



STAFF REPORT

Planning Commission Meeting: September 22, 2025

Application:	RZ25-0010: Request for approval of a rezoning from the R-1 (Single-Family Residential) District to the O (Office) District and preliminary site development plan for Advent Health.
Location:	14345 W. 119 th Street
Owner:	Ethiopian Christian Fellowship Church
Applicant:	Jason Piper; Advent Health
Engineer:	Nick Hanaway; Renaissance Infrastructure Consulting
Staff Contact:	Andrea Morgan, AICP; Planner II

Site Area:	<u>4.00± acres</u>	Proposed Use:	<u>Medical Office</u>
Building Area:	<u>22,528 sq.ft.</u>	Plat:	<u>Ethiopian Christian Fellowship Church</u>
Existing Zoning:	<u>R-1 (Residential Single-Family)</u>	Proposed Zoning:	<u>O (Office)</u>
Lots:	<u>1</u>	Tracts:	<u>0</u>

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Conventional Neighborhood	Religious Institution	R-1 (Single-Family Residential)
North	Conventional Neighborhood	Residential Multifamily	RP-3 (Planned Low Density Multifamily)
South	Mixed Density Residential Neighborhood	Vacant	R-3 (Residential Low Density Multifamily)
East	Conventional Neighborhood	Single Family Residential	R-1 (Residential Single-Family)
West	Neighborhood Commercial Center	Vacant	C-2 (Community Center)

1. Introduction

The applicant is requesting a rezoning from the R-1 (Single-Family Residential) District to the O (Office) District with a preliminary site development plan for an Advent Health medical office facility. The approximately 4.00 acre property is located at 14354 W. 119th Street, southeast of 119th Street and Alcan Street.

Advent Health is requesting the rezoning to build a 2-story, 22,528 square foot medical office building with various outpatient services including primary care, specialty clinics, diagnostic imaging, laboratory testing and an off-campus emergency department. The outpatient services will support routine care, preventive services, and follow-up visits and will be open Monday – Friday following standard clinic hours approximately 7:00 AM to 5:00 PM. The off-campus emergency department is a fully licensed ER and will treat urgent medical conditions, but it is not classified as a hospital. This Rezoning to the Office District is required prior to the redevelopment of the site.

2. History

A single-family home existed on the east portion of the property under Agricultural zoning until it was incorporated into the larger church property in 2003. The property was rezoned to the R-1 (Single-Family Residential) District in August 2001 through Ordinance 01-71 (RZ-01-14) for Ethiopian Fellowship Christian Church with an associated preliminary site development plan (PR-33-01). The Ethiopian Fellowship Christian Church was constructed in 2004.

3. Existing Conditions

The subject property is currently developed with a religious institution and parking area. The site gently slopes to the southwest and has existing mature vegetation along the south property line.



Aerial map with subject property outlined in yellow



View of the site looking southeast.

4. Zoning Standards

- a. **Land Use** – The requested Office District permits a variety of employment-focused uses as listed in UDO 18.20.500. The applicant and staff have agreed on narrowing the land uses available for the property by prohibiting the uses listed in the recommended stipulations. Due to the proximity of adjacent residential, expected traffic demand, hours of operation and other activities typically generated by these uses; therefore, staff is recommending these uses be prohibited in this district. Staff worked with the applicant on these use restrictions and the applicant is amenable to the list provided in Section 10 (Staff Recommendation) of this report.
- b. **Building Height** – The majority of the proposed two-story building is approximately 33 feet tall and certain accent features including the architectural tower wall is 42 feet in height. Therefore, the proposed height complies with the maximum height permitted in the Office District which is 42 feet and a maximum of three stories in height.
- c. **Setbacks** – Buildings in the Office District must be setback at least 20 feet from the front property line and 10 feet from side and rear property lines. The building is setback 115 feet from 119th Street and 224 feet from the property line along Alcan Street. Additionally, the building is located 100 feet from the nearest residential property line to the east and 90 feet to the nearest residential property line to the south. The parking and paved areas are setback 40 feet from the north and west property lines and 62 feet from the south property line, exceeding all parking/paving setbacks of the Office District.

- d. **Open Space** – The development is providing approximately 8,015 square feet of open space, or about 46% of the site exceeding the minimum 25% required in the Office District.

