

SITE DATA

ZONING- PUD	
AREA	
LOT 1	31979 SF / 0.734 AC
LOT 2	158,778 SF / 3.645 AC
RESERVE A	7889 SF/ 0.181 AC
TOTAL	198646 SF/ 4.56 AC

OLIVER SQUARE
PLANNED UNIT DEVELOPMENT (PUD-137)

CENTRAL AVE

RESERVE A - 30' DRAINAGE
EASEMENT FOR CITY'S USE IN
PROPOSED PUBLIC DRAINAGE
IMPROVEMENTS

LOT 1

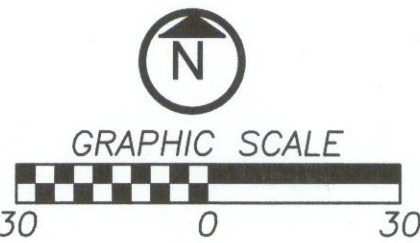
RESERVE A

LOT 2

OLIVER ST

BLECKLEY DRIVE (TO REMAIN)

EXISTING LOTS NOT APART OF PUD



E 3RD STREET

LEGAL DESCRIPTION

LOT 13, BLOCK 1, EAST BOULEVARD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS EXCEPT THE SOUTH 118 FEET THEREOF, AND EXCEPT THE WEST 5 FEET THEREOF FOR STREET. AND
LOTS 1 THROUGH 12 INCLUSIVE, BLOCK 1, EAST BOULEVARD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.
AND
THE SOUTH 118 FEET OF LOT 13, BLOCK1, EAST BOULEVARD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS EXCEPT THE WEST 5 FEET THEREOF FOR STREET.
AND
LOT 1, BLOCK 2; AND THE NORTH 33.51 FEET OF LOT 3, BLOCK2, EAST BOULEVARD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.
AND
THE SOUTH 16.49 FEET OF LOT 3, BLOCK 2; AND ALL OF LOT 5, BLOCK2; AND THE NORTH 8.51 FEET OF LOT 7, BLOCK 2, EAST BOULEVARD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.
AND
THE SOUTH 41.49 FEET OF LOT 7, BLOCK 2; AND THE NORTH 27.51 FEET OF LOT 9, BLOCK 2, EAST BOULEVARD ADDITION TO WICHITA, SEDGWICK OCUNTY, KANSAS.
AND
THE SOUTH 20.5 FEET OF LOT 9, BLOCK 2, AND ALL OF LOT 11, BLOCK 2, EAST BOULEVARD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

PROJECT DESCRIPTION

THIS PLANNED UNIT DEVELOPMENT (PUD) IS INTENDED TO ALLOW FOR THE REDEVELOPMENT OF SIX COMMERCIAL BUILDINGS INTO A MIXED-USE COMMERCIAL MARKETPLACE. THE PROJECT ALIGNS WITH THE CITY OF WICHITA'S FOCUS ON INCREASED WALKABILITY AND UTILIZING THE EXPANDED PUBLIC TRANSPORT ALONG CENTRAL AND OLIVER.

A PORTION OF THE PUD WILL BE UTILIZED AS AN OUTDOOR AREA TO ENJOY GAMES, ENTERTAINMENT, AND GOODS AVAILABLE IN THE MARKET AND DINING AREA OF THE PUD. THE PUD PROVIDES FLEXIBLE DEVELOPMENT REGULATIONS TO ACCOMPLISH THE ABOVE GOALS WHICH OTHERWISE WOULD NOT BE POSSIBLE PER THE LIMITED COMMERCIAL (LC) ZONING DISTRICT AS DEFINED IN THE UNIFIED ZONING CODE.

PROPOSED USE

THE PRIMARY USE WILL BE AS A RETAIL CENTER, SINGLE OR MULTI-TENANT, INCLUDING RETAIL AND DINING ESTABLISHMENTS. ALLOWING ALL USES PERMITTED BY RIGHT IN THE LC LIMITED COMMERCIAL ZONING DISTRICT. THE FOLLOWING USES ARE ALLOWED IN ADDITION; DAY CARE, LIMITED AND GENERAL; RECYCLING COLLECTION STATION, PRIVATE; RECYCLING COLLECTION STATION, PUBLIC; REVERSE VENDING MACHINE; ENTERTAINMENT ESTABLISHMENT IN THE CITY; ANCILLARY TO A RESTAURANT OR EVENT CENTER; EVENT CENTER IN THE CITY; FARMER'S MARKET IN THE CITY; MOBILE FOOD UNIT IN THE CITY; NIGHT CLUB IN THE CITY, ANCILLARY TO A RESTAURANT OR EVENT CENTER; TAVERN OR DRINKING ESTABLISHMENT; TEEN CLUB IN THE CITY; WIRELESS COMMUNICATION FACILITY (SUBJECT TO LC DISTRICT STANDARDS AND SECTION IV-C.5 B OF THE UZC); TATTOOING AND BODY PIERCING FACILITY.

