

Concerns raised over TSC development

BY KELLY BRECKUNITCH
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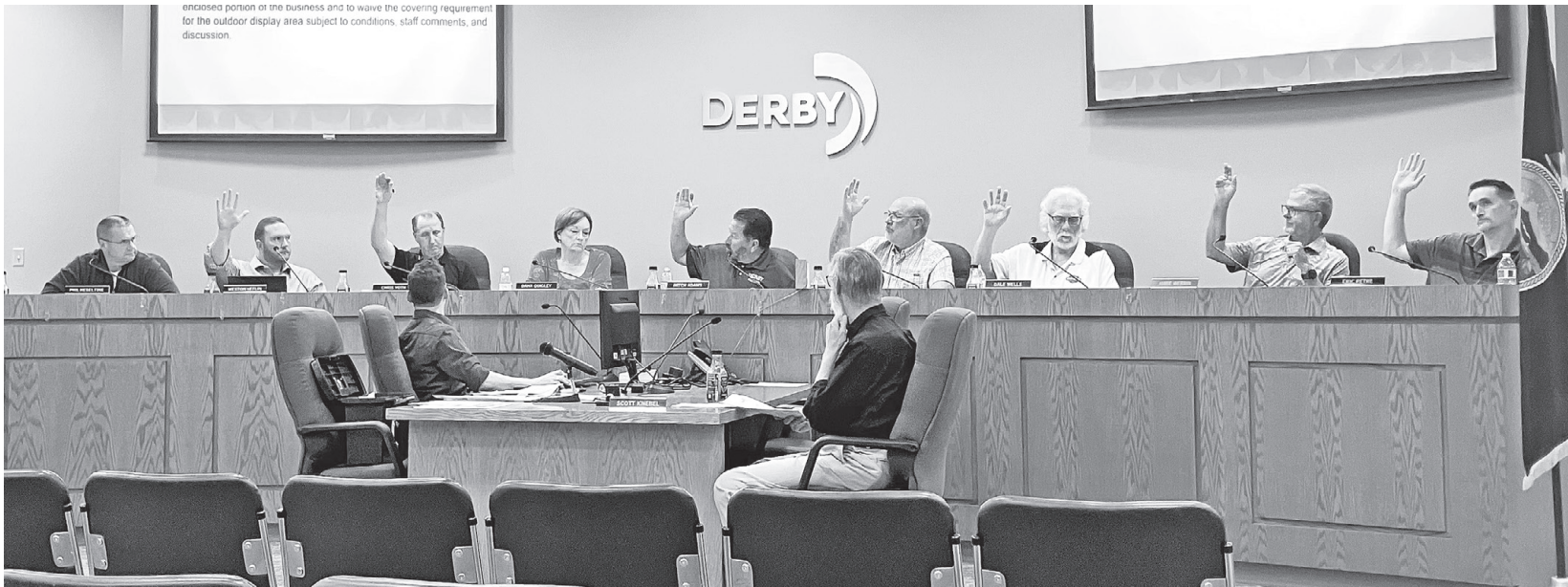
During the Derby Planning Commission’s meeting on May 1, much of the discussion centered around items dealing with a development to bring a Tractor Supply Company (TSC) store to Derby.

The commission considered a zone change and special use (to allow equipment rentals and sales) for the development as part of the meeting, while the Board of Zoning Appeals – comprised of the commission members – also reviewed an exception to increase the size of the potential store’s outdoor display area.

Ultimately, the planning commission and zoning board recommended approval of all three items at its May 1 meeting to allow the TSC development – just west of the Rock Road/Meadowlark intersection – to progress. However, a number of concerns were raised by neighboring residents and commissioners alike.

As currently zoned (B-1 office business district/B-2 neighborhood business district), the property directly west of Stutzmans could not house a retail center like Tractor Supply Company, which is why the change to a B-3 general business district was pursued. Developers saw that as a win-win situation.

“It will turn a long



KELLY BRECKUNITCH/INFORMER

There was some opposition among members, but the planning commission did ultimately recommend or approve all three items regarding development of a Tractor Supply Company store in Derby during its May 1 meeting.

vacant property into an asset for both the city and its residents,” said Trey Hart of Mainland Retail Acquisitions, contract purchaser on the development.

However, as stated during a public hearing, many neighboring residents viewed the TSC development as not suitable to the area.

Concerns were raised over the potential impacts to property values, area traffic and the natural flora and fauna – as the lot is adjacent to a pond and golf course.

“With rezoning approved, the Tractor Supply Company would develop approximately 45,000 sq. ft. of retail and outdoor storage, totally disrupting ecological

values,” said Derby resident Janet McElroy. “Vision Derby 2040 demands green space preservation, which this project undermines.”

