

Case No. BZA 32-86 - Rent-A-Center of America, Inc. requests a variance to reduce the required off-street parking from 437 spaces to 350 spaces on property zoned the "E" Light Industrial District & generally located on the north side of Rent-A-Center h...

ACTION

B.Z.A. ~~32-86~~ APPROVED 9/23/86
DATE

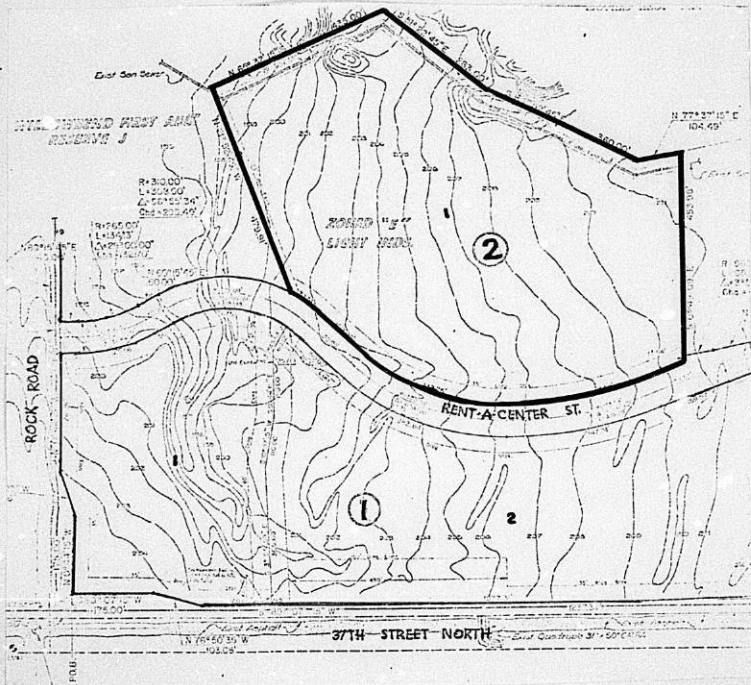
2004 Sec 1-29-87
Checked _____
Shot 1-30
Record ✓

Map No. 6052C

BZA 32-86
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E "E" S "E" W "AA" N "AA"
3. Land Use: East Under South Under
West Drainageway North Vac.
4. Area (is) (~~is not~~) platted.



Standard
No. 2453C
MASTERS, INC.
LOS ANGELES, CALIFORNIA
HARRISON, TRILACRYT GROW, CO.
U.S.A.

September 25, 1986

Thomas P. Montgomery
Gossen, Livingston Associates
420 South Emporia
Wichita, Kansas 67202

Re: BZA 32-86 - Request for Variance

Dear Mr. Montgomery:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on September 23, 1986.

This Resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have questions concerning this matter, please call our office.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL/lw

Enclosure

cc: Rent-A-Center, 9200 East Harry, Wichita, KS 67207
Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION CASE NO. 32-86

WHEREAS, Rent-A-Center of America, Inc., 9920 East Harry, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required off-street parking from 437 spaces to 350 spaces on property zoned the "E" Light Industrial District and legally described as follows:

