

September 2nd, 2025

RE: AdventHealth Medical Office Building – 14345 W 119th Street, Olathe, KS
Neighborhood Meeting Minutes – RZ25-0010

A neighborhood meeting was held at the Ethiopian Christian Fellowship Church to discuss the proposed application for rezoning of the property to the O (Office District), case RZ25-0010. The rezoning is for a proposed AdventHealth medical office building located at 119th Street, Olathe, KS 66062. Below is a list of attendees and meeting minutes from the neighborhood meeting:

Attendees

Design Team / Owner Group

- Jason Piper – AdventHealth
- Lisa Johnson – AdventHealth
- Jackie Foy – HDR
- Nick Hanaway – RIC
- Chip Corcoran – RIC

Neighborhood Residents

- Tom Kearney

Meeting Minutes

1. Project Presentation

- Jackie Foy, architect with HDR, presented the project overview, including the site layout and architectural renderings.

2. Neighborhood Questions & Discussion

• **Location of dumpsters**

- *Resident:* Are those the dumpsters?
- *Response:* Yes. The trash enclosure is located at the northwest corner of the site.

• **Historical house north of the church**

- *Resident:* Asked about removal of the small house north of the church, noting its historical significance as the residence of John Speer.
- *Response:* The house is being removed. The team was not aware of its local historical significance and will research further. One option may be to add a plaque at the pedestrian gateway recognizing its history.

• **Facility type**

- *Resident:* Is this an urgent care?
- *Response:* No. This will be a free-standing emergency department and medical office building. The office will include outpatient services such as primary care, specialty clinics, and laboratory testing.

• **Ambulance activity**

- *Resident:* Expressed concerns about ambulance traffic.
- *Response:* The facility will operate as a fully licensed 24/7/365 emergency department, but it is distinct from a hospital. The ER treats urgent conditions (e.g., allergic reactions, broken bones) and transfers patients to hospitals for advanced care or surgery. Ambulances would primarily be used for transfers. Patients are not typically brought here by ambulance. Also, ambulances generally do not use lights and sirens in residential areas unless on highways.

- **Screening and buffering**
 - *Resident:* Asked if a berm or wall will be built, noting prior commitments by earlier developers and the church that were not completed.
 - *Response:* The east property line will maintain a 100' buffer per City code, with a new 6' berm and tree buffer extending south to connect with the detention basin. Additional trees will be added to fill in areas where past plantings were not completed.
- **Detention basin**
 - *Resident:* Will the existing detention basin remain? It is currently overgrown with weeds.
 - *Response:* Yes. The basin will remain, and the existing trees will continue to provide screening.
- **Extension of 120th Street**
 - *Resident:* Will 120th Street be extended?
 - *Response:* No. This development does not include extending 120th Street.
- **Traffic impacts**
 - *Resident:* Asked about traffic at Alcan Street and 119th Street, especially considering the Olathe Commons project. Noted there is already a large amount of traffic on 119th Street.
 - *Response:* RIC performed a traffic study for this project. Olathe Commons also conducted a study and is implementing street improvements, including closure of the left turn lane at Alcan Street, to address traffic impacts.
- **General concerns**
 - *Resident:* Noted he is a 30-year resident and expressed that he is not enthusiastic about the rezoning for medical office use.
 - *Response:* The design team acknowledged his concerns, thanked him for attending, and reminded him that the Planning Commission meeting is scheduled for September 22, where public comments are welcomed.

If you have any further questions, or if we can be of any assistance, please do not hesitate to contact us.

Thanks,



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Renaissance
Infrastructure
Consulting

Neighborhood Meeting
08.28.2025

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