CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

December 19, 2025

ROJO Sedgwick Holdings, LLC
Attn: Robert Hay
9171 S. West St.
Wichita, KS 67060

Bear Petroleum, LLC
Attn: Dick Schremmer
PO Box 438
Haysville, KS 67060

RE: CON2025-00148 –A Conditional Use request to allow Oil and Gas Drilling in SF-20 Single-Family Residential District and RR Rural Residential District, Generally located on the southwest corner of West 63rd Street South and one-half mile west of South Seneca Street.

Dear Applicant:

At its regular meeting on **December 4, 2025**, 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 with 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 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.
3. Prior to commencing 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 63rd Street South at least 85 feet per UZC Section III-E.1.e.(3).
5. Prior to commencing 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 commencing 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.

No protests were filed against this case. Therefore, the decision of the MAPC is final. 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
Kirk Miller 117 E. Lewis St. Wichita, KS 67202
Kristin Sickler 842 N. Toh N Hah Trail Wichita, KS 67212

CONDITIONAL USE RESOLUTION NO. CON2025-00148

WHEREAS, Rojo Sedgwick Holdings, LLC, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use for Oil and Gas Drilling in RR Rural Residential District zoning, generally located on the north and south sides of West 63rd Street South, within one-half mile west of South Seneca Street, legally described as:

> W/2 SE/4 Exc E 400 ft thereof Section 30-28-1E, Sedgwick County, KS; and NW/4 NE/4 Exc 4.14 A Fldwy Case A-29459 &: Exc E 400 ft LY N of N LI Wichita Valley Center Flood Control ROW & Exc TH PT NE/4 Beg NW Cor thereof THE 163' S 566 ft W 148 ft to W LI Said NE/4 N 568 ft to Beg & Exc TH PT NW/4 NE/4 Comm NW Cor NE/4 TH E 163 ft to POB TH E 65.36 ft S 1047.35 ft NWly 251.36 ft N 373.3 ft E 148 ft N 566 ft to Beg & Exc ST on N; Exc 2.75 tract in W/2 NE/4 NW/4 NE/4 Section 31-28-1E, Sedgwick County, KS.

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

WHEREAS, the MAPC did, at the meeting of December 4, 2025, consider said application; and

WHEREAS, the MAPC 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 Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use for Oil and Gas Drilling in RR Rural Residential District zoning, generally located on the north and south sides of West 63rd Street South, within one-half mile west of South Seneca Street, legally described as:

> W/2 SE/4 Exc E 400 ft thereof Section 30-28-1E, Sedgwick County, KS; and NW/4 NE/4 Exc 4.14 A Fldwy Case A-29459 &: Exc E 400 ft LY N of N LI Wichita Valley Center Flood Control ROW & Exc TH PT NE/4 Beg NW Cor thereof THE 163' S 566 ft W 148 ft to W LI Said NE/4 N 568 ft to Beg & Exc TH PT NW/4 NE/4 Comm NW Cor NE/4 TH E 163 ft to POB TH E 65.36 ft S 1047.35 ft NWly 251.36 ft N 373.3 ft E 148 ft N 566 ft to Beg & Exc ST on N; Exc 2.75 tract in W/2 NE/4 NW/4 NE/4 Section 31-28-1E, Sedgwick County, KS.

Approved 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 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.

3. Prior to commencing 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 63rd Street South at least 85 feet per UZC Section III-E.1.e.(3).

5. Prior to commencing 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 commencing 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.

Adopted this 13th Day of May, 2026.

METROPOLITAN AREA PLANNING COMMISSION

Bob Aldrich, Chairman

ATTEST:

Scott Wadle, Secretary

Sedgwick Co. public notice

(Published in The Ark Valley News Nov. 13, 2025.)

MAPC December 4, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, December 4, 2025, no earlier than 1:30 p.m.,** the Wichita Sedgwick County Metropolitan Area Planning Commission/ Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. **If you have any questions regarding the meeting or items on this notice, please call the Wichita Sedgwick County Metropolitan Area Planning Department at (316) 268 4421.**

CON2025-00148: Conditional Use request in the County to allow Oil and Gas Drilling on property zoned RR Rural Residential District, generally located on the north and south sides of West 63rd Street South, within one-half mile west of South Seneca Street. (Haysville Area of Influence)

CON2025-00152: Conditional Use request in the County to allow Vehicle Storage Yard on property zoned RR Rural Residential, generally located on the west side of South Grove Street and within 0.70 miles north of East 79th Street South (7415 South Grove Street). (Haysville Area of Influence)

CON2025-00155: Conditional Use request in the County to allow a single-vehicle Recreational Vehicle Campground on property zoned RR Rural Residential District, generally located on the south side of West 71st Street South, one-half mile east of South 71st Street West (6725 West 71st Street South).

VAC2025-00049: Vacation request in the County to vacate platter's text on property zoned RR Rural Residential, generally located east of North Maize Road and 2,000 feet north of West 53rd Street North.

ZON2025-00053: Zone Change request in the County from RR Rural Residential to LI Limited Industrial to allow industrial development, located at the southeast corner of East 45th Street North and North Greenwich Road.

ZON2025-00054: Zone Change request in the County from SF-20 Single Family Residential to MF-29 Multi-family Residential with Protective Overlay to allow residential development, located at the southwest corner of North Broadway Avenue and West 69th Street North. (Park City Area of Influence)

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the Wichita Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate:

1) **Attend In-Person** at the **Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202.** Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268 4464) by 5:00 PM, 3 days prior to the meeting.

2) **Submit Comments Ahead of Time** regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. **Written Comments** should be submitted by 5:00 PM the day before the meeting. **Video and Audio Comments** (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

Email Planning@wichita.gov
Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: **Scott Wadle**
271 W. 3rd Street – Suite 201
Wichita, KS 67202
Phone 316.268.4421
Fax 316.858.7764

3) **If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.**

Option to View Remotely (Not Participate)

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: https://www.wichita.gov/Planning.

WITNESS MY HAND on November 13, 2025
Scott Wadle, Secretary
Wichita Sedgwick County Metropolitan Area Planning Commission

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 13th day of November, 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 13th day of November, 2025.

Lisa K. Strunk

Notary Public

My commission expires 4/24/28

Additional copies $ NOTARY

Printer's fee

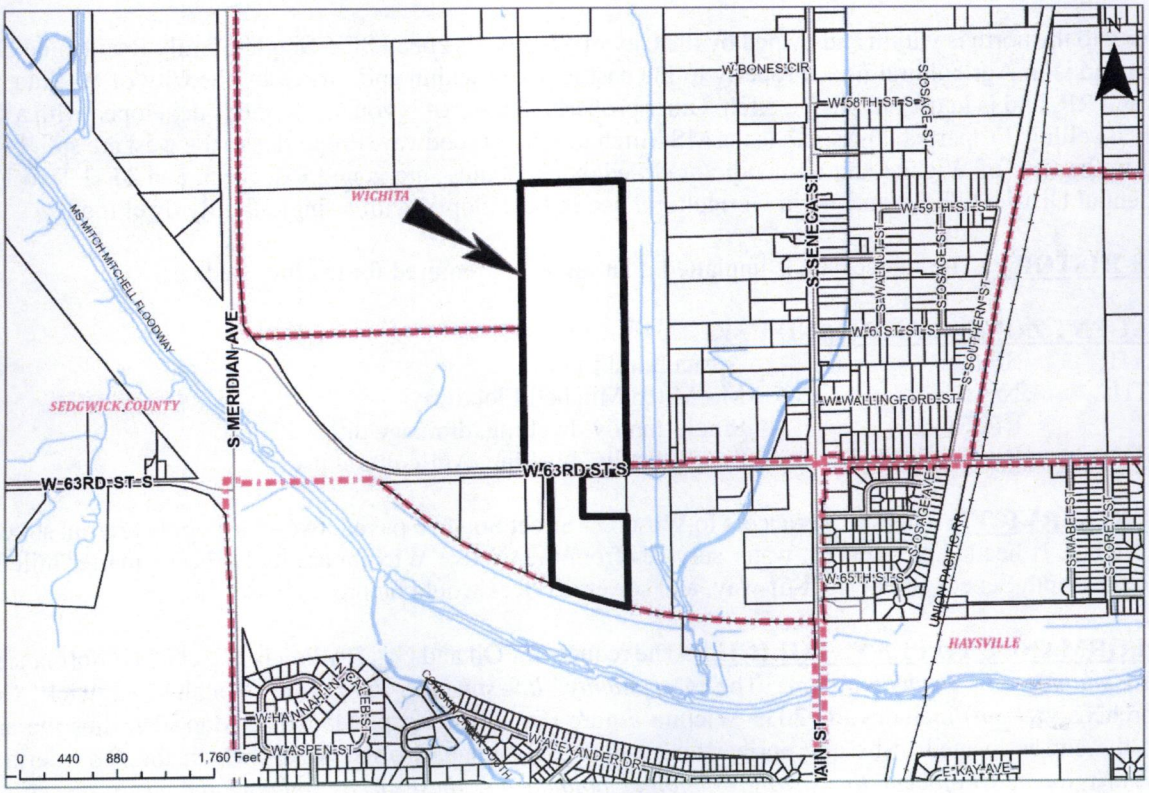
LISA K. STRUNK NOTARY PUBLIC 4/24/28 STATE OF KANSAS

