



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

April 10, 2025

GEB of Wichita, LLC
Attn: Jeff Blood
6346 S. Broadway
Wichita, KS 67216

Bear Petroleum LLC
PO BOX 438
Haysville, KS 67060

RE: CON2024-00271 –Conditional Use to permit Oil and Gas Drilling on property zoned SF-20 and RR;
Generally located on the southwest corner of West 59th Street South and South Broadway Avenue.

Dear applicant,

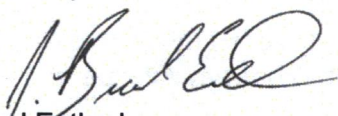
At its regular meeting on **April 9, 2025**, the Sedgwick County Board of County Commissioners considered the above captioned request. The action of the BoCC was to **APPROVE** of the request, subject to the following conditions:

1. The Conditional Use permits Oil and Gas Drilling that is developed and operated in substantial compliance with the approved site plan and any associated documents, licenses or permits detailing drilling and completion activities used to obtain Conditional Use approval.
2. Prior to furthering Oil and Gas Drilling activities, the applicant shall obtain all applicable permits, licenses and/or inspections from Sedgwick County, the State of Kansas or the federal government, including but not limited to, MABCD, Sedgwick County Environmental Resources, Sedgwick County Fire Department, Sedgwick County Public Works, the Kansas Department of Health and Environment and the Kansas Corporation Commission. Prior to moving equipment into Sedgwick County, the applicant shall obtain any applicable permits required to move or transport oversized equipment on Sedgwick County public right-of-way.
3. Prior to furthering drilling activities, the applicant shall post an approved surety bond in an amount agreed to by Sedgwick County that can be called upon by Sedgwick County or the township in the event the County or the township is required to repair or replace any roads, bridges, traffic control devices, drainage structures, or other public infrastructure caused by the applicant.
4. Any equipment or appurtenances that will remain on the subject tract for more than thirty days once the well is completed or abandoned shall be set back from the center line of West 59th Street South and South Broadway Avenue at least 85 feet per UZC Section III-E.1.e.(3).
5. Prior to furthering Oil and Gas Drilling activities, the applicant shall meet with Sedgwick County Fire Department officials to establish a system of building and equipment identification.

6. Prior to furthering Oil and Gas Drilling activities, the applicant shall provide a stormwater drainage plan to, and receive approval from, Sedgwick County Environmental Resources. The stormwater drainage plan will describe how stormwater runoff from the application area will be managed.
7. Oil and Gas Drilling shall begin within one year of final approval. Extensions of time may be requested via an administrative adjustment. If Oil and Gas Drilling has not begun within one year of final approval, and no extensions have been requested and approved, the Conditional Use shall be null and void.
8. Any major changes to the scale of the use or major alterations to the approved site plan shall require an amendment to the Conditional Use for consideration by the Metropolitan Area Planning Commission.
9. If the Zoning Administrator finds that there is a violation of any of the provisions or conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

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

Sincerely,



Brad Eatherly
Current Plans
Senior Planner

CC: Jeff Blubaugh, Commissioner, District 2
 MABCD
 Richard Schremmer PO BOX 438 Haysville KS 67060
 Chris Steincamp 8301 E 21st St. N Suite 450 Wichita KS 67206



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

GEB of Wichita LLC
Attn: Jeff Blood
6346 S. Broadway
Wichita, KS 67216

February 13, 2025

Bear Petroleum LLC
PO BOX 438
Haysville, KS 67060

RE: CON2024-00271 –Conditional Use to permit Oil and Gas Drilling on property zoned SF-20 and RR;
Generally located on the southwest corner of West 59th Street South and South Broadway Avenue.

Dear Applicant,

At its regular meeting on **February 13, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the above captioned request.

Property owners opposed to the application may file with the County 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 February 27, 2025. 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 1000 feet of the property for which the application was filed, and must be submitted to the County Clerk by **February 27, 2025, at 5:00 p.m.**

Because the action of the Haysville Planning Commission was to recommend denial, this application is scheduled for consideration by the Board of Sedgwick County Commissioners on **Wednesday, March 19, 2025**, beginning at 9:00 a.m. The Board of County Commissioners meeting will be held at 100 North Broadway, Lower Level, Wichita, Kansas.

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,

Brad Eatherly
Current Plans
Senior Planner

CC: Jeff Blubaugh, Commissioner, District 2
MABCD
Richard Schremmer PO BOX 438 Haysville KS 67060
Chris Steincamp 8301 E 21st St. N Suite 450 Wichita KS 67206

WHEREAS, GEB of Wichita, LLC and Bear Petroleum, LLC ("Applicants"), pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code ("Unified Zoning Code"), request a Conditional Use for Oil and Gas Drilling, on property zoned RR Rural Residential District and SF-20 Single-Family Residential District located on the southwest corner of South Broadway Avenue and East 59th Street South (6025 South Broadway Avenue), and legally described as:

The North Half of the Southeast Quarter of Section 29, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas.

AND

The North Half of that part of the Southwest Quarter of Section 29, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, that is lying East of the Railroad right-of-way.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission ("MAPC") has been given; and

WHEREAS, the MAPC did, at the meeting of February 13, 2025, consider said application; and

WHEREAS, the Board of County Commissioners has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners that:

SECTION I. After having received a recommendation of the MAPC, and after said Planning Commission has given proper notice and held a public hearing as provided by law on February 13, 2025, and under the authority granted by Section V-D of the Unified Zoning Code, the Board of County Commissioners approves this application to allow a Conditional Use for Oil and Gas Drilling, on property zoned RR Rural Residential District and SF-20 Single-Family Residential District located on the southwest corner of South Broadway Avenue and East 59th Street South (6025 South Broadway Avenue), and legally described as:

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AND

The North Half of that part of the Southwest Quarter of Section 29, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, that is lying East of the Railroad right-of-way.

Approval of the application is subject to the following conditions:

1. The Conditional Use permits Oil and Gas Drilling that is developed and operated in substantial compliance with the approved site plan and any associated documents, licenses or permits detailing drilling and completion activities used to obtain Conditional Use approval.
2. Prior to furthering Oil and Gas Drilling activities, the applicant shall obtain all applicable permits, licenses and/or inspections from Sedgwick County, the State of Kansas or the federal government, including but not limited to, MABCD, Sedgwick County Environmental Resources,

Sedgwick County Fire Department, Sedgwick County Public Works, the Kansas Department of Health and Environment and the Kansas Corporation Commission. Prior to moving equipment into Sedgwick County, the applicant shall obtain any applicable permits required to move or transport oversized equipment on Sedgwick County public right-of-way.

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9. If the Zoning Administrator finds that there is a violation of any of the provisions or conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

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SECTION III. That this Resolution shall be effective upon publication in the official county newspaper.

Commissioners present and voting were:

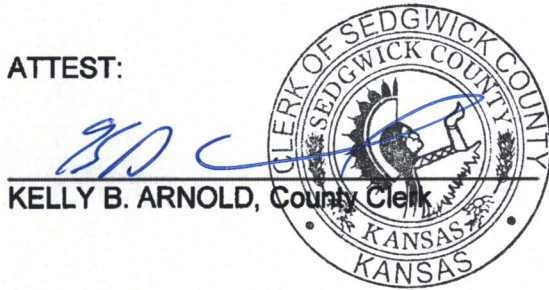
PETER F. MEITZNER
JEFF BLUBAUGH
STEPHANIE WISE
RYAN K. BATY
JAMES M. HOWELL

Aye
Aye
Aye
Aye
Aye

Dated this 9th day of April, 2025.

**BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS**

ATTEST:



Kelly B. Arnold
KELLY B. ARNOLD, County Clerk

Ryan K. Baty
RYAN K. BATY, Chairman
Commissioner, Fourth District

Peter F. Meitzner
PETER F. MEITZNER, Chair Pro Tem
Commissioner, First District

Jeff Blubaugh
JEFF BLUBAUGH
Commissioner, Second District

Stephanie Wise
STEPHANIE WISE
Commissioner, Third District

James M. Howell
JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

Samantha Seang 3/5/25
SAMANTHA SEANG
Assistant County Counselor

Sedgwick Co. public notice

(Published in The Ark Valley News April 17, 2025.)

RESOLUTION NO. 112-2025

WHEREAS, GEB of Wichita, LLC and Bear Petroleum, LLC ("Applicants"), pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code ("Unified Zoning Code"), request a Conditional Use for Oil and Gas Drilling, on property zoned RR Rural Residential District and SF-20 Single-Family Residential District located on the southwest corner of South Broadway Avenue and East 59th Street South (6025 South Broadway Avenue), and legally described as:

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AND

The North Half of that part of the Southwest Quarter of Section 29, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, that is lying East of the Railroad right-of-way.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission ("MAPC") has been given; and

WHEREAS, the MAPC did, at the meeting of February 13, 2025, consider said application; and

WHEREAS, the Board of County Commissioners has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners that:

SECTION I. After having received a recommendation of the MAPC, and after said Planning Commission has given proper notice and held a public hearing as provided by law on February 13, 2025, and under the authority granted by Section V-D of the Unified Zoning Code, the Board of County Commissioners approves this application to allow a Conditional Use for Oil and Gas Drilling, on property zoned RR Rural Residential District and SF-20 Single-Family Residential District located on the southwest corner of South Broadway Avenue and East 59th Street South (6025 South Broadway Avenue), and legally described as:

The North Half of the Southeast Quarter of Section 29, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas.

AND

The North Half of that part of the Southwest Quarter of Section 29, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, that is lying East of the Railroad right-of-way.

Approval of the application is subject to the following conditions:

1. The Conditional Use permits Oil and Gas Drilling that is developed and operated in substantial compliance with the approved site plan and any associated documents, licenses or permits detailing drilling and completion activities used to obtain Conditional Use approval.

2. Prior to furthering Oil and Gas Drilling activities, the applicant shall obtain all applicable permits, licenses and/or inspections from Sedgwick County, the State of Kansas or the federal government, including but not limited to, MABCD, Sedgwick County Environmental Resources, Sedgwick County Fire Department, Sedgwick County Public Works, the Kansas Department of Health and Environment and the Kansas Corporation Commission. Prior to moving equipment into Sedgwick County, the applicant shall obtain any applicable permits required to move or transport oversized equipment on Sedgwick County public right-of-way.

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set back from the center line of West 59th Street South and South Broadway Avenue at least 85 feet per UZC Section III-E.1.e.(3).

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8. Any major changes to the scale of the use or major alterations to the approved site plan shall require an amendment to the Conditional Use for consideration by the Metropolitan Area Planning Commission.

9. If the Zoning Administrator finds that there is a violation of any of the provisions or conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall be effective upon publication in the official county newspaper.

Commissioners present and voting were:

Commissioners present and voting were:

PETER F. MEITZNER
JEFF BLUBAUGH
STEPHANIE WISE
RYAN K. BATY
JAMES M. HOWELL

210
210
210
210
210

Dated this 17th day of April, 2025.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

KELLY B. ARNOLD, County Clerk



RYAN K. BATY, Chairman
Commissioner, Fourth District

PETER F. MEITZNER, Chair Pro Tem
Commissioner, First District

JEFF BLUBAUGH
Commissioner, Second District

STEPHANIE WISE
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

Samantha Seang 3/5/25
SAMANTHA SEANG
Assistant County Counselor

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 17th day of April, 2025, with subsequent publications being made on the following dates:

_____, 2025 _____, 2025
_____, 2025 _____, 2025
_____, 2025 _____, 2025

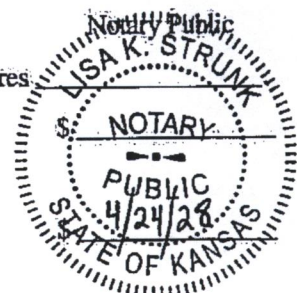
Chris Strunk
Subscribed and sworn to before me this 17th day
of April, 2025.

WHS

My commission expires

Additional copies

Printer's fee



Conditional Use Application

SITE PLAN



OIL FIELD SURVEYORS

BOX 8604 - PRATT, KS 67124
(620) 672-6491

927241

INVOICE NO.

BEAR PETROLEUM LLC
OPERATOR

1-29
NO.

DICKSTER DREAM
FARM

SEDGWICK CO KS 29 28s 1e
COUNTY S T R

1830' FSL & 210' FEL of Sec.
LOCATION

ELEVATION: 1267' GR

BEAR PETROLEUM LLC
PO BOX 438
HAYSVILLE, KS 67060-0438

AUTHORIZED BY: Dick Schremmer

W 55th St S

SCALE: 1" = 1000'

Set 5' T-post & 3' wood stake.
Level soybean field, outside
of circle irrigation system.
Stake is 148' west of highline
on west ROW of Broadway & 81.

GPS Coordinates: 37.583989
97.334353
NAD27

STAKE

29

CIRCLE IRRIGATION

1830'

SITE PLAN

APPROVED

5/13/25

DATE STAKED: 9/30/24

STAFF REPORT
MAPC: January 9, 2025
Haysville Planning Commission: January 9, 2025

CASE NUMBER: CON2024-00271 (County)

APPLICANT/OWNER: GEB of Wichita, LLC (Applicant)/Bear Petroleum, LLC (Agent)

REQUEST: Conditional Use to permit Oil and Gas Drilling

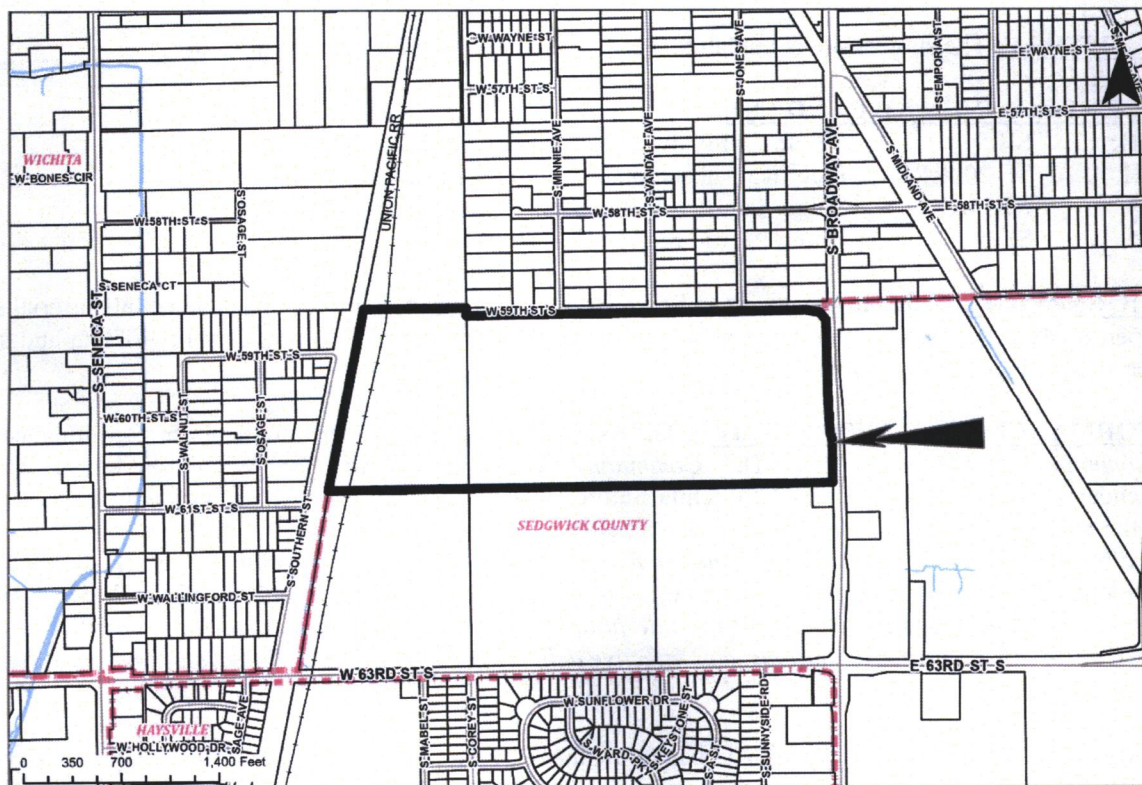
CURRENT ZONING: SF-20 Single-Family Residential District/RR Rural Residential District