5. Development Standards

- a. **Access/Streets** – The existing access to the site from Alcan Street will remain and an additional access point south of the existing access point will be added to allow to increase site circulation. A drive aisle will wrap around the south, east, and north side of the building to facilitate patient transfers when necessary. The applicant has indicated that patients are transferred out of the emergency department to a hospital by ambulance approximately once per week.

The Olathe Commons development, directly south, will construct 120th Street, connecting Alcan Street to the Olathe Pointe development. The Olathe Commons developer will also be modifying the 119th Street and Alcan Street intersection to comply with City's Access Management Plan. The applicant is aware of these changes and conducted the necessary traffic impact study based on these improvements.

- b. **Parking** – The Medical Office use is required to provide 1 parking stall per 500 square feet of gross floor area for a total of 45 parking stalls. The applicant is proposing to utilize the existing parking area and provide 100 regular parking stalls and five (5) ADA parking stalls. Staff is supportive of the additional parking stalls due to the stated operations of the building and the number of employees and anticipated patrons.

- c. **Landscaping/Screening** – The applicant provided a landscape plan meeting all UDO requirements. Along W. 119th Street 2 deciduous shade trees, 13 evergreens, and 5 ornamental trees are being provided to meet the nonresidential landscaping buffer requirements.

Parking lots are screened from right-of-way to a height of three feet with a mix of shrubs, and interior parking lot islands provide the required deciduous trees. Foundation landscaping is also provided along the north, and west façades meeting foundation landscaping requirements.

A 10-foot Type 1 buffer is provided along the west property line with a mixture of 6 deciduous shade trees, 4 evergreens, 4 ornamental trees, and 79 shrubs exceeding UDO requirements.

Along the east and a portion of the south property lines, the required 20-foot Buffer Type 3 is being provided between this development and the adjacent residential properties. In lieu of a minimum 20-foot-wide Buffer Type 3 to the southwest, a 16-foot-wide natural Buffer Type 'N' is provided as permitted by the UDO. This Type 'N' Buffer will accommodate the existing detention basin and preserve mature vegetation.

- d. **Tree Preservation** – The subject property will preserve 41% of the existing tree canopy, exceeding the required 30%.
- e. **Stormwater/Detention** – One (1) detention basin exists on site and will remain to comply with Title 17 stormwater requirements of the Municipal Code. A stormwater management report was submitted with this application and reviewed by staff.
- f. **Public Utilities** – The site is located within the City of Olathe water and Johnson County sewer service areas. There is an existing sanitary sewer main located in the southeast portion of the site and an existing water main along the west property line serving the property.

6. Site Design Standards

The site is designated as Conventional Neighborhood on the PlanOlathe Future Land Use Map; however, due to the proposed Office zoning designation, the site is subject to Site Design Category 5. The following is a summary of the applicable site design requirements:

- a. **Landscape Options** – Site Design Category 5 offers two (2) options for landscape buffers adjacent to arterial roads or any noncommercial or nonindustrial zoning district: a 40-foot planted buffer with no fence or wall or a 15-foot buffer with a fence or wall. The applicant is utilizing the 40-foot planted buffer along W. 119th Street, with landscaping to meet these requirements.

Nonresidential buildings must also be setback at least 100 feet from an adjoining R-1 (Single-Family Residential) District. The site abuts a R-1 District along the east property line and the proposed medical office building is setback 100 feet meeting this requirement.

- b. **Parking Pod Size** – The maximum number of parking stalls allowed in one parking pod is 160. The applicant is meeting this UDO requirement with the largest pod containing 24 spaces.
- c. **Pedestrian Connectivity** – Enhanced pedestrian connections are required to encourage pedestrian use and integrate with surrounding land uses. The proposal encourages pedestrian use by providing a pedestrian gateway with a well-landscaped and hardscaped seating area located at the pedestrian connection from W. 119th Street.
- d. **Drainage Feature** – Open drainage and detention areas visible to the public must be incorporated into the design of the site as an attractive amenity or focal point. The existing detention basin will preserve existing trees and vegetation creating a natural drainage feature.