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.2

STAFF REPORT
MAPC: December 4, 2025
Haysville Planning Commission: November 13, 2025

CASE NUMBER:	CON2025-00148 (County)
APPLICANT/OWNER:	Rojo Sedgwick Holdings 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:	73.6 acres
LOCATION:	Generally located on the southwest corner of West 63rd Street South and one-half mile west of South Seneca Street
PROPOSED USE:	Oil and Gas Drilling for one well
RECOMMENDATION:	Approve with Conditions



BACKGROUND: The applicants are requesting a Conditional Use to permit Oil and Gas Drilling on a portion of their property. The applicant owns a 55.6-acre parcel north of West 63rd Street South and another parcel south of West 63rd Street South that is 17.9 acres in size. According to the University of Kansas's Oil and Gas Well Data Map, it appears that both parcels have previously had wells installed, all of which have been plugged and abandoned.

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 number of non-residential 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 proposed well to be placed approximately 918 feet south of the north (front) property line, on the tract south of West 63rd Street South and approximately 213 feet west of the east side property line. The east property line abuts property owned by the City of Wichita. The south (rear) property line abuts the MS "Mitch" Mitchell Floodway. On the tract north of West 63rd Street South, a tank battery and a Salt Water Disposal Well are proposed. The tank battery is proposed to be located closer to the western (interior side) property line. The Saltwater Disposal Well ("SDW" on the site plan) is proposed to be located southeast of the tank battery. 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. If storage tanks are to be placed on site, staff would need a revised site plan showing the locations of such if the request is approved.

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. Screening can be installed in the immediate area of the use as opposed to screening the entire property.

Property to the north is within and owned by the City of Wichita, is zoned SF-5 Single-Family Residential District (SF-5) and is in Agricultural use. Property to the east is partly within and owned by the City of Wichita, zoned SF-5 and RR, and is in use a drainage ditch. Other property to the east is zoned RR and is developed with a single-family dwelling. Property to the south is the MS Mitch Mitchell Floodway. Properties to the west are split between being in the City of Wichita and unincorporated Sedgwick County, are zoned RR, SF-5, and TF-3 Two-Family Residential District (TF-3), and are in Agricultural use and developed with a single-family dwelling.

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

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Agricultural field
SOUTH:	N/A	MS Mitch Mitchell Floodway
EAST:	RR, SF-5	Single-family dwelling, drainage ditch
WEST:	RR, SF-5, TF-3	Single-family dwelling, Agricultural uses

PUBLIC SERVICES: This site has access to West 63rd Street South, a paved, two-lane county arterial street with open ditches. If needed or required, water services from the City of Wichita are located one-quarter mile to the east in the South Seneca Street right-of-way, and sewer services would be provided on-site.

CONFORMANCE TO PLANS/POLICIES: The request for Oil and Gas Drilling is in partial 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."

The request is in conformance with the Land Use Compatibility Locational Guidelines of the Comprehensive Plan. Under the heading "Land Use Compatibility," Guideline 1.a states that, "*Higher-intensity development should be discouraged from locating in areas of existing lower-intensity development, particularly established low-density residential areas.*" Also, under the heading "Land Use Compatibility," Guideline 1.b states, "*Industrial and major commercial land uses that generate pollution, odor, noise, light, safety hazards, and high levels of traffic should be located away from residential areas and developed with screening, buffering, and site design features sufficient to mitigate adverse impacts.*" The proposed well is in a fairly remote part of unincorporated Sedgwick County that is bordered by property that is developed as a drainage ditch that the City of Wichita owns and the MS Mitch Mitchell Floodway. While there are some single-family dwellings in the near vicinity, staff feels the operation is proposed to be enough of a distance away that it should not negatively affect those property owners.

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 requested use is not in conformance with the Haysville Comprehensive Plan. The attached 2022 Haysville Future Community Growth Patterns Map from the City of Haysville identifies the site as appropriate for Residential. Considering the use of Oil and Gas Drilling is typically a temporary land use, and the fairly remote area the request is located within, staff feels the request is appropriate.

South Wichita/Haysville Area Plan: The requested rezoning is not in conformance with the 2001 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. While the use of Oil and Gas Drilling is considered an industrial use, the relative remoteness of the area should make the use appropriate.

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

3. Prior to commencing 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 63rd Street South at least 85 feet per UZC Section III-E.1.e.(3).

5. Prior to commencing 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 commencing 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.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Property to the north is within and owned by the City of Wichita, is zoned SF-5 Single-Family Residential District (SF-5) and is in Agricultural use. Property to the east is partly within and owned by the City of Wichita, zoned SF-5 and RR, and is in use a drainage ditch. Other property to the east is zoned RR and is developed with a single-family dwelling. Property to the south is the MS Mitch Mitchell Floodway. Properties to the west are split between being in the City of Wichita and unincorporated Sedgwick County, are zoned RR, SF-5, and TF-3 Two-Family Residential District (TF-3), and are in Agricultural use and developed with a single-family dwelling.

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:** If approved, initially there will be increased levels of traffic. There will be vehicles transporting oversized and heavy equipment not necessarily present on a typical day in the larger area. Temporarily, there will be increased numbers of workers and subcontractors preparing the site, drilling and completing the well and establishing permanent production equipment. Potential effects include odor, noise and increased lighting. All of the regulations, permit processes and conditions of approval are designed to minimize negative impacts.

4. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** It is not anticipated that the requested Conditional Use will have an effect

on the public health, safety, or welfare. Denial of the application may result in an economic loss in the use of the mineral rights of the applicant.

5. **Length of time the property has been vacant as currently zoned:** The subject property historically has been used for agricultural production and oil extraction based on confirmation of abandoned wells.

6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The proposed Conditional Use is in partial conformance with the *Community Investments Plan,* not in conformances with the City of Haysville's Plan and not in conformance with the *South Wichita/Haysville Area Plan* as discussed in the staff report.