SITE SIZE: 100 acres

LOCATION: Generally located on the southwest corner of West 59th Street South and South Broadway Avenue.

PROPOSED USE: Oil and Gas Drilling for one well

RECOMMENDATION: Deny



BACKGROUND: The applicants are requesting a Conditional Use to permit Oil and Gas Drilling on a portion of their property. The applicant owns a 74.8163-acre parcel on the southwest corner of West 59th Street South and South Broadway Avenue and another parcel west of that parcel that is 59.724 acres in size. The 74.8163-acre parcel and a portion of the 59.724-acre parcel, totaling 100 acres, are currently in use for oil and gas exploration purposes. The applicants are seeking to bring the use into conformance with the Unified Zoning Code (UZC).

The application area is zoned RR Rural Residential District (RR) and SF-20 Single-Family Residential District (SF-20) which generally permits by-right agricultural activities, larger lot residential uses and a limited set of nonresidential uses. Per the Wichita-Sedgwick County Unified Zoning Code (UZC), Oil and Gas Drilling in the RR and SF-20 Districts requires Conditional Use approval.

The attached site plan shows the existing well 210 feet to the west of South Broadway Avenue and 1,830 feet north of West 63rd Street South. A tank battery is just to the south of the well. Section III-E.1.e.(3) of the UZC requires structures to maintain a minimum 85-foot setback from the centerline of the section line roads. Any placement of storage tanks must adhere to this setback. The site plan does not show the proposed location of any storage tanks.

Section IV-B of the UZC requires solid screening for all uses other than Single-Family or Duplex when the uses are abutting or across the street from residential zoning districts. Therefore, the applicant will be required to screen the proposed use on all sides with a minimum of a six-to-eight-foot screening fence.

Properties to the north are zoned SF-5 Single-Family Residential District (SF-5) and are developed with single-family dwellings and agricultural uses. Properties to the east, across South Broadway Avenue, are zoned SF-20 and RR and are developed with an electrical substation and agricultural uses. Properties to the south are zoned RR and GC General Commercial District (GC) and are developed with single-family dwellings, agricultural uses, and an auto repair service. Property to the west is zoned SF-5 and is part of the Union Pacific Railroad.

CASE HISTORY: The subject site is unplatted. Platting is not required for the intended use.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family dwellings and agricultural field
SOUTH:	SF-20, RR	Electrical substation, agricultural field, auto repair
EAST:	RR, GC	Single-family dwellings and agricultural field,
WEST:	SF-5	Union Pacific Railroad

PUBLIC SERVICES: This site has access to South Broadway Avenue, a paved, four-lane county arterial street with open ditches. If needed or required, water services would be provided by the City of Wichita and sewer services would be provided on-site.

CONFORMANCE TO PLANS/POLICIES: The request for Oil and Gas Drilling is not in conformance with *The Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for "Small City Urban Growth Area", which the *Plan* defines as: "Generally located adjacent to existing municipal boundaries, these areas indicate the likely direction and magnitude of growth these communities can expect to experience out to the year 2035. Growth direction and amount is based upon municipal political considerations, anticipated population growth, efficient patterns of growth, current infrastructure limitations, cost effective delivery of future municipal services, and environmental factors."

With the subject site being in the Haysville Urban Growth Area, staff reviewed the Haysville Comprehensive Plan to identify the proposed future land use of the subject site. The attached 2022 Haysville Future Community Growth

Patterns Map from the City of Haysville identifies the site as appropriate for Residential. The use of Oil and Gas Drilling would not be appropriate given the Haysville Future Community Growth Patterns Map.

South Wichita/Haysville Area Plan: The requested rezoning is not in compliance with the South Wichita/Haysville Area Plan. The site is located within the boundaries of the *South Wichita/Haysville Area Plan* (SW/HAP). The SW/HAP future development concept map also identifies the subject site as appropriate for low-density residential development. The use of Oil and Gas Drilling is considered an industrial use.

RECOMMENDATION: Based on the information available at the time of the public hearing, staff recommends **DENIAL** of the application.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood**: Properties to the north are zoned SF-5 Single-Family Residential District (SF-5) and are developed with single-family dwellings and agricultural uses. Properties to the east, across South Broadway Avenue, are zoned SF-20 and RR and are developed with an electrical substation and agricultural uses. Properties to the south are zoned RR and GC General Commercial District (GC) and are developed with single-family dwellings, agricultural uses, and an auto repair service. Property to the west is zoned SF-5 and is part of the Union Pacific Railroad.
2. **The suitability of the subject property for the uses to which it has been restricted**: The properties are currently zoned RR Rural Residential and SF-20 Single-Family Residential which allows for a limited number of residential, public and civic, and agricultural uses by-right. Several residential, public and civic, commercial, industrial, and agricultural uses are permitted by Conditional Use approval, including Oil and Gas Drilling.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property**: A Conditional Use of a large operation like Oil and Gas Drilling so close to several single-family residential properties could detrimentally affect nearby properties.
4. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant**: Approval of the Conditional Use to permit Oil and Gas Drilling could have a negative effect on the public welfare in that it is a large operation that could produce unsightly aesthetics and/or high levels of noise and odors. Denial could represent economic loss to the applicant.
5. **Length of time the property has been vacant as currently zoned**: The property is currently being used for Oil and Gas Drilling. As of December 11, 2024, operations were continuing on the property.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies**: The proposed Conditional Use is not in conformance with the *Community Investments Plan* or the *South Wichita/Haysville Area Plan* as discussed in the staff report.
7. **Impact of the proposed development on community facilities**: Staff does not anticipate any significant negative impacts to community facilities with the proposed development.
8. **Opposition or support of neighborhood residents**: Prior to the publication of the staff report, Planning staff received one phone call from a member of the public who was opposed to the Conditional Use request.