A tract of land lying in the Southwest Quarter, Section 29, Township 26 South, Range 2 East of the 6th P.M., said tract including portions of Lots 2, 3, and 4, Block 1, Hi-Tech Industrial Park Second, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of said Lot 3, Block 1; thence N 65° 37' 15" E, 435.00 feet along the North line of said Lot 3, Block 1; thence continuing along said North line of said Lot 3, Block 1, S 51° 22' 45" E, 283.00 feet to the Northeast corner of said Lot 3, Block 1, said point also being the Northwest corner of Lot 4, Block 1; thence S 64° 52' 45" E, 134.77 feet; thence S 25° 07' 15" W, 124.50 feet; thence S 61° 37' 15" W, 110.90 feet; thence S 20° 42' 32" W, 30.00 feet to a point on a curve to the left; thence along said curve 74.84 feet, said curve having a central angle of 32° 00' 00", a radius of 134.00 feet, and a long chord, 73.87 feet, bearing S 4° 42' 32" W; thence S 11° 17' 28" E, 36.00 feet to a point on a curve to the right; thence along said curve 215.41 feet, said curve having a central angle of 34° 00' 00", a radius of 363.00 feet, and a long chord, 212.26 feet, bearing S 5° 42' 32" W; thence S 22° 42' 32" W, 112.23 feet to a point on a curve to the right; thence along said curve 187.82 feet, said curve having a central angle of 23° 08' 31", a radius of 465.00 feet, and a long chord, 186.54 feet, bearing N 61° 18' 31" W; thence N 49° 44' 15" W, 150.00 feet to a point on a curve to the left; thence along said curve 70.74 feet, said curve having a central angle of 13° 04' 26", a radius of 310.00 feet; and a long chord, 70.58 feet, bearing N 56° 16' 28" W, to a point on the West line of said Lot 3, Block 1; thence N 21° 52' 45" W, 479.91 feet along the West line of said Lot 3, Block 1 to the point of beginning; containing 8.02 acres, more or less. Being replatted as Lot 1, Block 2, Rent-a-Center Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of Rent-A-Center Drive and east of Rock Road.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of September 23, 1986, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the property is being developed as corporate offices which includes nearly 20,000 square feet of health club and common areas that are not employee generation areas, and the average offices exceed that of general offices on which the ordinance is based; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the

rights of adjacent property owners or residents inasmuch as adequate off-street parking will be provided for the anticipated number of employees in the facility, based on one space for each employee plus an additional twenty spaces for visitors which should preclude any on-street parking problem; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the applicant would be required to surface additional land area for parking that would not be needed for employees or visitors; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the reduction of parking should not create on-street parking as adequate off-street parking will be provided to accommodate the use on a daily basis; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the reduction in the number of parking spaces is based on the amount of space in the building considered to be non-person generating, or areas deemed to be utilized on a part-time basis by employees only; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required off-street parking from 437 spaces to 350 spaces on property zoned the "E" Light Industrial District and legally described as follows:

A tract of land lying in the Southwest Quarter, Section 29, Township 26 South, Range 2 East of the 6th P.M., said tract including portions of Lots 2, 3, and 4, Block 1, Hi-Tech Industrial Park Second, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

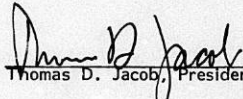
Beginning at the Northwest corner of said Lot 3, Block 1; thence N 65° 37' 15" E, 435.00 feet along the North line of said Lot 3, Block 1; thence continuing along said North line of said Lot 3, Block 1, S 51° 22' 45" E, 283.00 feet to the Northeast corner of said Lot 3, Block 1, said point also being the Northwest corner of Lot 4, Block 1; thence S 64° 52' 45" E, 134.77 feet; thence S 25° 07' 15" W, 124.50 feet; thence S 61° 37' 15" W, 110.00 feet; thence S 20° 42' 32" W, 30.00 feet to a point on a curve to the left; thence along said curve 74.84 feet, said curve having a central angle of 32° 00' 00", a radius of 134.00 feet, and a long chord, 73.87 feet, bearing S 4° 42' 32" W; thence S 11° 17' 28" E, 36.00 feet to a point on a curve to the right; thence along said curve 215.41 feet, said curve having a central angle of 34° 00' 00", a radius of 363.00 feet, and a long chord, 212.26 feet, bearing S 5° 42' 32" W; thence S 22° 42' 32" W, 112.23 feet to a point on a curve to the right; thence along said curve 187.82 feet, said curve having a central angle of 23° 08' 31", a radius of 465.00 feet, and a long chord, 186.54 feet, bearing N 61° 18' 31" W; thence N 49° 44' 15" W, 150.00 feet to a point on a curve to the left; thence along said curve 70.74 feet, said curve having a central angle of 13° 04' 26", a radius of 310.00 feet; and a long chord, 70.58 feet, bearing N 56° 16' 28" W, to a point on the West line of said Lot 3, Block 1; thence N 21° 52' 45" W, 479.91 feet along the West line of said

Lot 3, Block 1 to the point of beginning; containing 8.02 acres, more or less. Being replatted as Lot 1, Block 2, Rent-a-Center Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of Rent-A-Center Drive and east of Rock Road.