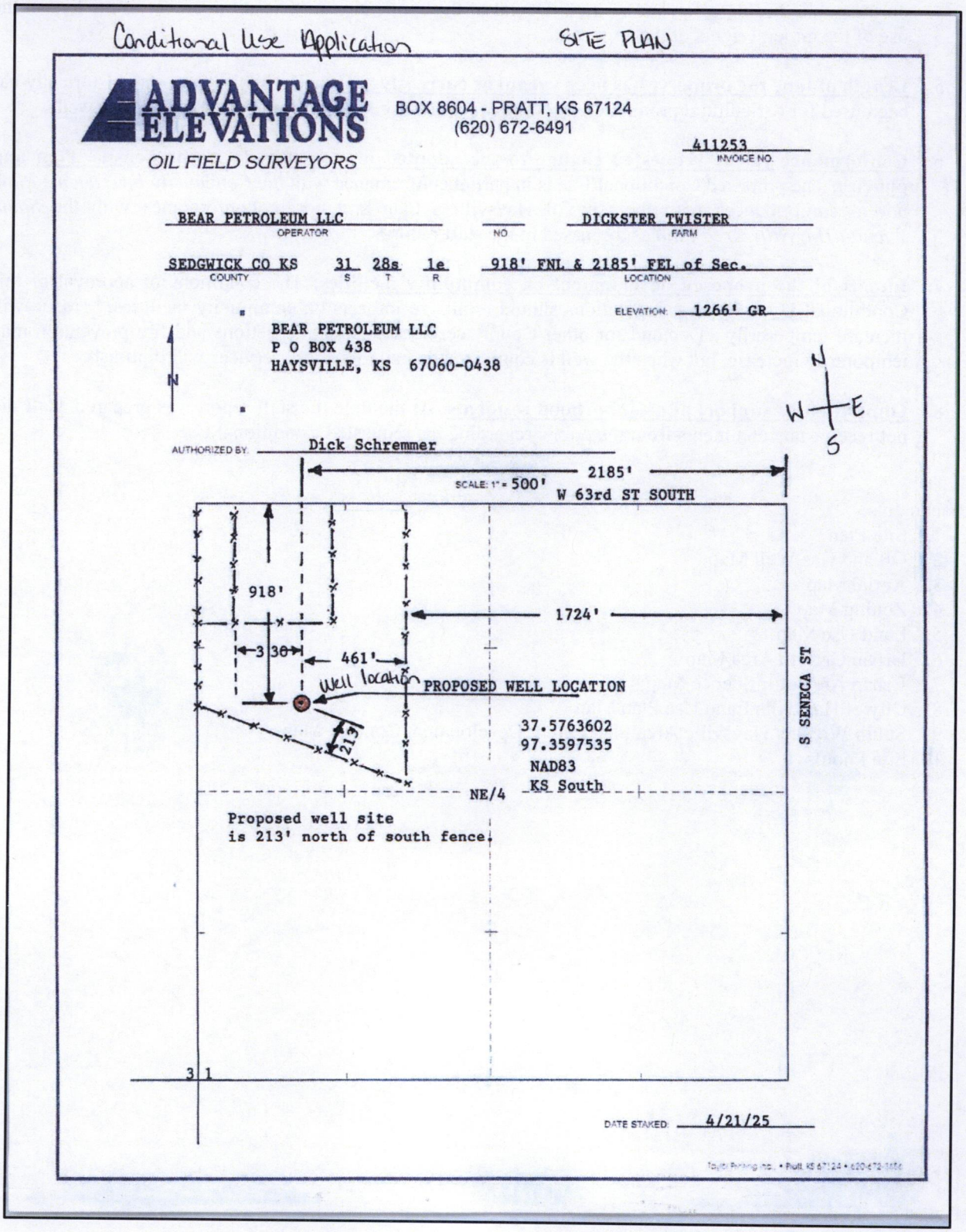
7. **Impact of the proposed development on community facilities:** The conditions of approval of this Conditional Use and other regulations should minimize impacts on community facilities. Traffic will increase temporarily. Demand for other County services such as inspections and fire prevention may temporarily increase, but when the well is completed demand for those services will diminish.

8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff did not receive any comments from the public regarding the requested Conditional Use.

Attachments:

1. Site Plan
2. Oil and Gas Well Map
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Urban Growth Area Map
7. Urban Area of Influence Map
8. City of Haysville Land Use Plan Map
9. South Wichita/ Haysville Area Plan Future Development Concept Map
10. Site Photos