Alternative Action:

If, however, in the opinion of the Planning Commission, the request is determined to be appropriate, the Planning Commission should adopt alternative findings supporting approval, and it is recommended that approval should be subject to the following conditions:

Recommended Conditions if Approved:

1. The Conditional Use permits Oil and Gas Drilling that is developed and operated in substantial compliance with the approved site plan and any associated documents, licenses or permits detailing drilling and completion activities used to obtain Conditional Use approval.
2. Prior to commencing Oil and Gas Drilling activities, the applicant shall obtain all applicable permits, licenses and/or inspections from Sedgwick County, the State of Kansas or the federal government, including but not limited to, MABCD, Sedgwick County Environmental Resources, Sedgwick County Fire Department, Sedgwick County Public Works, the Kansas Department of Health and Environment and the Kansas Corporation Commission. Prior to moving equipment into Sedgwick County, the applicant shall obtain any applicable permits required to move or transport oversized equipment on Sedgwick County public right-of-way.
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Attachments:

1. Site Plan
2. Aerial Map
3. Zoning Map

CON2024-00271

Metropolitan Area Planning Commission

Page 4

4. Land Use Map
5. Urban Growth Area Map
6. South Wichita/ Haysville Area Plan Future Development Concept Map
7. Site Photos

Site Plan

Conditional Use Application *SITE PLAN*



**ADVANTAGE
ELEVATIONS**
OIL FIELD SURVEYORS

BOX 8604 - PRATT, KS 67124
(620) 672-6491

927241
INVOICE NO.

BEAR PETROLEUM LLC
OPERATOR

SEDGWICK CO KS 29 28s 1e
COUNTY S T R

1-29 DICKSTER DREAM
NO. FARM

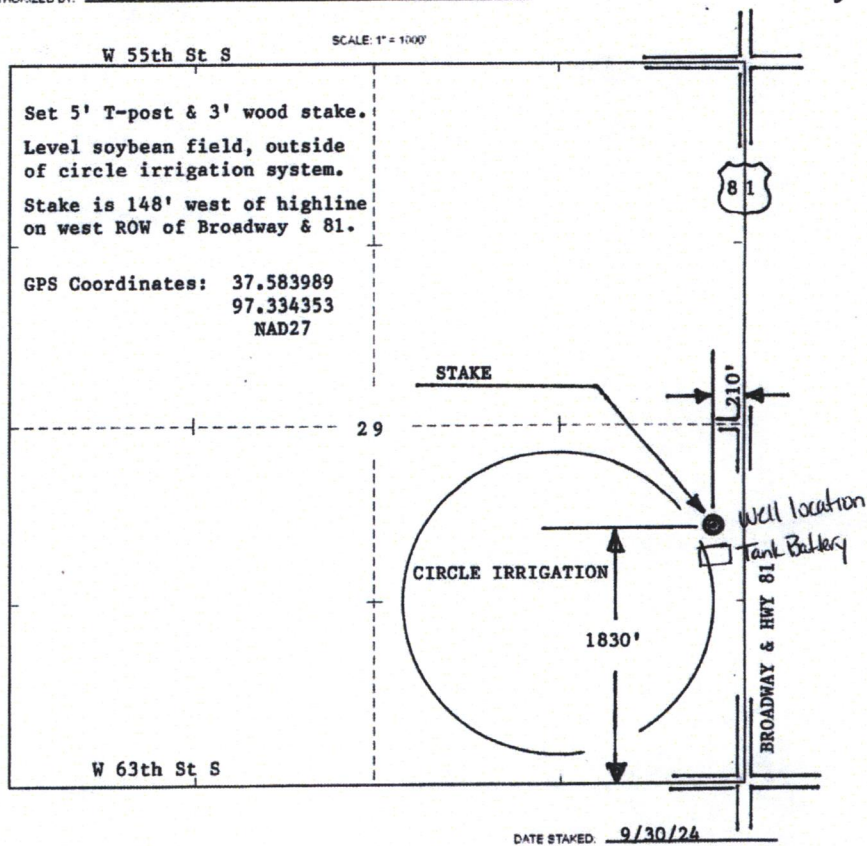
1830' FSL & 210' FEL of Sec.
LOCATION

ELEVATION: 1267' GR

BEAR PETROLEUM LLC
PO BOX 438
HAYSVILLE, KS 67060-0438

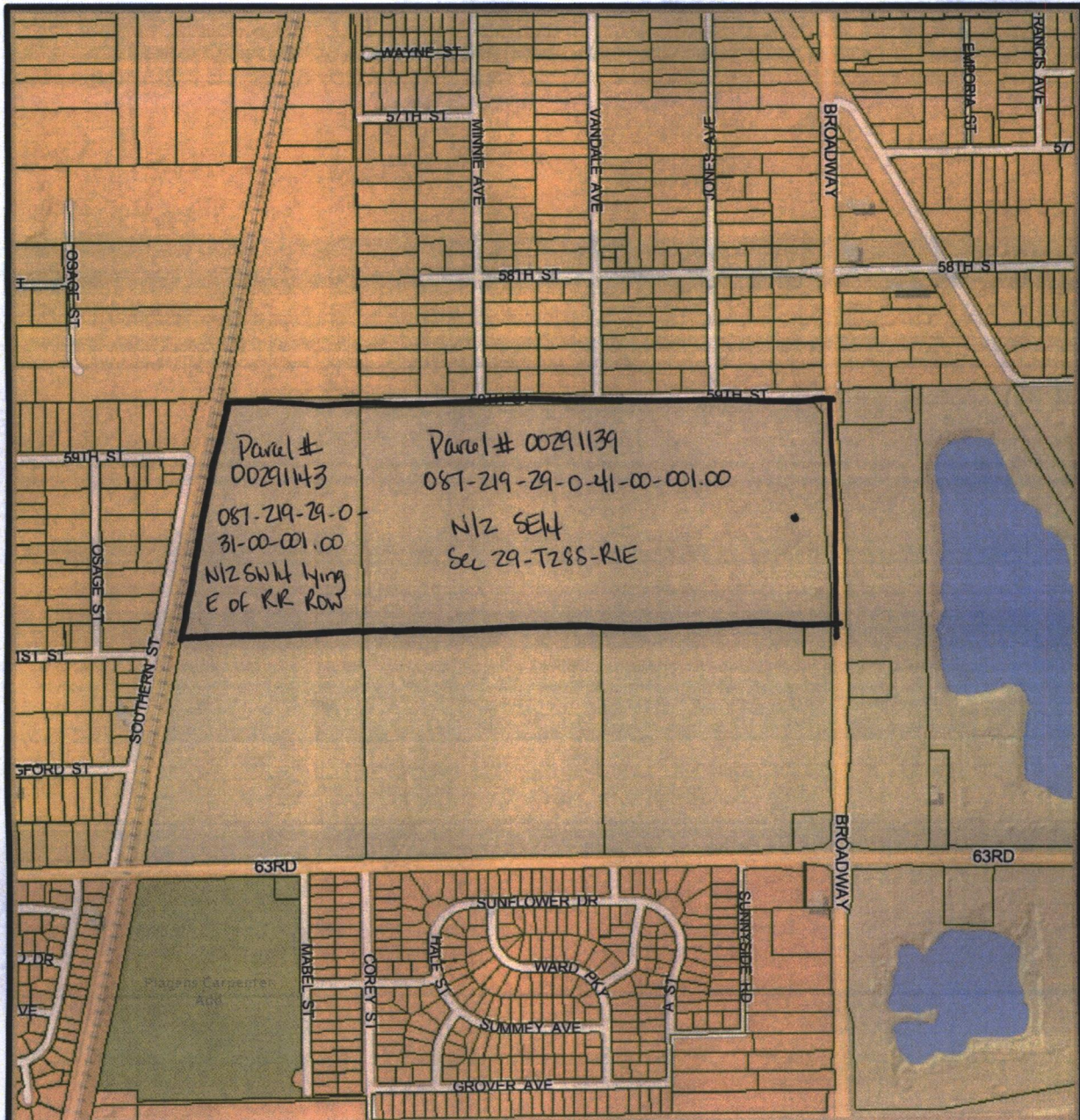
AUTHORIZED BY: Dick Schremmer

SCALE: 1" = 1000'