THE FOLLOWING USES ARE PROHIBITED: ADULT ENTERTAINMENT AND/OR SEXUALLY ORIENTED BUSINESSES; AUDITORIUM OR STADIUM; PARKING AREA, COMMERCIAL; RECYCLING COLLECTION STATIONS; RECYCLING PROCESSING CENTERS; REVERSE VENDING MACHINE; CONSTRUCTION SALES AND SERVICES; RECREATIONAL MARINE FACILITIES; MONUMENT SALES; CEMETERIES; GOLF COURSE; GENERAL PRINTING AND PUBLISHING; OUTDOOR VEHICLE AND EQUIPMENT SALES; SELF-SERVICE STORAGE WAREHOUSE; CORRECTIONAL FACILITIES AND OR CORRECTIONAL PLACEMENT RESIDENCES; MANUFACTURING, LIMITED; MANUFACTURING, GENERAL; WAREHOUSING; WELDING OR MACHINE SHOP; AGRICULTURAL RESEARCH; AND AGRICULTURAL SALES AND SERVICES.

GENERAL NOTES

1. SETBACKS SHALL BE PER THE UZC FOR THE "CBD" CENTRAL BUSINESS DISTRICT.
2. OFF-STREET PARKING REQUIREMENTS SHALL BE PER THE UZC FOR THE "CBD" CENTRAL BUSINESS DISTRICT.
3. SIGNAGE - ALL SIGNAGE SHALL BE PER THE LC LIMITED COMMERCIAL DISTRICT UNLESS MODIFIED HEREIN. ALL GROUND OR POLE SIGNS SHALL BE SPACED A MINIMUM OF 150 FEET APART.
 - 3A. A TOTAL OF FOUR (4) GROUND OR POLE SIGNS SHALL BE ALLOWED ALONG OLIVER FRONTAGE OF LOT 2, A TOTAL SIGN AREA OF 474 SQUARE FEET WITH NO SINGLE SIGN EXCEEDING 300 SQUARE FEET.
 - 3B. A TOTAL OF TWO (2) GROUND OR POLE SIGNS SHALL BE ALLOWED ALONG 3RD STREET FRONTAGE OF LOT 2 WITH A TOTAL SIGN AREA OF 100 SQUARE FEET WITH NO SINGLE SIGN EXCEEDING 50 SQUARE FEET.
 - 3C. A TOTAL OF TWO (2) GROUND OR POLE SIGNS SHALL BE ALLOWED ALONG CENTRAL FRONTAGE OF LOT 2, A TOTAL OF ONE (1) GROUND OR POLE SIGN SHALL BE ALLOWED ALONG CENTRAL FRONTAGE OF LOT 1, WITH A TOTAL SIGN AREA OF 272 SQUARE FEET BETWEEN LOT 1 AND LOT 2.
 - 3D. A TOTAL OF TWO (2) GROUND OR POLE SIGNS SHALL BE ALLOWED ALONG BLECKLEY FRONTAGE OF LOT 1 WITH A TOTAL SIGN AREA OF 100 SQUARE FEET WITH NO SINGLE SIGN EXCEEDING 50 SQUARE FEET.
 - 3E. A TOTAL OF THREE (3) GROUND OR POLE SIGNS SHALL BE ALLOWED ALONG BLECKLEY FRONTAGE OF LOT 2 WITH A TOTAL SIGN AREA OF 150 SQUARE FEET WITH NO SINGLE SIGN EXCEEDING 50 SQUARE FEET.BALLOON SIGNS SHALL BE ALLOWED SUBJECT TO SECTION 24.04.235 OF THE WICHITA SIGN CODE
OFF-SITE SIGNS SHALL NOT BE ALLOWED
LED SIGNS SHALL BE PROHIBITED WHERE ACROSS THE STREET FROM RESIDENTIAL ZONING ALONG NORTH OLIVER AVENUE AND NORTH BLECKLEY DRIVE.
ILLUMINATED BUILDING SIGNS ALLOWED, LIMITED IN TOTAL AREA TO TWENTY (20) PERCENT OF EACH BUILDING ELEVATION, AND NO INDIVIDUAL SING SHALL EXCEED FOUR HUNDRED (400) SQUARE FEET IN AREA.
ILLUMINATED BUILDING SIGNS SHALL NOT BE ALLOWED ON THAT PORTION OF BLECKLY DRIVE WHERE FACING ADJACENT RESIDENTIAL ZONING
4. USE AS A MARKETPLACE WILL BE ALLOWED SUBJECT TO THE FOLLOWING CONDITIONS:
 - 4A. MOBILE FOOD UNITS IN THE CITY SHALL BE PERMITTED AS AN ACCESSORY USE.
 - 4B. OUTDOOR RECREATION AND ENTERTAINMENT SHALL BE ALLOWED AS AN ACCESSORY USE. HOURS OF OPERATION SHALL BE LIMITED TO THE FOLLOWING:
 - i. SUNDAY - THURSDAY: 8:00 A.M. TO 10:00 P.M.
 - ii. FRIDAY - SATURDAY: 8:00 A.M. TO 12:00 A.M. (MIDNIGHT)
 - 4C. THE USES OF NIGHT CLUB IN THE CITY AND ENTERTAINMENT ESTABLISHMENT IN THE CITY SHALL BE ALLOWED AS ACCESSORY USES TO RESTAURANT AND/OR EVENT CENTER. THE HOUR OF OPERATION FOR ENTERTAINMENT SHALL BE LIMITED TO THE FOLLOWING:
 - i. SUNDAY - THURSDAY: 8:00 A.M. TO 10:00 P.M.
 - ii. FRIDAY - SATURDAY: 8:00 A.M. TO 12:00 A.M. (MIDNIGHT)
 - 4D. TAVERN AND DRINKING ESTABLISHMENT SHALL BE PERMITTED USE ON LOT 2 ONLY.