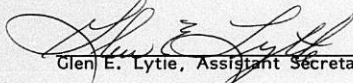
be approved subject to the following conditions:

1. The applicant shall provide not less than 350 off-street parking spaces on the property in compliance with the site plan submitted with the application showing a maximum building floor area of 109,000 square feet.
2. The total number of employees shall not exceed 350 at any time unless additional parking is provided at the rate of one space for each two employees. Any additional building area will be subject to compliance with the provisions of the zoning ordinance.
3. Should the occupancy of the building be changed to any other use other than the corporate office for Rent-A-Center, the variance shall become null and void.
4. Any conversion of the health club, atrium or the employee commons area to office space shall require additional parking or reconsideration of the variance by the Board.

ADOPTED AT WICHITA, KANSAS, this 23rd day of September, 1986.


Thomas D. Jacob, President

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE September 8, 1986

TO Glen Lytle, Special Assistant for Zoning
FROM Barry L. Carroll, Administrative Aide III

SUBJECT BZA 32-86: North side of
 Rent-A-Center Drive and east
 of Rock Road

On Thursday, September 4, CPO Council "I" considered the above captioned item, a request for a variance to reduce the required off-street parking from 437 spaces to 350 spaces on property zoned the "E" Light Industrial District. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments. After extensive discussion, the Council voted 5-0 to recommend approval of the request.

The agent, Bill Livingston, was present to describe the request and respond to questions from the Council members. According to Mr. Livingston, the required parking spaces are not needed. However, if additional parking spaces are needed in the future, ample property is available to meet future parking demands.

Please provide these comments to the Board of Zoning Appeals when case BZA 32-86 is considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:dm

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED

SEP 08 1986

METROPOLITAN PLANNING

ROUTE

SECRETARY'S REPORT
CASE NO. BZA 32-86

APPLICANT: Rent-A-Center, Inc., 9200 East Harry, Wichita, KS

AGENT: Thomas P. Montgomery, Gossen, Livingston, Assoc.,
420 South Emporia, Wichita, KS

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the
City of Wichita, to reduce the required off-street
parking from 437 spaces to 350 spaces.

GENERAL LOCATION: On the north side of Rent-A-Center Drive and east of
Rock Road.

ZONING: Subject property is zoned the "E" Light Industrial
District as are the properties to the east and south.
Properties to the west and north are "AA" One-family
Dwelling District.

LAND USE: Subject property is undeveloped as are all adjacent
properties.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to reduce the required number of off-street parking spaces in order to construct new corporate headquarters consisting of approximately 109,000 square feet of floor area in a three-story building. The ordinance requires one off-street parking space for each 250 square feet of floor area in an office building, or 437 spaces. The request is to reduce the requirement down to 350 spaces.

As part of the justification for this variance, the applicant indicates that the health club, a large atrium and a common area for lunch and employee get-togethers consists of approximately 20,000 square feet. The health club, locker rooms, etc., are for employees only, so it is space that is not generally found in most offices. In addition, the upper management offices average over 160 square feet which exceeds normal space allotted to private offices. In addition, the facility is designed for a maximum employee count of 330 persons.

The request for reduction in parking spaces would provide at least one space for each employee and twenty additional spaces for visitors. It should also be noted that approximately 20 percent of the employees are in regional sales positions and as such are out of the office a great amount of time.

The applicant notes that a similar request was granted for a reduction of 22 percent at the present corporate offices, and has proven quite adequate. This request is for a reduction of 20 percent from the requirement of the ordinance. The property is more than adequate in size to provide additional parking should the demand be created.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the property is being developed as corporate offices which includes nearly 20,000 square feet of health club and common areas that are not employee generation areas, and the average offices exceed that of general offices on which the ordinance is based.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as adequate off-street parking will be provided for the anticipated

number of employees in the facility, based on one space for each employee plus an additional twenty spaces for visitors which should preclude any on-street parking problem.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the applicant would be required to surface additional land area for parking that would not be needed for employees or visitors.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduction of parking should not create on-street parking as adequate off-street parking will be provided to accommodate the use on a daily basis.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the reduction in the number of parking spaces is based on the amount of space in the building considered to be non-person generating, or areas deemed to be utilized on a part-time basis by employees only.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted subject to the following conditions:

1. The applicant shall provide not less than 350 off-street parking spaces on the property in compliance with the site plan submitted with the application showing a maximum building floor area of 109,000 square feet.
2. The total number of employees shall not exceed 350 at any time unless additional parking is provided at the rate of one space for each two employees. Any additional building area will be subject to compliance with the provisions of the zoning ordinance.
3. Should the occupancy of the building be changed to any other use other than Rent-A-Center, the variance shall become null and void.