DATE STAKED: 9/30/24

Loyco Planning Inc. • Pratt, KS 67124 • 620-672-0156



Geographic Information Services

Sedgwick County...
working for you

Date: 11/19/2024

It is understood that the Sedgwick County GIS Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

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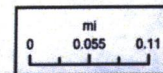
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My Map

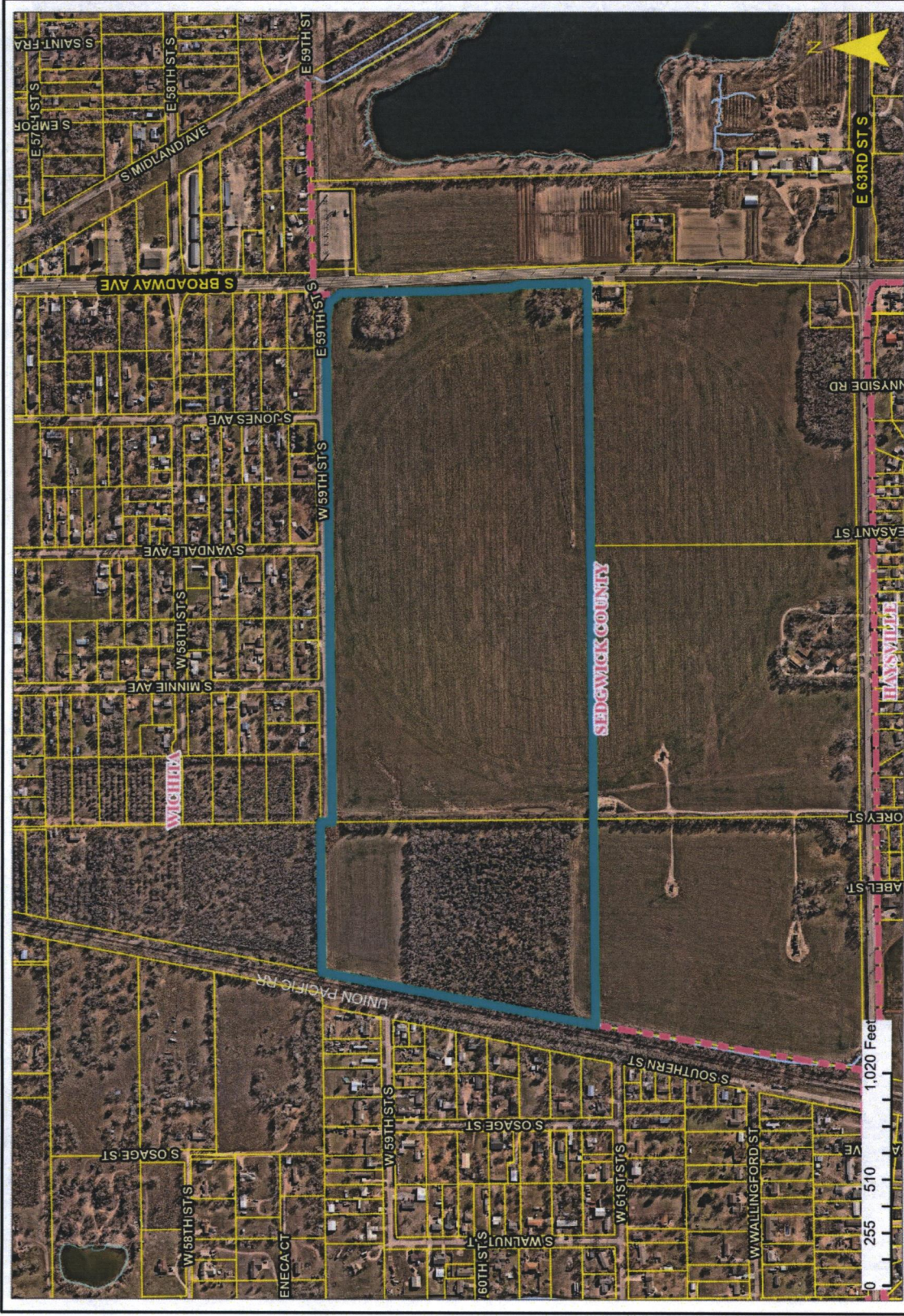
Sedgwick County, Kansas



1:9,028

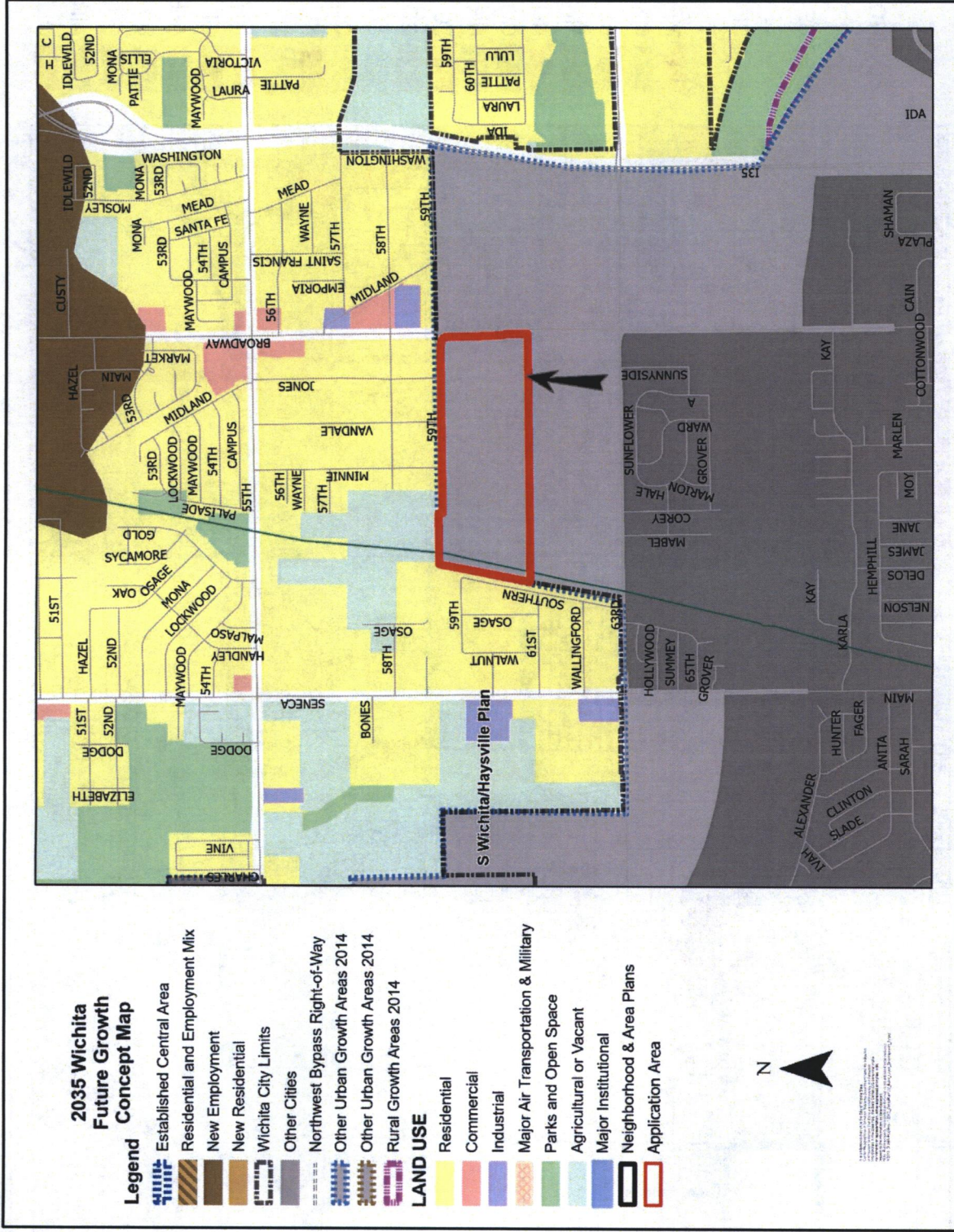


Aerial Map



[illegible]