 - 4E. ALCOHOL SALES WILL BE LIMITED TO THE FOLLOWING:
 - i. MONDAY - FRIDAY: 4:00 P.M. TO 10:00 P.M.
 - ii. SATURDAY: 10:00 A.M. TO 12:00 P.M.
 - iii. SUNDAY: 10:00 A.M. TO 10:00 P.M.
 - 4F. THE OUTDOOR SEATING AREAS SHALL NOT BE OPERATED PAST MIDNIGHT, SUNDAY THROUGH THURSDAY, AND 2 A.M. FRIDAY AND SATURDAY.
5. SCREENING AND BUFFERING SHALL COMPLY WITH THE PROVISIONS OF THE UNIFIED ZONING CODE AND ALL OTHER APPLICABLE STANDARDS AND REQUIREMENTS OF THE CITY CODE OF THE CITY OF WICHITA.
6. A LANDSCAPE PLAN SHALL BE PREPARED INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF ALL PLANT MATERIAL. EXISTING ON-SITE VEGETATION, AND PORTABLE LANDSCAPING, MAY BE USED TO FULFILL THIS REQUIREMENT. A LANDSCAPE PLAN CONSISTENT WITH THE CITY OF WICHITA LANDSCAPE ORDINANCE SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR FINAL APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.
7. ROOF-MOUNTED EQUIPMENT AND LOADING DOCKS, TRASH RECEPTACLES, GROUND LEVEL HEATING, AIR CONDITIONING AND MECHANICAL EQUIPMENT, FREE-STANDING COOLERS OR REFRIGERATION UNITS, OUTDOOR STORAGE, OUTDOOR WORK AREA OR SIMILAR USED SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ANY RESIDENTIALLY-ZONED PROPERTY AND FROM GROUND LEVEL VIEW OF ANY FRONTAGE.
8. THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF LAND INCLUDED WITHIN THE PLANNED UNIT DEVELOPMENT (OR AN AMENDMENTS THERETO) DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS.
9. ALL EXTERIOR LIGHTING SHALL BE PER THE UNIFIED ZONING CODE AND SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT IN A DOWNWARD DIRECTION.
10. SLIGHT MODIFICATIONS TO THE LOCATION OF IMPROVEMENTS MAY BE PERMITTED, PROVIDED THEY MEET ALL REQUIREMENTS OF THIS PLAN.
11. AMENDMENTS, ADJUSTMENTS OR INTERPRETATIONS TO THIS P.U.D SHALL BE DONE IN ACCORDANCE WITH THE UNIFIED ZONING CODE.
12. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVED BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
13. COMPATIBILITY SETBACKS PER UNIFIED ZONING CODE SEC. IV-C ARE WAIVED.
14. ANY MAJOR CHANGES IN THIS PLANNED UNIT DEVELOPMENT SHALL BE SUBMITTED TO THE PLANNING COMMISSION FOR THEIR CONSIDERATION.
15. PRIOR TO THE ISSUANCE OF THE BUILDING PERMITS A SITE CIRCULATION PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL. THE SITE CIRCULATION PLAN SHALL ADDRESS PEDESTRIAN, BICYCLE, AND TRANSIT CONNECTIVITY TO THE SITE.
16. IF ZERO LINE BUILDING SETBACK IS OBSERVED THERE SHALL BE NO LANDSCAPE STREET YARD REQUIRED FOR THAT PORTION OF THE PUD.
17. MAXIMUM BUILDING HEIGHT SHALL BE 45' ON LOT 2 AND 35' ON LOT 1

NAME
NUMBER

CLIENT

ENGINEERING FIRM OF RECORD
REGISTERED KANSAS ENGINEERING FIRM C&A #E-3045

 **aubry enterprises.**

KANSAS OFFICE
5812 MAPLE STREET
MISSION, KS 66202

REV	DESCRIPTION	DATE

OLIVER SQUARE

APPROVED PUD

MADE 11-21-2024
Christa Kish 2 OF 4
PUD2024-00018

1/16/2025

PUD PLAN

CENTRAL AND OLIVER
WICHITA, KS 67226

SITE PLAN



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

Exchange Holdings LLC
Attn: Christian Ablah
8110 East 32nd Street North
Wichita, KS 67226

January 14, 2025

RE: PUD2024-00018 – Zone change request in the City from LC Limited Commercial District to PUD Planned Unit Development #132 to allow for mixed-use development, generally located on the southeast corner of East Central Avenue and North Oliver Road (4801 East Central Avenue).

