Land Use and Growth Management Plan 2040 (LUGMP) Planning & Development tracks the number and location of new residential dwelling units created within Topeka (City), the Urban Growth Area (UGA), Topeka’s Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County.

The City’s share of new dwelling units compared to all of Shawnee County was 78.6% through January 2020 (11 out of 14 units) compared to 53.5% in 2019.

Additionally, the Planning Department tracks the number of new residential platted lots created within Topeka and the 3-mile ETJ. Residential platted lots within city boundaries increased at nearly double the rate of those located in the 3-mile ETJ demonstrating policies implemented in 2015 continue to limit residential lot creation outside of the city.
Building Permits

https://maps.topeka.org/BuildingPermits/
3-Mile ETJ, UGA, and City Boundary
New Housing Units — January 2020