Land Use Map



2035 Urban Influence Growth Areas Map

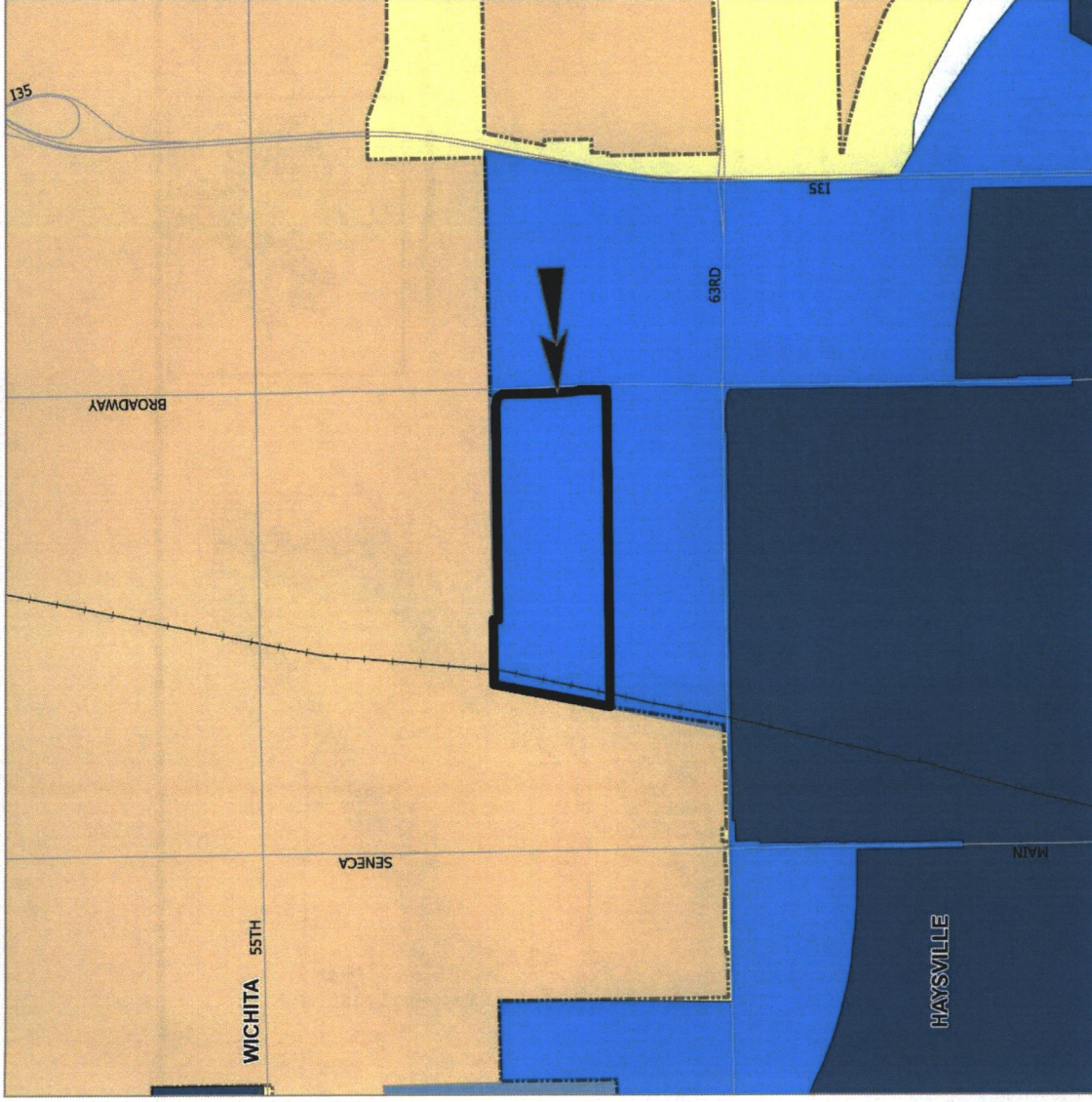
(This map is not reflective of the Zoning Areas of Influence in Sedgwick County)