Dear applicant,

At its regular meeting on **January 14, 2025**, the Wichita City Council heard the above captioned request. The action of the MAPC was to **APPROVE** the request, subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #137 Oliver Square Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

A handwritten signature in black ink that reads 'Christina Rieth'.

Christina Rieth
Current Plans
Associate Planner

Cc: Trish Hileman, *via email*
Brandon Johnson, Councilmember District I
Kim Edgington, *via email*
MABCD



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

Exchange Holdings LLC
Attn: Christian Ablah
8110 East 32nd Street North
Wichita, KS 67226

November 21, 2024

RE: PUD2024-00018 – Zone change request in the City from LC Limited Commercial District to PUD Planned Unit Development #132 to allow for mixed-use development, generally located on the southeast corner of East Central Avenue and North Oliver Road (4801 East Central Avenue).

Dear applicant,

At its regular meeting on **November 21, 2024**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request, subject to the following conditions:

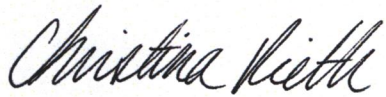
1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #137 Oliver Square Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on December 5, 2024. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by December 5, at 5:00 p.m. The City Clerk's office is located at 455 North Main Street, Wichita, KS 67202.

This application will be heard by the District Advisory Board (DAB) on Monday, December 2, 2024, beginning at 6:00 p.m. at the Atwater Neighborhood Resource Center, 2755 East 19th Street North, Wichita, KS 67214. Lastly, this application will be presented to the Wichita City Council on Tuesday, January 14, 2025, beginning at 9:00 a.m. for final action. The meeting will take place at 455 North Main Street, Wichita, KS 67202.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

A handwritten signature in black ink, reading "Christina Rieth". The script is fluid and cursive, with the first name "Christina" written in a larger, more prominent hand than the last name "Rieth".

Christina Rieth
Current Plans
Associate Planner

Cc: Trish Hileman, *via email*
Brandon Johnson, Councilmember District I
Kim Edgington, *via email*
MABCD

PUD #137 Text Approved by WCC

OLIVER SQUARE
Planned Unit Development No. 137
Case Number: PUD2024-00018

LEGAL DESCRIPTION

Lot 13, Block 1, East Boulevard Addition to Wichita, Sedgwick County, Kansas, except the South 118 feet thereof; and except the West 5 feet thereof for street.

AND

Lots 1 through 12 inclusive, Block 1, East Boulevard Addition to Wichita, Sedgwick County, Kansas.

AND

The south 118 feet of Lot 13, Block 1, East Boulevard Addition to Wichita, Sedgwick County, Kansas, except the west 5 feet thereof for street.

AND

Lot 1, Block 2; and the north 33.51 feet of Lot 3, Block 2, East Boulevard Addition to Wichita, Sedgwick County, Kansas.

AND

The south 16.49 feet of Lot 3, Block 2; and all of Lot 5, Block 2; and the north 8.51 feet of Lot 7, Block 2, East Boulevard Addition to Wichita, Sedgwick County, Kansas.

AND

The south 41.49 feet of Lot 7, Block 2; and the north 27.51 feet of Lot 9, Block 2, East Boulevard Addition to Wichita, Sedgwick County, Kansas.

AND

The south 20.5 feet of Lot 9, Block 2, and all of Lot 11, Block 2, East Boulevard Addition to Wichita, Sedgwick County, Kansas.

PROJECT DESCRIPTION

This Planned Unit Development (PUD) is intended to allow for the redevelopment of six commercial buildings into a mixed-use commercial marketplace. The project aligns with the City of Wichita's focus on increased walkability and utilizing the expanded public transport along Central and Oliver.

A portion of the PUD will be utilized as an outdoor area to enjoy games, entertainment, and goods available in the market and dining area of the PUD. The PUD provides flexible development regulations to accomplish the above goals which otherwise would not be possible per the Limited Commercial (LC) zoning district, as defined in the Unified Zoning Code.

PROPOSED USE

The primary use will be as a retail center, single or multi-tenant, including retail and dining establishments. Allowing all uses permitted by right in the LC Limited Commercial zoning district. The following uses are allowed in addition: Daycare, Limited and General; Recycling Collection Station, Private; Recycling Collection Station, Public; Reverse Vending Machine; Entertainment Establishment in the City, ancillary to a Restaurant or Event Center; Event Center

in the City; Farmer's Market in the City; Mobile Food Unit in the City; Night Club in the City, ancillary to a Restaurant or Event Center; Tavern or Drinking Establishment; Teen Club in the City; Wireless Communication Facility (subject to LC District Standards and Section IV-C.5.b of the UZC); Car Wash, Tattooing and Body Piercing Facility.