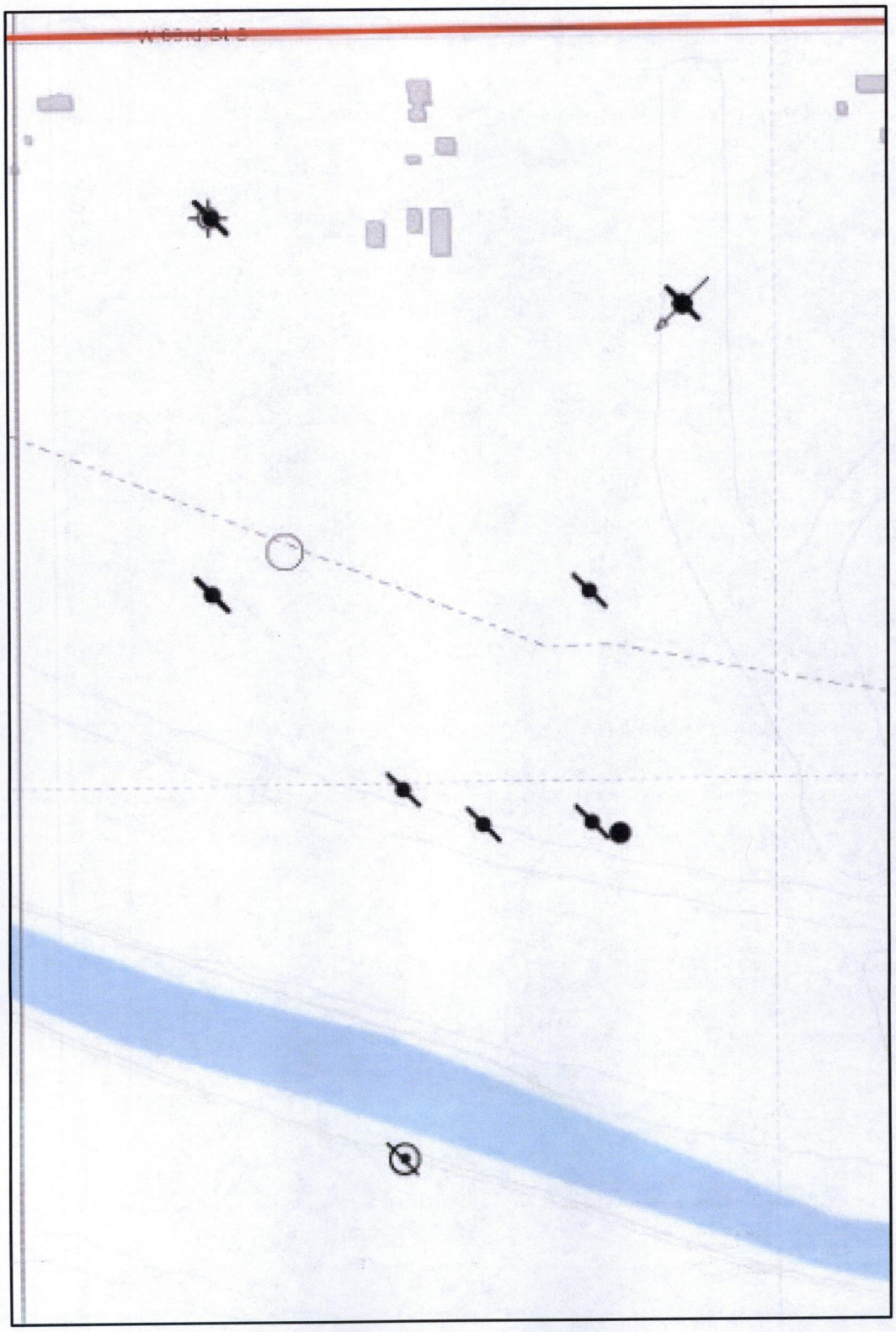
Site Plan


Conditional Use Application
SITE PLAN
ADVANTAGE ELEVATIONS
OIL FIELD SURVEYORS
BOX 8604 - PRATT, KS 67124
(620) 672-6491
411253
INVOICE NO.
BEAR PETROLEUM LLC
OPERATOR
NO
DICKSTER TWISTER
FARM
SEDGWICK CO KS
COUNTY
31 S
28s T
1e R
918' FNL & 2185' FEL of Sec.
LOCATION
ELEVATION: 1266' GR
BEAR PETROLEUM LLC
P O BOX 438
HAYSVILLE, KS 67060-0438
N
AUTHORIZED BY: Dick Schremmer
SCALE: 1" = 500'
2185'
W 63rd ST SOUTH
918'
1724'
330
461'
well location
PROPOSED WELL LOCATION
213'
37.5763602
97.3597535
NAD83
KS South
S SENECA ST
NE/4
Proposed well site
is 213' north of south fence.
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DATE STAKED: 4/21/25
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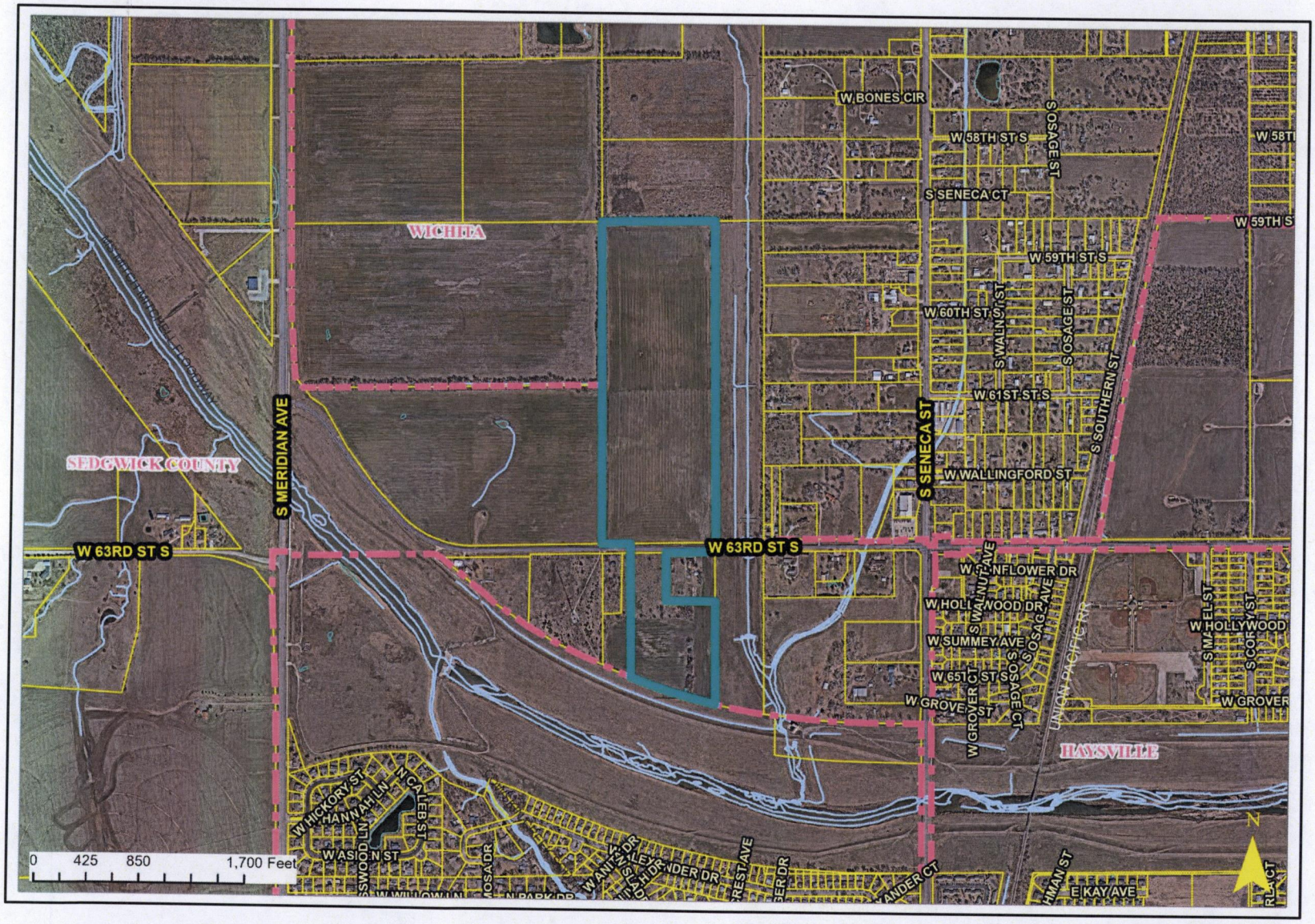

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W12 SE14 - E400'
Sec 30-28-1E
Parcel 30019825
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Tract in NW14 NE14
Sec 31-28-1E
63RD
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SENECA
59TH ST
AGE ST
59TH ST
WALNUT ST
OSAGE ST
61ST ST
WALLINGFORD ST
SUMMEY AVE
OSAGE AVE
65TH ST
ALEXANDER DR
Geographic Information Services
Sedgwick County...
working for you
Date: 9/18/2025
It is understood that the Sedgwick County GIS Division of Information and Operations, had no indication or reason to believe that there are inaccuracies in information incorporated in the base map.
The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.
© 2025 Sedgwick County Kansas Government.
All rights reserved.
My Map
Sedgwick County, Kansas
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1:9,028
mi
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0.055
0.11