BZA CASE NO. 52-86

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>14</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>2</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>5</u>	TOTAL NOTICES SENT <u>9-2-86</u>

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

August 29, 1986

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 32-86

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Rent-A-Center of America, Inc., requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required off-street parking from 437 spaces to 350 spaces on property zoned the "E" Light Industrial District. A legal description of the applicant's property is as follows:

A tract of land lying in the Southwest Quarter, Section 29, Township 26 South, Range 2 East of the 6th P.M., said tract including portions of Lots 2, 3, and 4, Block 1, Hi-Tech Industrial Park Second, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of said Lot 3, Block 1; thence N 65° 37' 15" E, 435.00 feet along the North line of said Lot 3, Block 1; thence continuing along said North line of said Lot 3, Block 1, S 51° 22' 45" E, 283.00 feet to the Northeast corner of said Lot 3, Block 1, said point also being the Northwest corner of Lot 4, Block 1; thence S 64° 52' 45" E, 134.77 feet; thence S 25° 07' 15" W, 124.50 feet; thence S 61° 37' 15" W, 110.00 feet; thence S 20° 42' 32" W, 30.00 feet to a point on a curve to the left; thence along said curve 74.84 feet, said curve having a central angle of 32° 00' 00", a radius of 134.00 feet, and a long chord, 73.87 feet, bearing S 4° 42' 32" W; thence S 11° 17' 28" E, 36.00 feet to a point on a curve to the right; thence along said curve 215.41 feet, said curve having a central angle of 34° 00' 00", a radius of 363.00 feet, and a long chord, 212.26 feet, bearing S 5° 42' 32" W; thence S 22° 42' 32" W, 112.23 feet to a point on a curve to the right; thence along said curve 187.82 feet, said curve having a central angle of 23° 08' 31", a radius of 465.00 feet, and a long chord, 186.54 feet, bearing N 61° 18' 31" W; thence N 49° 44' 15" W, 150.00 feet to a point on a curve to the left; thence

along said curve 70.74 feet, said curve having a central angle of $13^{\circ} 04' 26''$, a radius of 310.00 feet; and a long chord, 70.58 feet, bearing $N 56^{\circ} 16' 28'' W$, to a point on the West line of said Lot 3, Block 1; thence $N 21^{\circ} 52' 45'' W$, 479.91 feet along the West line of said Lot 3, Block 1 to the point of beginning; containing 8.02 acres, more or less. Being replatted as Lot 1, Block 2, Rent-a-Center Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of Rent-a-Center Drive and east of Rock Road.

This application has been assigned Case No. BZA 32-86. It will be considered by the Board of Zoning Appeals on September 23, 1986 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Glen E. Lytle
Assistant Secretary

BOARD OF ZONING APPEALS

CASE NO. 32-86

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant RENT-A-CENTER OF AMERICA, INC.
 Mailing Address 9920 East Harry, Wichita, KS Phone 686-7411
 Name of Authorized Agent Gossen Livingston Associates, P.A.
 Mailing Address 420 S. Emporia, Wichita, KS Phone 265-9367
 Relationship of applicant to property is that of Owner
 (Owner, Tenant, Lessee, Other)

II. The variance requested is to base parking requirement on actual occupancy rather than building square footage which will reduce the parking from 437 to 350 parking stalls

for property located in the Hi-Tech Industrial Park Second of Northeast Wichita north of Rent-A-Center Street and east of Rock Road and legally described as: (see legal description enclosed)

in the City of Wichita; and which is presently zoned E

- III. The applicant herein, or his authorized agent, acknowledges:
- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
 - b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 39-285); and that the appropriate fee is herewith tendered;
 - c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
 - d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Stan Legen
 Authorized Agent Thomas F. Montgomerie

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 2:30 (a.m. p.m.), Aug. 22, 1986 together with appropriate fee of 300.00.