GENERAL NOTES

1. Setbacks shall be per the UZC for the CBD Central Business District.
2. Off-street parking requirements shall be per the UZC for the CBD Central Business District.
3. Signage – All signage shall be per the LC Limited Commercial District unless modified herein. All ground or pole signs shall be spaced a minimum of 150 feet apart.
 - a. A total of four (4) ground or pole signs shall be allowed along Oliver frontage of Lot 2, a total sign area of 474 square feet with no single sign exceeding 300 square feet.
 - b. A total of two (2) ground or pole signs shall be allowed along 3rd Street frontage of Lot 2 with a total sign area of 100 square feet with no single sign exceeding 50 square feet.
 - c. A total of two (2) ground or pole signs shall be allowed along Central frontage of Lot 2, a total of one (1) ground or pole sign shall be allowed along Central frontage of Lot 1, with a total sign area of 272 square feet between Lot 1 and Lot 2.
 - d. A total of two (2) ground or pole signs shall be allowed along Bleckley frontage of Lot 1 with a total sign area of 100 square feet with no single sign exceeding 50 square feet.
 - e. A total of three (3) ground or pole signs shall be allowed along Beckley frontage of Lot 2 with a total sign area of 150 square feet with no single sign exceeding 50 square feet.

Balloon signs shall be allowed subject to Section 24.04.235 of the Wichita Sign Code.

Off-site signs shall not be allowed.

LED signs shall be prohibited where across the street from Residential zoning along North Oliver Avenue and North Bleckley Drive.

Illuminated building signs allowed, limited in total area to twenty (20) percent of each building elevation, and no individual sign shall exceed four hundred (400) square feet in area.

Illuminated building signs shall not be allowed on that portion of Bleckley Drive where facing adjacent residential zoning.

4. Use as a marketplace will be allowed, subject to the following conditions:
 - a. Mobile Food Units in the City shall be permitted as an accessory use
 - b. Outdoor Recreation and Entertainment shall be allowed as an accessory use. Hours of operation shall be limited to the following:
 - i. Sunday – Thursday: 8:00 a.m. to 10:00 p.m.
 - ii. Friday – Saturday: 8:00 a.m. to 12:00 a.m. (midnight)
 - c. The uses of Night Club in the City and Entertainment Establishment in the City shall be allowed as accessory uses to Restaurant and/or Event Center. The hour of operation for entertainment shall be limited to the following:
 - i. Sunday – Thursday: 8:00 a.m. to 10:00 p.m.
 - ii. Friday – Saturday: 8:00 a.m. to 12:00 a.m. (midnight)
 - d. Tavern and Drinking Establishment shall be a permitted use on Lot 2 only.
 - e. Alcohol sales shall be limited to the following:
 - i. Monday – Friday: 4:00 p.m. to 10:00 p.m.

- ii. Saturday: 10:00 a.m. to 12:00 p.m.
 - iii. Sunday: 10:00 a.m. to 10:00 p.m.
- f. The outdoor seating areas shall not be operated past midnight, Sunday through Thursday, and 2am Friday and Saturday.
- 5. Screening and buffering shall comply with the provisions of the Unified Zoning Code and all other applicable standards and requirements of the City Code of Wichita.
- 6. A landscape plan shall be prepared indicating the type, location, and specifications of all plant material. Existing on-site vegetation, and portable landscaping, may be used to fulfill this requirement. A landscape plan consistent with the City of Wichita Landscape Ordinance shall be submitted to the Director of Planning for final approval prior to the issuance of building permits.
- 7. Roof-mounted equipment and loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing coolers or refrigeration units, outdoor storage, outdoor work area or similar used shall be screened from ground level view from any residentially-zoned property and from ground level view of any street frontage.
- 8. The transfer of title of all or any portion of land included within the Planned Unit Development (or amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors or assigns.
- 9. All exterior lighting shall be per the Unified Zoning Code and shall be shielded to direct light disbursement in a downward direction.
- 10. Slight modifications to the location of improvements may be permitted, provided they meet all requirements of the plan.
- 11. Amendments, adjustments or interpretations to this PUD shall be done in accordance with the Unified Zoning Code.
- 12. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- 13. Compatibility setbacks per Unified Zoning Code Sec. IV-C are waived.
- 14. Any major changes in this Planned Unit Development shall be submitted to the Planning Commission for their consideration.
- 15. Prior to the issuance of the building permits, a site circulation plan shall be submitted to the Planning Department for approval. The site circulation plan shall address pedestrian, bicycle, and transit connectivity to the site.
- 16. If zero line building setback is observed, there shall be no landscaped street yard required for that portion of the PUD.

Maximum building height shall be 35' on Lot 1 and 45' on Lot 2.