7. Building Design Standards

The building is subject to the **Office Building** category of UDO Section 18.15.020.G.8. The building will consist of high-quality architectural metal, glass and an abundance of stone elements. The north and west façades are considered primary façades. The following table lists the applicable design requirements and proposed design elements:

Building Design Standard	UDO Design Requirements
	Proposed Design
<i>Building Entryway</i>	<i>The main building entry must be defined with a projection from the façade or a recessed area.</i> The main entrance on the west primary façade is defined by a covered projection, meeting UDO requirements.
<i>Horizontal Articulation</i>	<i>Horizontal articulation is required every 75 feet across the length of primary façades.</i>

	Horizontal articulation is incorporated on each primary façade through several offsets of the main building walls which are further emphasized through the variations in materials used.
<i>Vertical Articulation</i>	<p><i>Vertical articulation of at least two feet in height is also required every 75 feet across the length of primary façades.</i></p> <p>Vertical articulation is incorporated through several variations in roof height on each primary façade and variations between the main roofline and architectural features such as the blade wall.</p>
<i>Building Materials - Primary Facades</i>	<p><i>Primary facades must use two materials from Class 1 or 2 on at least 70% of the façade, and a minimum of 25% glass.</i></p> <p>All primary facades exceed the primary façade material requirements including 100% Class 1 and 2 materials with 32% glass on the north primary façades and 51% on the west primary façade.</p>
<i>Building Materials - Secondary Facades</i>	<p><i>Secondary facades must use two materials from Class 1 or Class 2 on at least 50% of the façade, and a minimum of 15% glass.</i></p> <p>The secondary façades provide greater than 50% Class 1 and 2 materials and greater than 15% glass, exceeding UDO requirements.</p>

The proposed building is primarily comprised on all four façades of Class 1 rough cut limestone veneer and Class 1 glazing. The building is required to include a combination of two (2) materials from Class 1 or Class 2 on 70% of the primary façades. All primary façades are clad in 100% Class 1 (rough cut limestone veneer, architectural metal panel, and glass) and Class 2 (smooth limestone veneer) materials, exceeding UDO requirements. All secondary building façades are clad in over 80% Class 1 (rough cut limestone veneer, architectural metal panel, glass) and Class 2 (smooth limestone veneer) materials, exceeding UDO requirements.

The color scheme of the building includes two different tones of natural beige with grey glazing and natural wood look accents. The natural color scheme helps the building blend into the natural environment and will complement the future Olathe Commons development to the south.

8. Public Notification and Neighborhood Meeting

The applicant mailed the required public notification letters to surrounding properties within 200 feet and posted public notice signs on the subject property per Unified Development Ordinance (UDO) requirements. The applicant also held a meeting with the surrounding property owners on August 28, 2025 and 1 individual attended the meeting. The primary topics of discussion included business operations, landscaping, screening, site history, stormwater,

roadway improvements and traffic as detailed in the attached meeting minutes. Staff has not received any correspondence from surrounding property owners.

9. UDO Rezoning Criteria

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as a Conventional Neighborhood. Conventional Neighborhoods typically consist of single-family housing on individual building lots. PlanOlathe also includes Neighborhood Centers distributed throughout neighborhoods to provide local access to convenience goods and services. PlanOlathe identifies a Neighborhood Center on the property directly to the west, a portion of which was rezoned to the R-3 District in 2024.

While the Office District does not directly align with the future land use map designation of the property, the proposed Office District and medical office center use is appropriate for this property given the adjacency to 119th Street and the existing Olathe Pointe shopping center. Additionally, the proposed plan places the building near the street corner, and provides significant landscaping and screening adjacent to residential properties. Staff supports the rezoning to the Office District based on the analysis provided below.

The proposed zoning request meets the following policy elements of the Comprehensive Plan:

LUCC-8.1: Mixture of Complementary Land Uses. In existing neighborhoods, a mixture of land use types, housing sizes and lot sizes may be possible if properly planned and respectful of neighborhood character. Whenever land uses are mixed, careful design will be required in order to ensure compatibility, accessibility and appropriate transitions between land uses that vary in intensity and scale.

ES-1.1: Economic Partnership. Support the efforts of public and private organizations to diversify the local economy and pursue partnerships among the public, private and nonprofit sectors. Encourage industries and business to establish job partnerships with educational institutions and other economic development organizations.

ES-2.1: Balance of Jobs and Housing. Use the Future Land Use Map, zoning and other tools to ensure that there is an adequate supply of residential, employment and commercial lands, in order to provide a sustainable balance of jobs and housing in the community.

The application was reviewed against the UDO criteria for considering rezoning applications listed in UDO Section 18.40.090.G as detailed below.

A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.