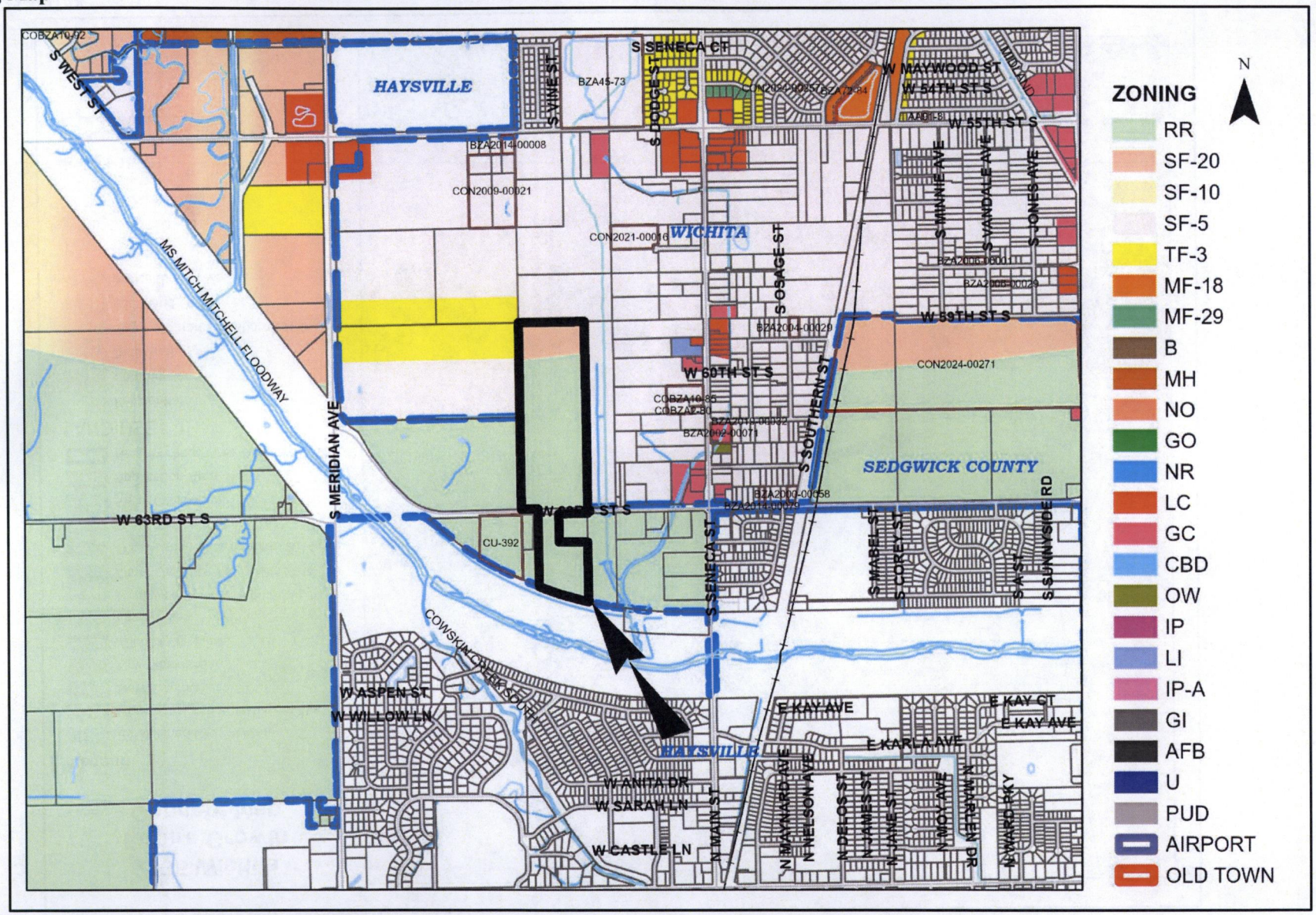
Oil and Gas Well Map



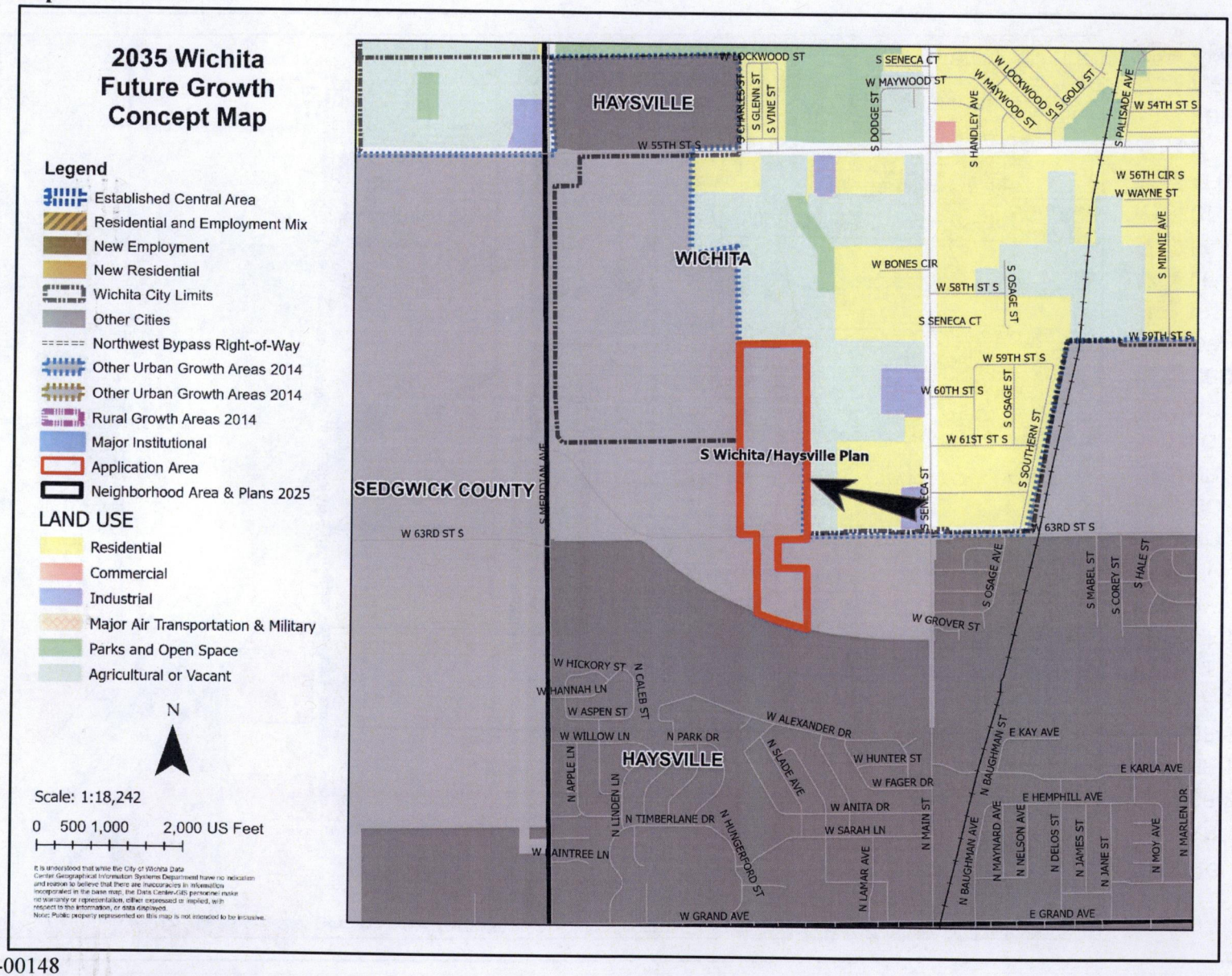
Aerial Map


WICHITA
SEDGWICK COUNTY
HAYSVILLE
S MERIDIAN AVE
S SENECA ST
W 63RD ST S
W BONES CIR
W 58TH ST S
S SENECA CT
W 59TH ST S
W 60TH ST S
W 61ST ST S
S SOUTHERN ST
W WALLINGFORD ST
W SUNFLOWER DR
W HOLLYWOOD DR
W SUMMEY AVE
W GROVER ST
E KAY AVE
0 425 850 1,700 Feet
N

Zoning Map


HAYSVILLE
WICHITA
SEDGWICK COUNTY
MS MITCH MITCHELL FLOODWAY
S MERIDIAN AVE
W 63RD ST S
W 59TH ST S
W 60TH ST S
W 55TH ST S
W 54TH ST S
S SENECA CT
W MAYWOOD ST
S VINE ST
S OSAGE ST
S SOUTHERN ST
S MINNEAVE
S YANDALE AVE
S JONES AVE
S MABEL ST
S COREY ST
S SUNNYSIDE RD
S SENECA ST
CU-392
CON2009-00021
CON2021-00016
CON2024-00271
BZA2014-00008
BZA45-73
BZA2004-00020
BZA2009-00058
COWSKIN CREEK TRIBUTARY
W ASPEN ST
W WILLOW LN
W ANITA DR
W SARAH LN
W CASTLE LN
N MAIN ST
E KAY AVE
E KAY CT
E KARLA AVE
N MAYNARD AVE
N NELSON AVE
N DELOS ST
N JAMES ST
N JANE ST
N WOLF AVE
N MARLEN DR
N WARD PKY
N
ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN

Land Use Map


2035 Wichita Future Growth Concept Map
Legend
Established Central Area
Residential and Employment Mix
New Employment
New Residential
Wichita City Limits
Other Cities
Northwest Bypass Right-of-Way
Other Urban Growth Areas 2014
Other Urban Growth Areas 2014
Rural Growth Areas 2014
Major Institutional
Application Area
Neighborhood Area & Plans 2025
LAND USE
Residential
Commercial
Industrial
Major Air Transportation & Military
Parks and Open Space
Agricultural or Vacant
N
Scale: 1:18,242
0 500 1,000 2,000 US Feet
HAYSVILLE
WICHITA
SEDGWICK COUNTY
S Wichita/Haysville Plan
W LOCKWOOD ST
S SENECA CT
W MAYWOOD ST
W 55TH ST S
W 54TH ST S
W 56TH CIR S
W WAYNE ST
W BONES CIR
W 58TH ST S
W 59TH ST S
W 60TH ST S
W 61ST ST S
W 63RD ST S
W GROVER ST
W HICKORY ST
W HANNAH LN
W ASPEN ST
W WILLOW LN
N PARK DR
W ALEXANDER DR
W HUNTER ST
W FAGER DR
W ANITA DR
W SARAH LN
N TIMBERLANE DR
W GRAND AVE
E KAY AVE
E KARLA AVE
E HEMPHILL AVE
E GRAND AVE
S CHARLES ST
S GLENN ST
S VINE ST
S DODGE ST
S HANDLEY AVE
S GOLD ST
S PALISADE AVE
S MINNIE AVE
S OSAGE ST
S SOUTHERN ST
S MERIDIAN AVE
S OSAGE AVE
S MABEL ST
S COREY ST
S HALE ST
N CALEB ST
N APPLE LN
N LINDEN LN
N SLADE AVE
N HUNGERFORD ST
N MAIN ST
N LAMAR AVE
N BAUGHMAN ST
N MAYNARD AVE
N NELSON AVE
N DELOS ST
N JAMES ST
N JANE ST
N MOY AVE
N MARLEN DR

2035 Urban Growth Areas Map

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

N

Legend

- Application Area
- Railroad
- Small City Limits
- Wichita City Limits
- K-96 Special Use Corridor

SDA

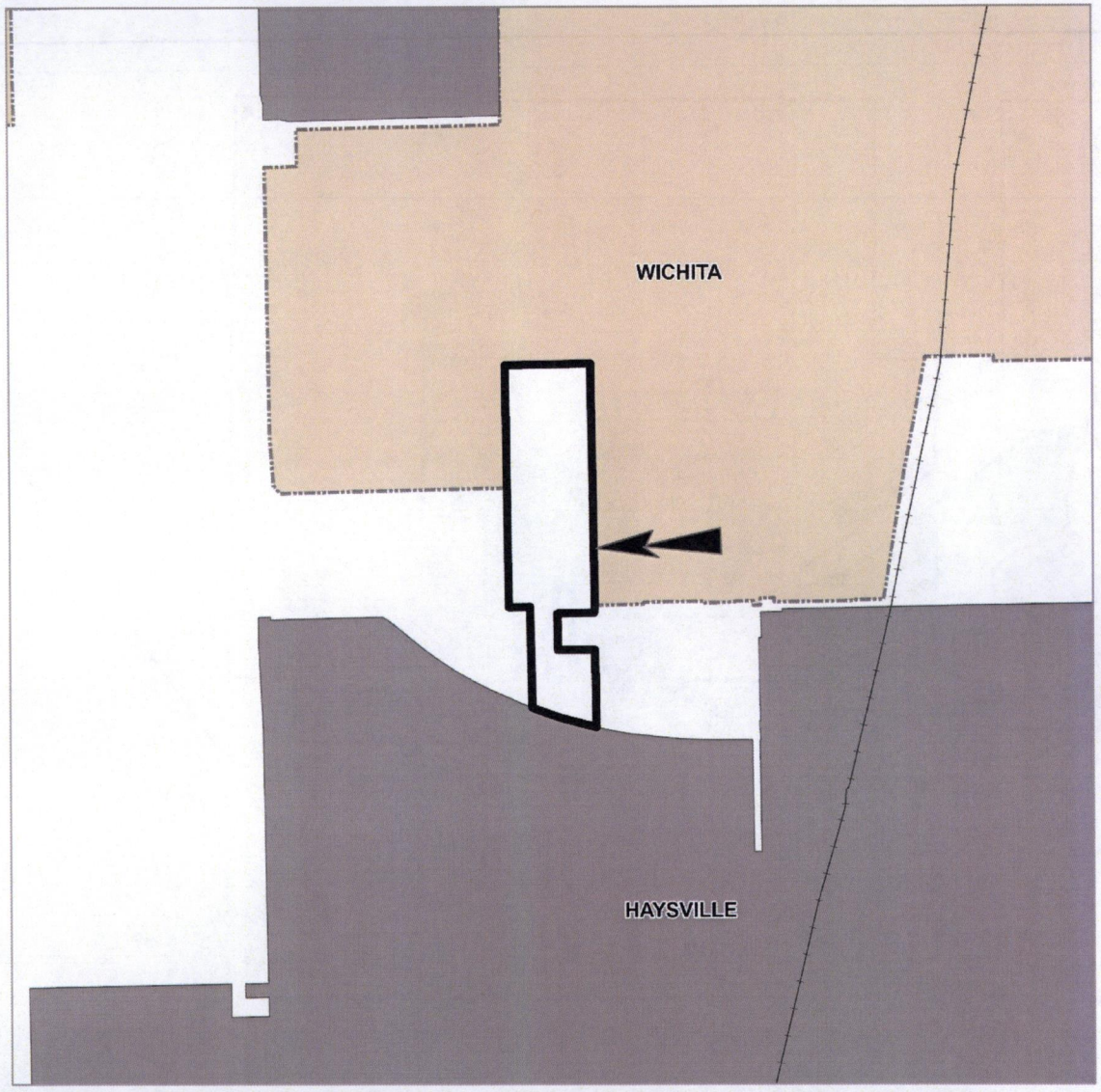
- Wichita Growth Area
- Small City Urban Growth Area
- Small City Urban Growth Area
- Small City Urban Growth Area
- Rural Area
- State Highway
- US Federal Highway
- Interstate
- Kansas Turnpike (TOLL)
- Arterial
- Ramp