January 24, 2025

ORDINANCE NO. 52-609

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. PUD2024-00018

Zone change request from LC Limited Commercial District, B Multi-Family Residential District, and MF-29 Multi-Family Residential District to PUD Planned Unit Development, subject to the general provisions of PUD #137, on property legally described as:

Lot 13, Block 1, East Boulevard Addition to Wichita, Sedgwick County, Kansas, EXCEPT the South 118 feet thereof; and EXCEPT the West 5 feet thereof for street.

AND

Lots 1 through 12 inclusive, Block 1, East Boulevard Addition to Wichita, Sedgwick County, Kansas.

AND

The South 118 feet of Lot 13, Block 1, East Boulevard Addition to Wichita, Sedgwick County, Kansas, EXCEPT the West 5 feet thereof for street.

AND

Lot 1, Block 2; and the North 33.51 feet of Lot 3, Block 2, East Boulevard Addition to Wichita, Sedgwick County, Kansas.

AND

The South 16.49 feet of Lot 3, Block 2; and all of Lot 5, Block 2; and the North 8.51 feet of Lot 7, Block 2, East Boulevard Addition to Wichita, Sedgwick County, Kansas.

AND

The South 41.49 feet of Lot 7, Block 2; and the North 27.51 feet of Lot 9, Block 2, East Boulevard Addition to Wichita, Sedgwick County, Kansas.

AND

The South 20.5 feet of Lot 9, Block 2; and all of Lot 11, Block 2, East Boulevard Addition to Wichita, Sedgwick County, Kansas.

The Oliver Square Planned Unit Development (PUD #137) shall be subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.

PROJECT DESCRIPTION

This Planned Unit Development (PUD) is intended to allow for the redevelopment of six commercial buildings into a mixed-use commercial marketplace. The project aligns with the City

of Wichita's focus on increased walkability and utilizing the expanded public transport along Central and Oliver.

A portion of the PUD will be utilized as an outdoor area to enjoy games, entertainment, and goods available in the market and dining area of the PUD. The PUD provides flexible development regulations to accomplish the above goals which otherwise would not be possible per the Limited Commercial (LC) zoning district, as defined in the Unified Zoning Code.

PROPOSED USE

The primary use will be as a retail center, single or multi-tenant, including retail and dining establishments. Allowing all uses permitted by right in the LC Limited Commercial zoning district. The following uses are allowed in addition: Daycare, Limited and General; Recycling Collection Station, Private; Recycling Collection Station, Public; Reverse Vending Machine; Entertainment Establishment in the City, ancillary to a Restaurant or Event Center; Event Center in the City; Farmer's Market in the City; Mobile Food Unit in the City; Night Club in the City, ancillary to a Restaurant or Event Center; Tavern or Drinking Establishment; Teen Club in the City; Wireless Communication Facility (subject to LC District Standards and Section IV-C.5.b of the UZC); Tattooing and Body Piercing Facility.

GENERAL NOTES

1. Setbacks shall be per the UZC for the CBD Central Business District.
2. Off-street parking requirements shall be per the UZC for the CBD Central Business District.
3. Signage – All signage shall be per the LC Limited Commercial District unless modified herein. All ground or pole signs shall be spaced a minimum of 150 feet apart.
 - a. A total of four (4) ground or pole signs shall be allowed along Oliver frontage of Lot 2, a total sign area of 474 square feet with no single sign exceeding 300 square feet.
 - b. A total of two (2) ground or pole signs shall be allowed along 3rd Street frontage of Lot 2 with a total sign area of 100 square feet with no single sign exceeding 50 square feet.
 - c. A total of two (2) ground or pole signs shall be allowed along Central frontage of Lot 2, a total of one (1) ground or pole sign shall be allowed along Central frontage of Lot 1, with a total sign area of 272 square feet between Lot 1 and Lot 2.
 - d. A total of two (2) ground or pole signs shall be allowed along Bleckley frontage of Lot 1 with a total sign area of 100 square feet with no single sign exceeding 50 square feet.
 - e. A total of three (3) ground or pole signs shall be allowed along Beckley frontage of Lot 2 with a total sign area of 150 square feet with no single sign exceeding 50 square feet.

Balloon signs shall be allowed subject to Section 24.04.235 of the Wichita Sign Code.

Off-site signs shall not be allowed.

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Illuminated building signs allowed, limited in total area to twenty (20) percent of each building elevation, and no individual sign shall exceed four hundred (400) square feet in area.

Illuminated building signs shall not be allowed on that portion of Bleckley Drive where facing adjacent residential zoning.