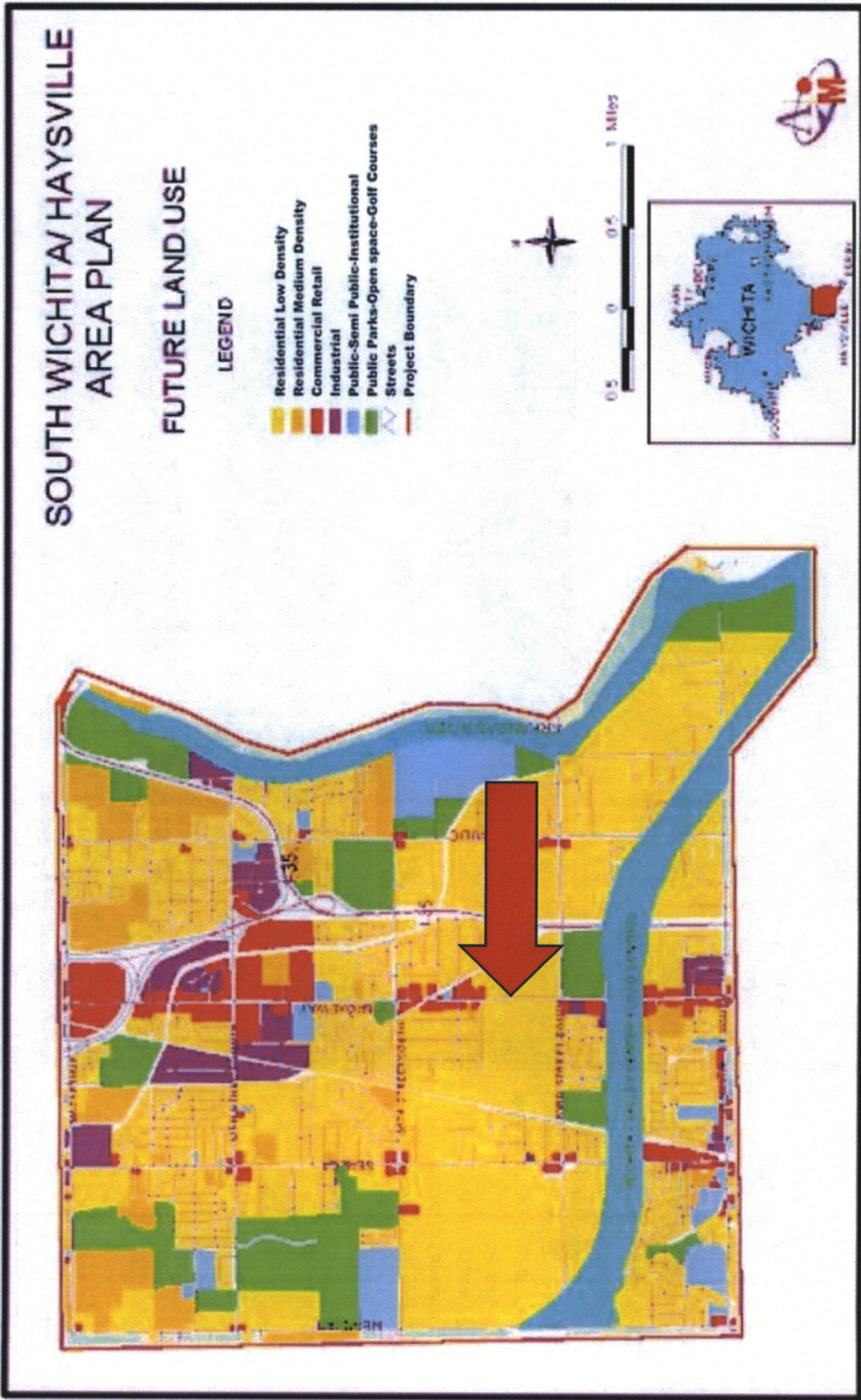


Legend

- Application Area
- Wichita Growth Area
- Small City Urban Growth Area
- Small City Urban Growth Area
- Small City Urban Growth Area
- Rural Area
- Small City Limits
- Wichita City Limits
- K-96 Special Use Corridor