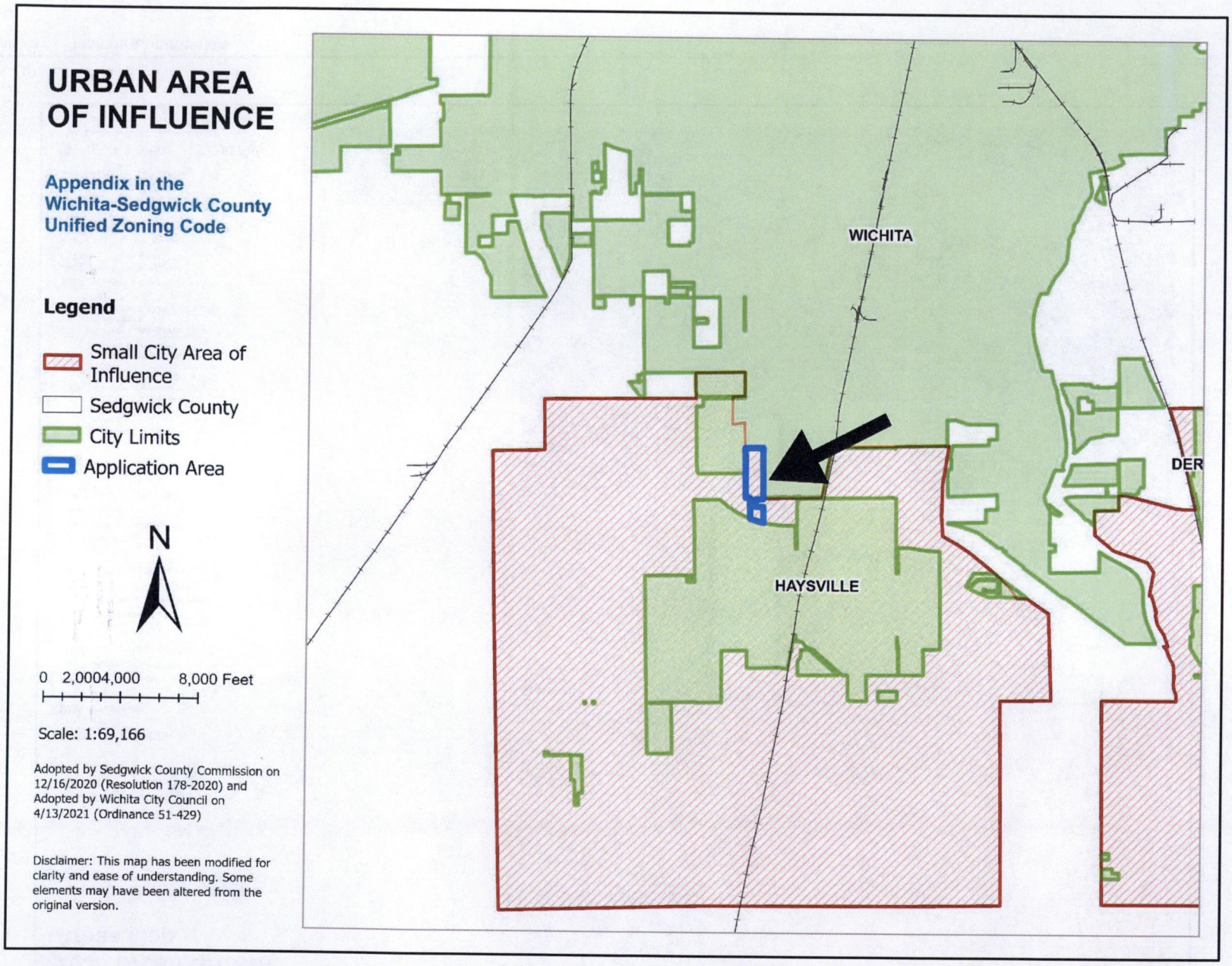
DISTRICT

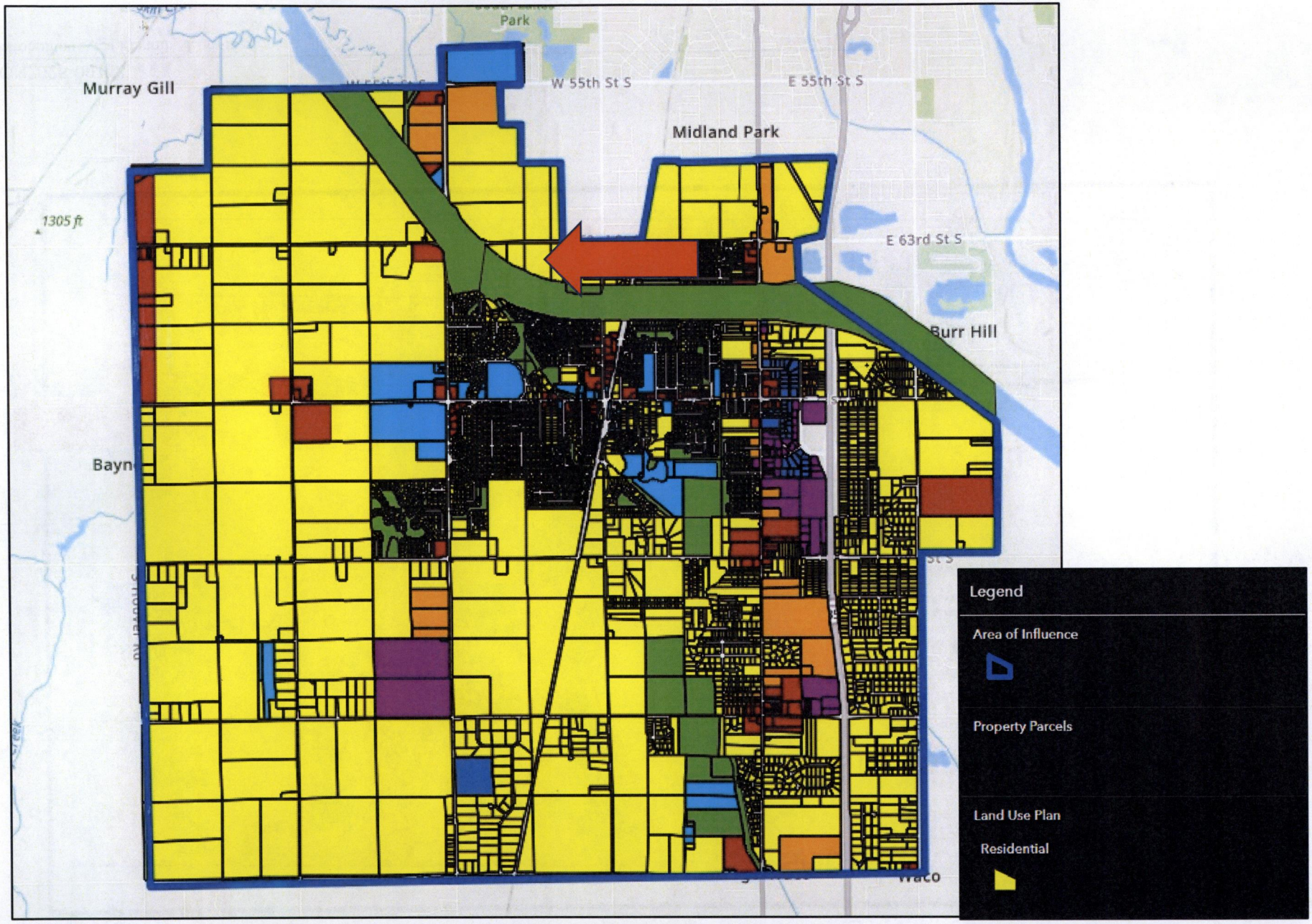
- Reece Road Improvement; Self-Suppd Municipal Improvement; Springdale County Club Improvement; Sunswept Highlands Improvement; Sunview Improvement; K-42 Estates Improvement; Crestview Country Club Improvement; Oaklawn Improvement
- St. Marks Improvement; Furley Improvement; Peck Improvement; Miles Village-Lake Waltanna
- <all other values>
- IndusDistr&SedgCoPark