The proposed use does not directly align with the Conventional Neighborhood future land use designation of the comprehensive plan; however, the development is adjacent to a designated Neighborhood Center and well-established commercial shopping centers. The proposal also meets several policies of PlanOlathe, including land use goals for design to ensure compatibility of varying land uses (LUCC-8.1) and economic sustainability principles to promote a diverse tax base and fiscal sustainability (ES 1.1 and 2). The proposal will optimize access to physical and mental health care and create

a community where people of all ages and abilities thrive along with creating opportunities for employment, education, and community resources.

B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).

The surrounding properties generally consist of two-story multifamily developments to the north, and two-story single-family homes to the east and south with commercial zoning and uses to the west. The commercial zoned property directly to the west is currently vacant but abuts a regional commercial center, characterized by large parking areas and large inline retail and pad-site buildings with high-quality architecture.

C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.

The surrounding neighborhood has a variety of land uses including single-family residential, multi-family residential, and commercially zoned property to the west. The proposed medical office building will be constructed of high-quality building materials. The medical office building is in harmony with the existing uses as it will create a transition from the commercial uses to the west to the residential properties to the east.

D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

The property could still be developed for residential uses or one of the public/semi-public uses permitted in the R-1 District; however, the proximity to a major arterial roadway and adjacent commercial zoning to the west limits the desirability for single-family residential development.

E. The length of time the property has remained vacant as zoned.

The site has been residentially zoned since 2001.

F. The extent to which approval of the application would detrimentally affect nearby properties.

The proposed rezoning will not detrimentally affect nearby properties as presented. The building utilizes high-quality materials and design, and careful attention was given to the landscape buffers and screening to nearby residential properties.

G. The extent to which development under the proposed district would substantially harm the value of nearby properties.

The district as proposed provides uses and design standards that are not anticipated to have any detrimental impact on surrounding properties.

H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

The proposed use has been evaluated for its impact on the surrounding road network which will support the proposed development. The development is adjacent to one major arterial roadway with sufficient capacity for the anticipated vehicular trips. Peak travel times occur in the weekday mornings and afternoon for the medical office. Additionally, sufficient parking will be provided on the property to accommodate staff and patients during expected peak travel times.

I. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.

The development will follow all regulations and codes pertaining to stormwater, air quality, noise and other impacts on the environment. It is expected that there will be approximately one ambulance transfer at the facility per week that would only occur in the case of an emergency department patient needing advanced care. The development will comply with the City's stormwater requirements and provide best management practices for water quality

J. The economic impact of the proposed use on the community.

The proposed development is expected to have a positive impact on Olathe's economy by adding 70 new jobs. Additionally, the employees, patients and visitors are expected to visit nearby commercial developments to generate additional sales tax revenue for the City.

K. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There is no gain or detriment to the public health, safety and welfare due to the denial of the application. If the rezoning were denied, the property would be restricted to the residential and public/semi-public uses permitted in the existing R-1 District.

10. Staff Recommendation

A. Staff recommends approval of **RZ25-0010, Advent Health, for the following reasons:**

1. The proposed development complies with the policies and goals of the Comprehensive Plan.
2. The requested rezoning meets the Unified Development Ordinance criteria for considering rezoning applications.

B. Staff recommends approval of the rezoning to the Office District with the following stipulation:

1. The following land uses are prohibited:
 - a. Any Distance Restricted Business as listed in Olathe Municipal Code Chapter 5.43
 - b. Business Service Centers/Business Support
 - c. Catering/Food Service

- d. Conference and Retreat Center
 - e. Courier and Messenger Services
 - f. Data Processing, Hosting and Related Services
 - g. Environmental Monitoring Stations
 - h. Hotel, Boutique (50 Rooms Maximum)
 - i. Hotel/Motel
 - j. Laboratories – Research and Testing
 - k. Laundry, Pick-up Only and Garment Services
 - l. Nonstore Retail/Internet Retail
 - m. Parking Lots, Underground Structure, as Principal Use
 - n. Post Office and Postal Substations
 - o. Postal Service Receptacle Pods Designated on a Plat/Plan
 - p. Public Transportation Facility
 - q. Radio and Television Broadcasting or Recording Studio
 - r. Research and Development
 - s. Rooming House (Includes Fraternity/Sorority Houses and Dorms)
 - t. Schools, Colleges and Universities
 - u. Woodworking Shops
- C. Staff recommends approval of the preliminary site development plan with the following stipulations:
- 1. Signage must be reviewed and approved through a sign permit.
 - 2. Exterior ground-mounted or building-mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.