Signed A. Lytle

**RENT-A-CENTER
PHASE I LEGAL DESCRIPTION**

A tract of land lying in the Southwest Quarter, Section 29, Township 26 South, Range 2 East of the 6th P.M., said tract including portions of Lots 2, 3, and 4, Block 1, Hi-Tech Industrial Park Second, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

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**TO BE REPLATTED AS LOT 1 OF BLOCK 2 OF THE RENT-A-CENTER
ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS**

GOSSEN LIVINGSTON ASSOCIATES, P.A.

420 S. EMPORIA □ WICHITA, KANSAS 67202 □ 316-265-9367

STATEMENT ON VARIANCE

The project is a new corporate office building for Rent-A-Center of America, Inc. Rent-A-Center will be sole occupant and owner of the building and land. The building will be a 3-story structure of a total square footage of 108,900. It is designed for a maximum occupant load of 330 people.

Since the building will be occupied by the sole owner, it does have certain amenities not found in an average office building. One amenity is a large health club consisting of locker rooms, weight room, racquetball courts, etc., for employee use only. Another is a large central atrium and adjacent common area for lunch or large get-togethers. The combined square footage of the health club, atrium and common area is approximately 20,000 square feet, which reduces the gross square footage of 108,900 to 88,900. Also, offices for upper management are approximately 160 square feet each, which is larger than average offices.

Another item of note is that approximately 20 percent of the employee force is into regional sales and is on the road frequently.

The parking required per ordinance would be 437 parking stalls (108,900 ÷ 250).

Our proposed variance is to provide one stall for each employee plus 20 stalls for visitors, for a total of 350 parking stalls. No spaces for compact cars are included in the count.

This proposed variance will satisfy the owner's requirements and will be more consistent with the use of the building.

ARCHITECTURE □ ENGINEERING □ PLANNING □ INTERIOR DESIGN



ASPHALTIC CONCRETE
PAVING PETITION
ROCK ROAD

To the Board of Commissioners
Wichita, Kansas

Dear Commissioners:

1. We, the undersigned owners of record as below designated, of lots, parcels, and tracts of real property lying within the area described generally as follows:

Lots 1,2,3,4,5 and 6, except the East 150.00 feet, Block 1;
Lot 1 and Lot 2, except the East 150.00 feet, Block 2,
Hi Tech Industrial Park Second Addition;

AND ALSO:

A tract of land located in the Southeast Quarter of Section 30, Township 26 South, and Range 2 East of the 6th P.M., more particularly described as follows: Beginning at a point 75.00 feet Northerly bearing N 0° 41' 48" W, and 75.05 feet Westerly bearing S 89° 18' 12" W from the Southeast corner of said Southeast Quarter; thence West parallel and 75.00 feet North of the South line of said Southeast Quarter bearing S 89° 18' 12" W, 175.00 feet; thence S 75° 16' 02" W, 103.08 feet; thence West parallel and 50.00 feet North of the South line of said Southeast Quarter bearing S 89° 18' 12" W, 989.95 feet; thence N 45° 41' 48" W, 70.71 feet; thence N 0° 41' 48" W, 129.35 feet; thence N 72° 26' 34" E, 536.18 feet; to the beginning of a curve to the right; thence 148.02 feet along said curve having a radius of 503.00 feet, a central angle of 16° 51' 38" and a long chord bearing N 80° 52' 23" E, 147.49 feet; thence N 89° 18' 12" E, 120.07 feet; to the beginning of a curve to the left; thence 499.10 feet along said curve having a radius of 532.82 feet, a central angle of 53° 40' 10" and a long chord bearing N 62° 28' 07" E, 481.05 feet; thence N 89° 15' 45" E, 131.21 feet; thence Southerly parallel and 50.00 feet West of the East line of said Southeast Quarter bearing S 0° 44' 15" E, 273.72 feet; thence S 13° 17' 55" W, 103.08 feet; thence Southerly parallel and 75.00 feet West of the East line of said Southeast Quarter bearing S 0° 44' 15" E, 175.00 feet to the point of beginning.