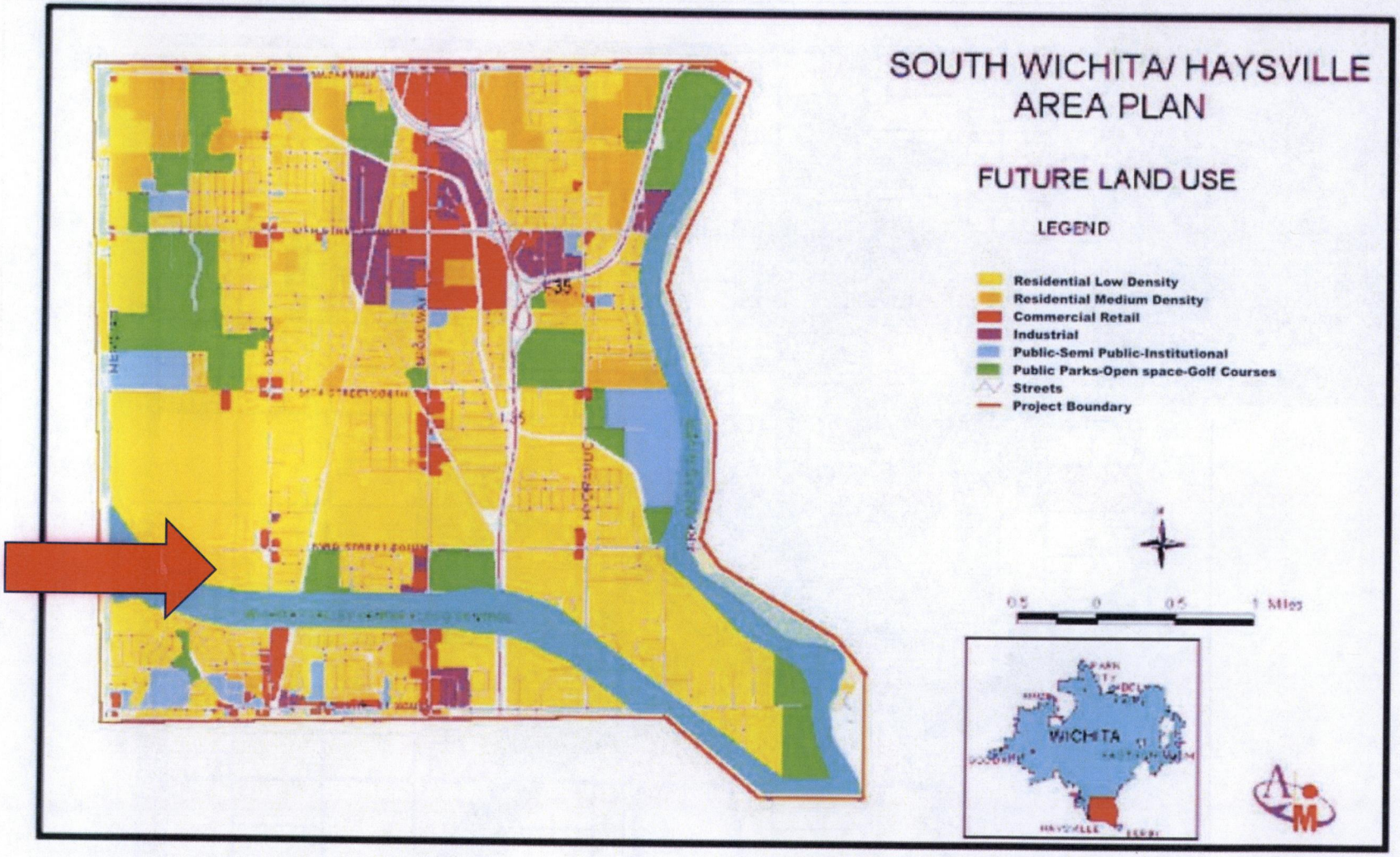
Scale: 1:17,291

0 500 1,000 2,000 Feet




URBAN AREA OF INFLUENCE
Appendix in the Wichita-Sedgwick County Unified Zoning Code
Legend
Small City Area of Influence
Sedgwick County
City Limits
Application Area
N
0 2,0004,000 8,000 Feet
Scale: 1:69,166
Adopted by Sedgwick County Commission on 12/16/2020 (Resolution 178-2020) and Adopted by Wichita City Council on 4/13/2021 (Ordinance 51-429)
Disclaimer: This map has been modified for clarity and ease of understanding. Some elements may have been altered from the original version.
WICHITA
HAYSVILLE
DER


Park
Murray Gill
W 55th St S
E 55th St S
Midland Park
1305 ft
E 63rd St S
Burr Hill
Bayn
Waco
Legend
Area of Influence
Property Parcels
Land Use Plan
Residential


SOUTH WICHITA/ HAYSVILLE AREA PLAN
FUTURE LAND USE
LEGEND
Residential Low Density
Residential Medium Density
Commercial Retail
Industrial
Public-Semi Public-Institutional
Public Parks-Open space-Golf Courses
Streets
Project Boundary
35
0.5 0 0.5 1 Miles
WICHITA

Looking north into site



Looking south into site and property east of site



Looking east away from site



Looking west away from site



Conditional Use Application

SITE PLAN

ADVANTAGE ELEVATIONS
OIL FIELD SURVEYORS

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

411253
INVOICE NO.

BEAR PETROLEUM LLC
OPERATOR

NO.

DICKSTER TWISTER
FARM

SEDGWICK CO KS
COUNTY

31 S 28s T 1e R

918' FNL & 2185' FEL of Sec.
LOCATION

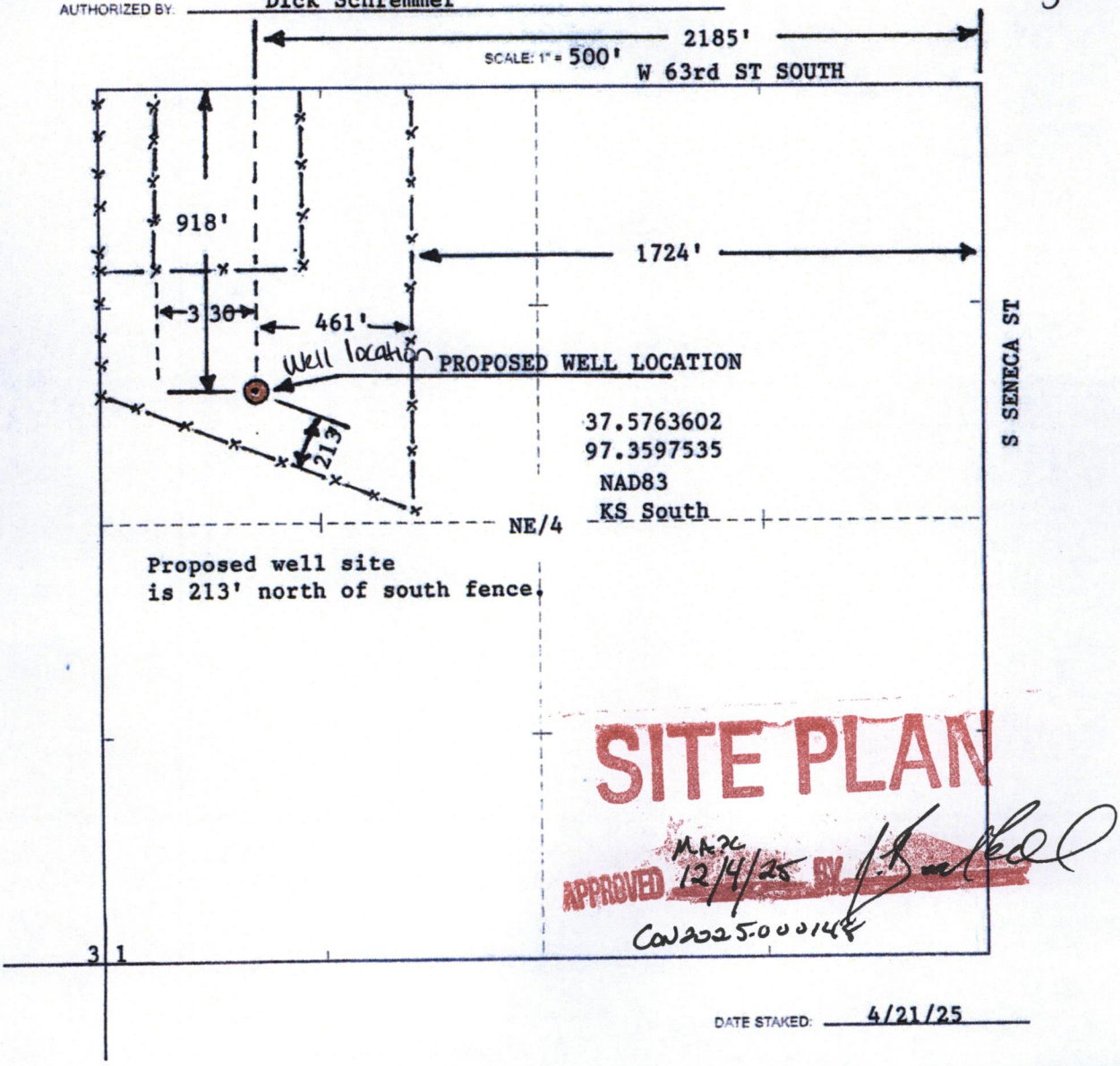
ELEVATION: 1266' GR

BEAR PETROLEUM LLC
P O BOX 438
HAYSVILLE, KS 67060-0438

N

AUTHORIZED BY: Dick Schremmer

SCALE: 1" = 500'



DATE STAKED: 4/21/25

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