4. Use as a marketplace will be allowed, subject to the following conditions:
 - a. Mobile Food Units in the City shall be permitted as an accessory use

- b. Outdoor Recreation and Entertainment shall be allowed as an accessory use. Hours of operation shall be limited to the following:
 - i. Sunday – Thursday: 8:00 a.m. to 10:00 p.m.
 - ii. Friday – Saturday: 8:00 a.m. to 12:00 a.m. (midnight)
 - c. The uses of Night Club in the City and Entertainment Establishment in the City shall be allowed as accessory uses to Restaurant and/or Event Center. The hour of operation for entertainment shall be limited to the following:
 - i. Sunday – Thursday: 8:00 a.m. to 10:00 p.m.
 - ii. Friday – Saturday: 8:00 a.m. to 12:00 a.m. (midnight)
 - d. Tavern and Drinking Establishment shall be a permitted use on Lot 2 only.
 - e. Alcohol sales shall be limited to the following:
 - i. Monday – Friday: 4:00 p.m. to 10:00 p.m.
 - ii. Saturday: 10:00 a.m. to 12:00 p.m.
 - iii. Sunday: 10:00 a.m. to 10:00 p.m.
 - f. The outdoor seating areas shall not be operated past midnight, Sunday through Thursday, and 2am Friday and Saturday.
- 5. Screening and buffering shall comply with the provisions of the Unified Zoning Code and all other applicable standards and requirements of the City Code of Wichita.
- 6. A landscape plan shall be prepared indicating the type, location, and specifications of all plant material. Existing on-site vegetation, and portable landscaping, may be used to fulfill this requirement. A landscape plan consistent with the City of Wichita Landscape Ordinance shall be submitted to the Director of Planning for final approval prior to the issuance of building permits.
- 7. Roof-mounted equipment and loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing coolers or refrigeration units, outdoor storage, outdoor work area or similar used shall be screened from ground level view from any residentially-zoned property and from ground level view of any street frontage.
- 8. The transfer of title of all or any portion of land included within the Planned Unit Development (or amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors or assigns.
- 9. All exterior lighting shall be per the Unified Zoning Code and shall be shielded to direct light disbursement in a downward direction.
- 10. Slight modifications to the location of improvements may be permitted, provided they meet all requirements of the plan.
- 11. Amendments, adjustments or interpretations to this PUD shall be done in accordance with the Unified Zoning Code.
- 12. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

13. Compatibility setbacks per Unified Zoning Code Sec. IV-C are waived.
14. Any major changes in this Planned Unit Development shall be submitted to the Planning Commission for their consideration.
15. Prior to the issuance of the building permits, a site circulation plan shall be submitted to the Planning Department for approval. The site circulation plan shall address pedestrian, bicycle, and transit connectivity to the site.
16. If zero line building setback is observed, there shall be no landscaped street yard required for that portion of the PUD.
17. Maximum building height shall be 35 feet for Lot 1 and 45 feet for Lot 2.

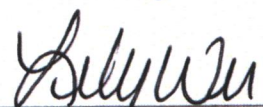
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #137 Oliver Square Planned Unit Development) has special conditions for development on the property.

3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 21st day of January, 2025.



Lily Wu, Mayor, City of Wichita

ATTEST:

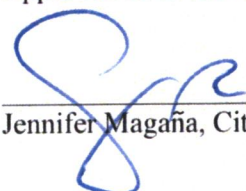


Shinita Rice, Deputy City Clerk



(SEAL)

Approved as to form:



Jennifer Magaña, City Attorney and Director of Law

**OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES
ON JANUARY 24, 2025.
ORDINANCE NO. 52-609**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. PUD2024-00018

Zone change request from LC Limited Commercial District, B Multi-Family Residential District, and MF-29 Multi-Family Residential District to PUD Planned Unit Development, subject to the general provisions of PUD #137, on property legally described as:

Lot 13, Block 1, East Boulevard Addition to Wichita, Sedgwick County, Kansas, EXCEPT the South 118 feet thereof; and EXCEPT the West 5 feet thereof for street.

AND

Lots 1 through 12 inclusive, Block 1, East Boulevard Addition to Wichita, Sedgwick County, Kansas.

AND

The South 118 feet of Lot 13, Block 1, East Boulevard Addition to Wichita, Sedgwick County, Kansas, EXCEPT the West 5 feet thereof for street.

AND

Lot 1, Block 2; and the North 33.51 feet of Lot 3, Block 2, East Boulevard Addition to Wichita, Sedgwick County, Kansas.

AND

The South 16.49 feet of Lot 3, Block 2; and all of Lot 5, Block 2; and the North 8.51 feet of Lot 7, Block 2, East Boulevard Addition to Wichita, Sedgwick County, Kansas.

AND

The South 41.49 feet of Lot 7, Block 2; and the North 27.51 feet of Lot 9, Block 2, East Boulevard Addition to Wichita, Sedgwick County, Kansas.

AND

The South 20.5 feet of Lot 9, Block 2; and all of Lot 11, Block 2, East Boulevard Addition to Wichita, Sedgwick County, Kansas.

The Oliver Square Planned Unit Development (PUD #137) shall be subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.

PROJECT DESCRIPTION

This Planned Unit Development (PUD) is intended to allow for the redevelopment of six commercial buildings into a mixed-use commercial marketplace. The project aligns with the City of Wichita's focus on increased walkability and utilizing the expanded public transport along Central and Oliver.