AND ALSO:

A tract of land located in the Southeast Quarter of Section 30, Township 26 South, and Range 2 East of the 6th P.M., more particularly described as follows: Beginning at a point on the West line of said Southeast Quarter 359.29 feet Northerly bearing N 0° 46' 25" W from the Southwest corner of said Southeast Quarter; thence along the West line of said Southeast Quarter bearing N 0° 46' 25" W 740.71 feet; thence N 89° 18' 12" E 480.00 feet; thence S 74° 00' 43" E 69.59 feet to the beginning of a curve to the right; thence 212.76 feet along said curve having a radius of 378.08 feet, a central angle of 32° 14' 33" and a long chord bearing S 68° 15' 17" E, 209.96 feet to the beginning of a curve to the left; thence 1029.31 feet along said curve having a radius of 504.62 feet, a central angle of 116° 52' 12" and a long chord bearing S 24° 04' 38" E, 859.92 feet; thence S 0° 41' 48" E, 104.44 feet; thence S 44° 18' 12" W 79.36 feet; thence Westerly parallel and 50.00 feet North of the South line of said Southeast Quarter bearing S 89° 18' 12" W, 752.95 feet to the Southeast corner of 37th Street Booster Pump Station Addition to Sedgwick County, Kansas; thence N 42° 01' 02" W, 411.82 feet along the Northeasterly line of said Addition to the point of beginning; containing 17.60 acres, more or less.

do hereby petition, pursuant to the provisions of K.S.A. 1980 Supp. 12-6a01 et seq., as follows:

- (a) That there be constructed pavement on Rock Road from the North line of 37th Street North to the South line of Mo Pac Railroad right-of-way with left turn channelization at 37th Street North.

PARCEL

PARCEL

ASPHALTIC CONCRETE PAVING PETITION
(ROCK ROAD)
PAGE 3

And Also:

A tract of land located in the Southeast Quarter of Section 30, Township 26 South, and Range 2 East of the 6th P.M., more particularly described as follows: Beginning at a point on the West line of said Southeast Quarter 359.29 feet Northerly bearing N 0° 46' 25" W from the Southwest corner of said Southeast Quarter; thence along the West line of said Southeast Quarter bearing N 0° 46' 25" W 740.71 feet; thence N 89° 18' 12" E 480.00 feet; thence S 74° 00' 43" E 69.59 feet to the beginning of a curve to the right; thence 212.76 feet along said curve having a radius of 378.08 feet, a central angle of 32° 14' 33" and a long chord bearing S 68° 15' 17" E, 209.96 feet to the beginning of a curve to the left; thence 1029.31 feet along said curve having a radius of 304.62 feet, a central angle of 116° 52' 12" and a long chord bearing S 24° 04' 38" E, 859.92 feet; thence S 0° 41' 48" E, 104.44 feet; thence S 44° 18' 12" W, 79.36 feet; thence Westerly parallel and 50.00 feet North of the South line of said Southeast Quarter bearing S 89° 18' 12" W, 752.95 feet to the Southeast corner of 37th Street Booster Pump Station Addition to Sedgwick County, Kansas; thence N 42° 01' 02" W, 411.82 feet along the Northeasterly line of said Addition to the point of beginning; containing 17.60 acres, more or less, shall pay 25/100 of the total actual cost payable by the improvement district.

Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

Signatures on this petition are made with full knowledge and understanding that said signatures constitute a waiver of any assistance available through the Special Assessment Deferral Program, in accordance with City of Wichita Ordinance No. 38-559.

2. It is requested that the improvement hereby petitioned be made without notice and hearing, which, but for this request, would be required by K.S.A. 12-6a04.
3. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.
4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvements may be expeditiously completed and placed in use.

ASPHALTIC CONCRETE PAVING PETITION
(ROCK ROAD)
PAGE 4

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

USE FOR OWNERSHIP LIST

LEGAL DESCRIPTION SIGNATURE DATE

Lot 2, Block 1; Lot 3, Block 1; Lot 4, Block 1; and Lot 1, Block 2, all within Hi Tech Industrial Park Second Addition, an addition to Wichita, Sedgwick County, Kansas.

RENT-A-CENTER OF AMERICA, INC.