0 500 1,000 2,000 Feet

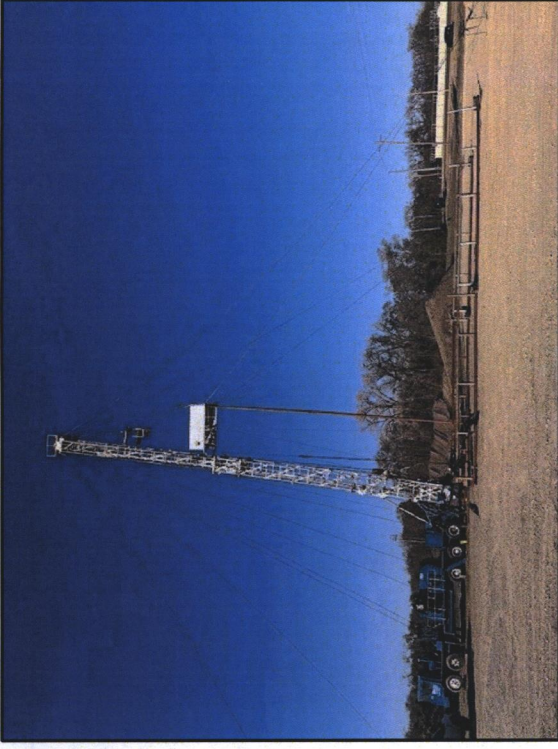




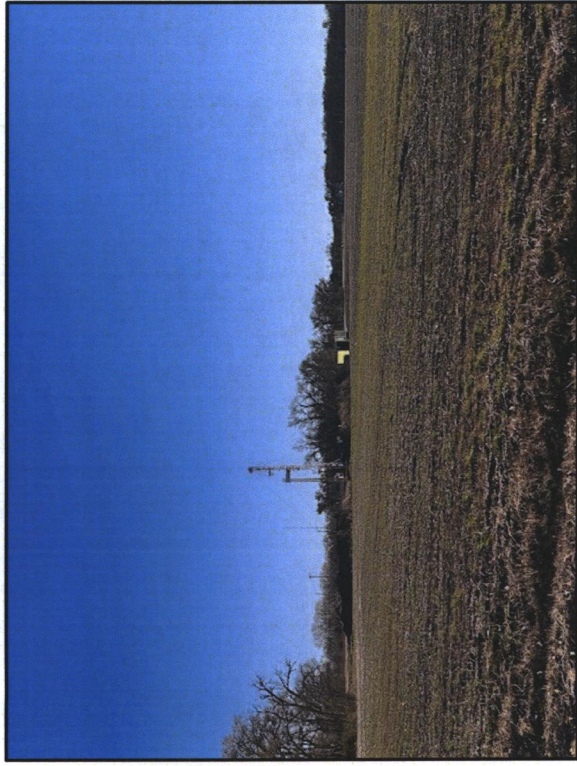
Looking west into site



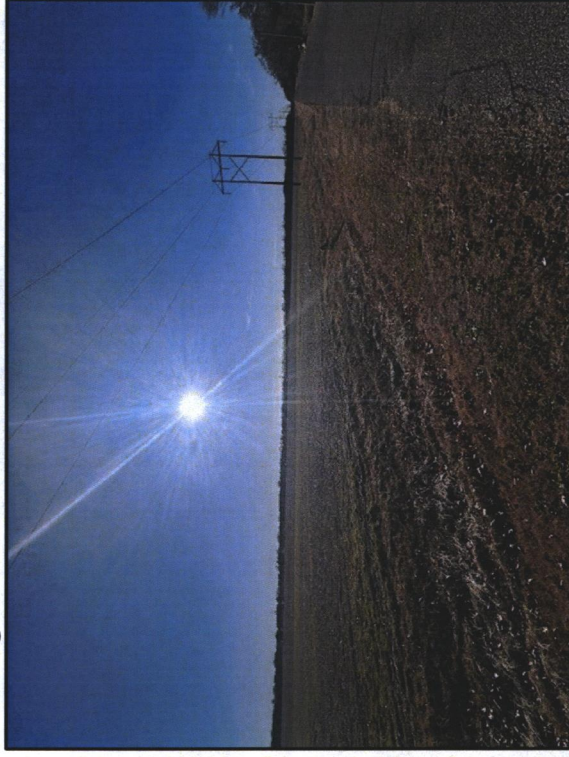
Looking north at operation



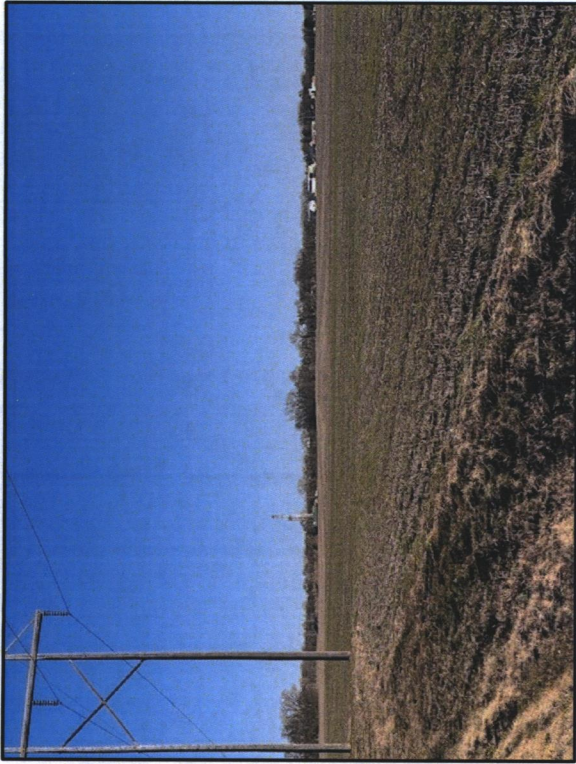
Looking south into sit



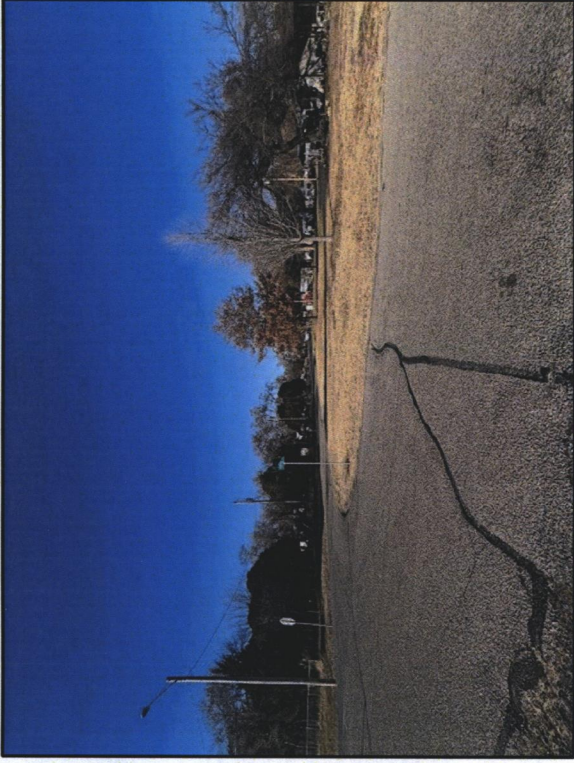
Looking southwest from W. 59th Street



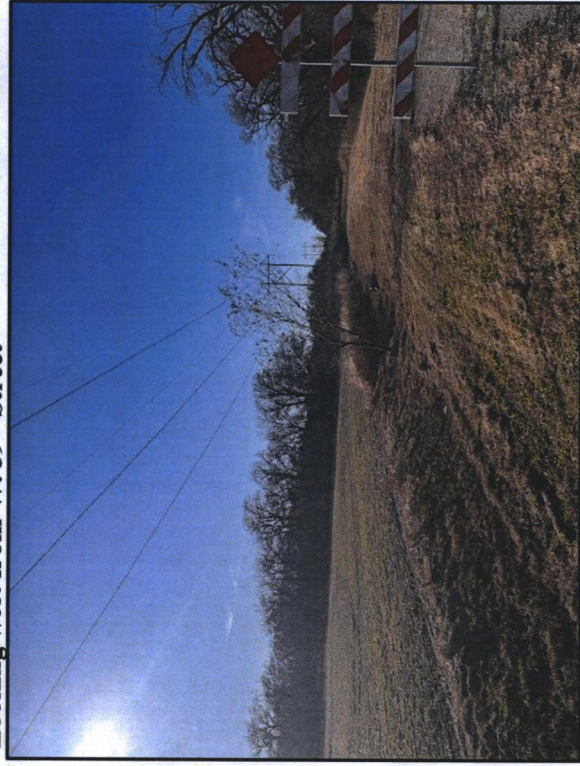
Looking southeast from W. 59th Street



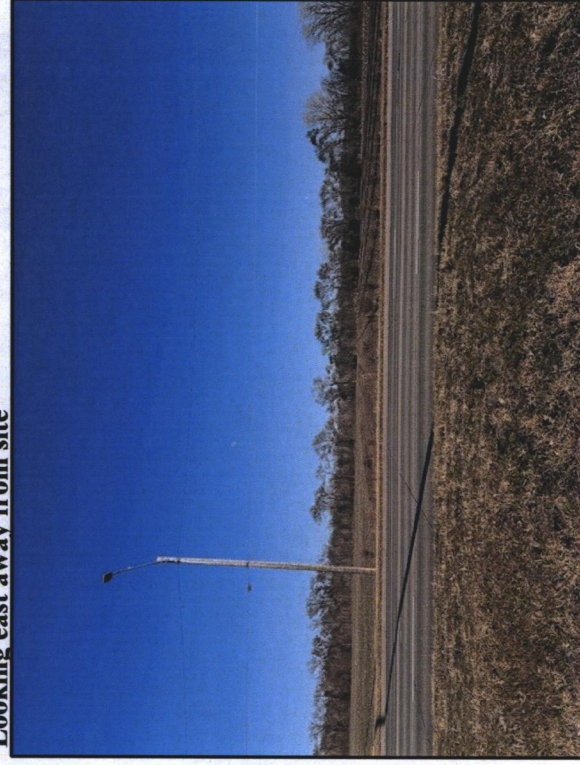
Looking north from W. 59th Street



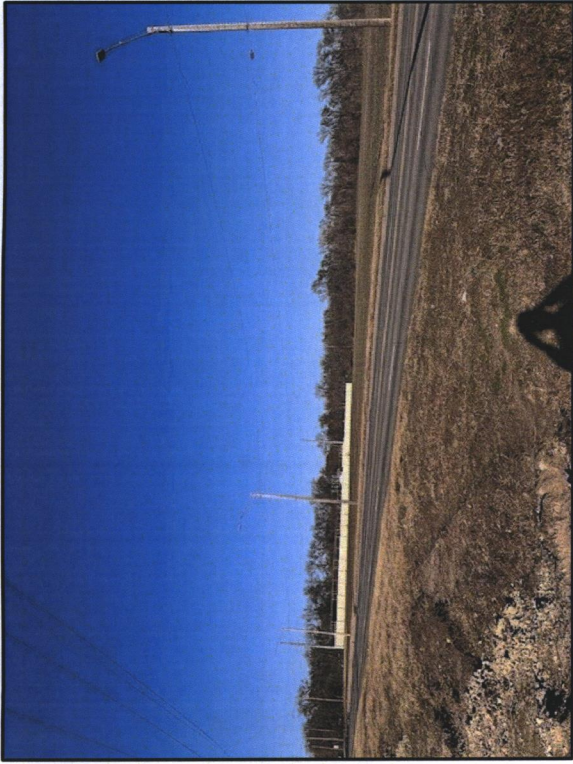
Looking west from W. 59th Street



Looking east away from site



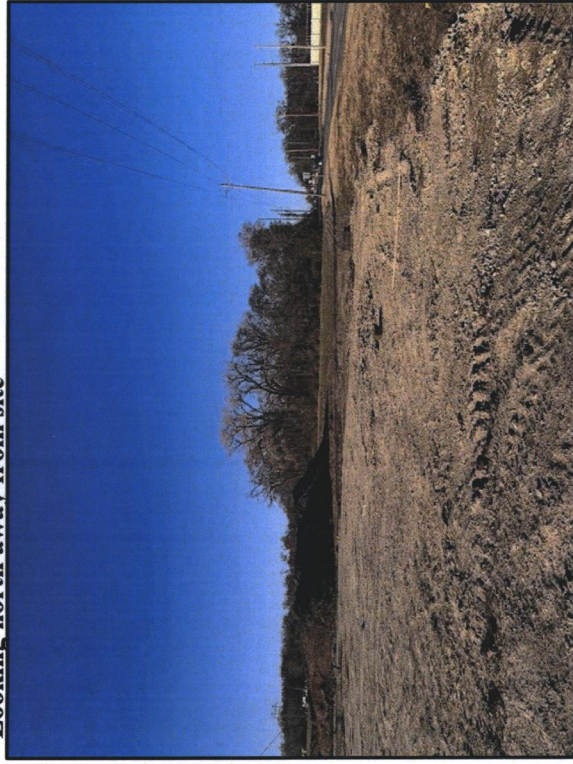
Looking northeast away from site



Looking southeast away from site



Looking north away from site



Looking south away from site