A portion of the PUD will be utilized as an outdoor area to enjoy games, entertainment, and goods available in the market and dining area of the PUD. The PUD provides flexible development regulations to accomplish the above goals which otherwise would not be possible per the Limited Commercial (LC) zoning district, as defined in the Unified Zoning Code.

PROPOSED USE

The primary use will be as a retail center, single or multi-tenant, including retail and dining establishments. Allowing all uses permitted by right in the LC Limited Commercial zoning district. The following uses are allowed in addition: Daycare, Limited and General; Recycling Collection Station, Private; Recycling Collection Station, Public; Reverse Vending Machine; Entertainment Establishment in the City, ancillary to a Restaurant or Event Center; Event Center in the City; Farmer's Market in the City; Mobile Food Unit in the City; Night Club in the City, ancillary to a Restaurant or Event Center; Tavern or Drinking Establishment; Teen Club in the City; Wireless Communication Facility (subject to LC District Standards and Section IV-C.5.b of the UZC); Tattooing and Body Piercing Facility.

GENERAL NOTES

1. Setbacks shall be per the UZC for the CBD Central Business District.

2. Off-street parking requirements shall be per the UZC for the CBD Central Business District.

3. Signage – All signage shall be per the LC Limited Commercial District unless modified herein. All ground or pole signs shall be spaced a minimum of 150 feet apart.

a. A total of four (4) ground or pole signs shall be allowed along Oliver frontage of Lot 2, a total sign area of 474 square feet with no single sign exceeding 300 square feet.

b. A total of two (2) ground or pole signs shall be allowed along 3rd Street frontage of Lot 2 with a total sign area of 100 square feet with no single sign exceeding 50 square feet.

c. A total of two (2) ground or pole signs shall be allowed along Central frontage of Lot 2, a total of one (1) ground or pole sign shall be allowed along Central frontage of Lot 1, with a total sign area of 272 square feet between Lot 1 and Lot 2.

d. A total of two (2) ground or pole signs shall be allowed along Bleckley frontage of Lot 1 with a total sign area of 100 square feet with no single sign exceeding 50 square feet.

e. A total of three (3) ground or pole signs shall be allowed along Beckley frontage of Lot 2 with a total sign area of 150 square feet with no single sign exceeding 50 square feet.

Balloon signs shall be allowed subject to Section 24.04.235 of the Wichita Sign Code.

Off-site signs shall not be allowed.

LCD signs shall be prohibited where across the street from Residential zoning along North Oliver Avenue and North Bleckley Drive.

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6. A landscape plan shall be prepared indicating the type, location, and specifications of all plant material. Existing on-site vegetation, and portable landscaping, may be used to fulfill this requirement. A landscape plan consistent with the City of Wichita Landscape Ordinance shall be submitted to the Director of Planning for final approval prior to the issuance of building permits.

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Adopted this 21st day of January, 2025.

Lily Wu, Mayor, City of Wichita

ATTEST:
Shinita Rice, Deputy City Clerk
(SEAL)

Approved as to form:
Jennifer Magana, City Attorney and Director of Law

IPLO213591
Jan 24 2025



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
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Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	629784	Print Legal Ad-IPL02135910 - IPL0213591	Ord. 52-609	\$363.60	6	100 L

Attention: LaTosha Alvarez
CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

srice@wichita.gov

Copy of ad content
is on the next page

In The STATE OF KANSAS In and for the County of Sedgwick

1 insertion(s) published on:

01/24/25

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 01/24/2025 to 01/24/2025.

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 01/24/2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



AMY L. ROBBINS
NOTARY PUBLIC
SOUTH CAROLINA

MY COMMISSION EXPIRES 11-03-32

Extra charge for lost or duplicate affidavits.
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AFFIDAVIT OF PUBLICATION

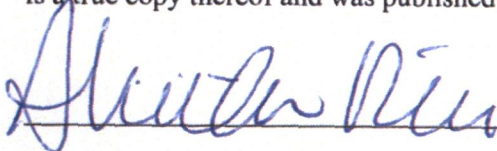
State of Kansas, Sedgwick County, ss:

Shinita Rice, Deputy City Clerk

Being first duly sworn, deposes and says:

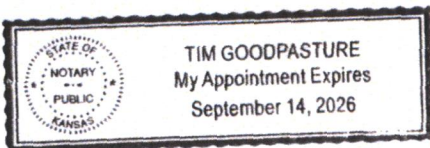
That Tyler Schiffelbein, Communications Manager of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. 52-609 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 24th day of January, 2025.

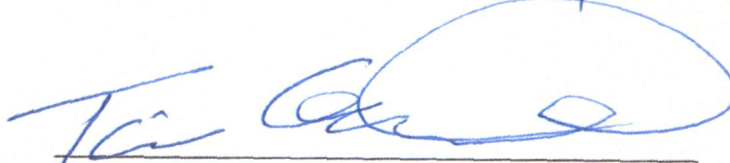


Signature

SUBSCRIBED AND SWORN to before me this 17 day of JANUARY, 2025



(seal)



Notary Public

City Clerk's Office

City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529

www.wichita.gov