By: Stanley P. Gegen 6/27/82
Stanley P. Gegen (date)
Controller
Rent-A-Center of America, Inc.
9920 East Harry
Wichita, KS 67207

Lot 1, Block 1; Lot 5, Block 1; Lot 6, Block 1, except the East 150.00 feet; Lot 2, Block 2, except the East 150.00 feet; all within Hi Tech Industrial Park Second Addition, an addition to Wichita, Sedgwick County, Kansas.

WOODLAWN DEVELOPMENT COMPANY,
a partnership

By: Donald J. Ablah _____ (date)
Donald J. Ablah
Attorney-in-Fact for
Woodlawn Development Company
Centre City Plaza, Suite 300
151 North Main
Wichita, KS 67202

LEGAL DESCRIPTION	SIGNATURE	DATE
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A tract of land located in the Southeast Quarter of Section 30, Township 26 South, and Range 2 East of the 6th P.M., more particularly described as follows: Beginning at a point 75.00 feet Northerly bearing N 0° 41' 48" W, and 75.05 feet Westerly bearing S 89° 18' 12" W from the Southeast corner of said Southeast Quarter; thence West parallel and 75.00 feet North of the South line of said Southeast Quarter bearing S 89° 18' 12" W, 175.00 feet; thence S 75° 16' 02" W, 103.08 feet; thence West parallel and 50.00 feet North of the South line of said Southeast Quarter bearing S 89° 18' 12" W, 989.95 feet; thence N 45° 41' 48" W, 70.71 feet; thence N 0° 41' 48" W, 129.35 feet; thence N 72° 26' 34" E, 536.18 feet; to the beginning of a curve to the right; thence 148.02 feet along said curve having a radius of 503.00 feet, a central angle of 16° 51' 38" and a long chord bearing N 80° 52' 23" E, 147.49 feet; thence N 89° 18' 12" E, 120.07 feet; to the beginning of a curve to the left; thence 499.10 feet along said curve having a radius of 532.82 feet, a central angle of 53° 40' 10" and a long chord bearing N 62° 28' 07" E, 481.05 feet; thence N 89° 15' 45" E, 131.21 feet; thence Southerly parallel and 50.00 feet West of the East line of said Southeast Quarter bearing S 0° 44' 15" E, 273.72 feet; thence S 13° 17' 55" W, 103.08 feet; thence Southerly parallel and 75.00 feet West of the East line of said Southeast Quarter bearing S 0° 44' 15" E, 175.00 feet to the point of beginning.

And Also:

A tract of land located in the Southeast Quarter of Section 30, Township 26 South, and Range 2 East of the 6th P.M., more particularly described as follows: Beginning at a point on the West line of said Southeast Quarter 359.29 feet Northerly bearing N 0° 46' 25" W from the Southwest corner of said Southeast Quarter; thence along the West line of said Southeast Quarter bearing N 0° 46' 25" W 740.71 feet; thence N 89° 18' 12" E 480.00 feet; thence S 74° 00' 43" E 69.59 feet to the beginning of a curve to the right; thence 212.76 feet along said curve having a radius of 378.08 feet, a central angle of 32° 14' 33" and a long chord bearing S 68° 15' 17" E, 209.96 feet to the beginning of a curve to the left; thence 1029.31 feet along said curve having a radius of 504.62 feet, a central angle of 116° 52' 12" and a long chord bearing S 24° 04' 38" E, 859.92 feet; thence S 0° 41' 48" E, 104.44 feet; thence S 44° 18' 12" W, 79.36 feet; thence Westerly parallel and 50.00 feet North of the South line of said Southeast Quarter bearing S 89° 18' 12" W, 752.95 feet to the Southeast corner of 37th Street Booster Pump Station Addition to Sedgwick County, Kansas; thence N 42° 01' 02" W, 411.82 feet along the Northeasterly line of said Addition to the point of beginning; containing 17.60 acres, more or less.

GOLF COURSES OF AMERICA, INC.

By: Frank A. Mills 6/27/86
Frank A. MILLS (date)
President
Golf Courses of America, Inc.
Centre City Plaza, Suite 300
151 North Main
Wichita, KS 67202

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-021 PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
Cit B20 Var	300.00

NAME RENT-A-CENTER Inc
ADDRESS 710 E HARRY
FUND 40310-001 DUE DATE _____
COMMENTS _____
DATE Aug 22, 1976 BY [Signature]

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm

Roll # 3