“I don’t think it should be next to the golf course. I think it should be where you have the room to do everything you want to do,” neighboring resident Perrine Patrick said. “Not all development is good development. We need to make wise development.”

Addressing the decision behind the location and not looking to set up on the west side of Derby as many speakers suggested, agent Jay Cook of Baughman Company stated that after market research the project site was determined to be a “very good place” for a TSC

store.

Regarding some of the concerns raised over drainage and traffic, Cook and staff both pointed out those factors would be addressed more during site plan review.

Staff also spoke to the location during the findings of fact, considering the site in terms of the bulk of the Rock Road corridor from the Rock/Meadowlark intersection north to Tall Tree Road.

“You would not be doing something that is out of character with what you’ve done in this area zoning-wise already,” said City Planner Scott Knebel.

With final approval, Tractor Supply Company would establish retail sales at the site in line

with other stores – offering pet food, clothing, lawn and garden supplies, etc., along with the equipment rentals.

Though similar concerns – especially regarding traffic – were brought up during public hearings on the special use and exception, both were also recommended or approved. Even so, commissioners shared some of the same concerns as the neighboring residents.

“I am a biker and a walker on these pathways that we’re talking about,” said commissioner Phil Heseltine. “The thought of hundreds more vehicles coming across that, that to me is of concern and worthy of study.”

“This is just the tip

of the iceberg and we’re changing zoning and doing exceptions; clearly this business doesn’t belong here,” said commissioner Dana Quigley.

Despite the opposition of Quigley and Heseltine on all votes, the zone change (6-3, with Eric Petre also opposed) and special use (7-2) were recommended for approval, while the exception for the larger display area was passed 7-2 by the zoning board. The zone change and special use will still be considered by the Derby City Council, while more will be reviewed by the commission when TSC’s site plans are submitted.

What to know about the new Real ID

BY ESTRELLA GONZALEZ
thebeaconnews.org

Have you recently looked at your driver’s license or ID and noticed it may have “NOT FOR REAL ID PURPOSES” in the upper right corner?

Starting May 7, residents of the United States and its territories will be required to present a Real ID driver’s license or ID card, or another form of ID accepted by the Transportation Security Administration, to board federally regulated domestic flights.

In addition, a Real ID will be required to enter federal facilities where identification is currently required for entrance.

A Kansas Real ID-compliant driver’s license or ID card will have a gold star in the upper right corner. A driver’s license or ID card that is noncompliant with Real ID will have “NOT FOR FEDERAL USE” in Kansas on the upper right corner.

Who will need a Real ID?

Under Kansas law, applying for a Real ID is a choice, and is not mandatory.

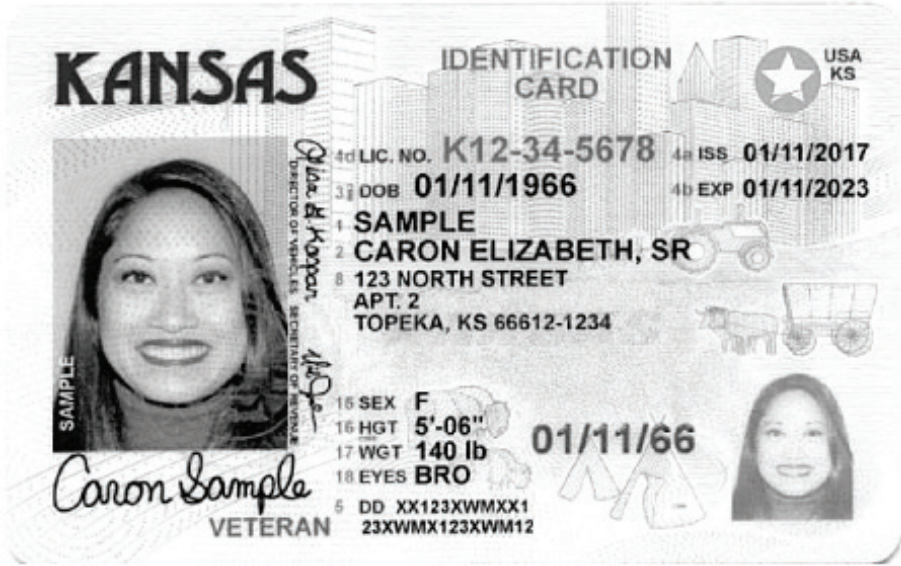
If you plan on flying on or after May 7 but do not want to apply for a Real ID, you can present another Transportation Security Administration-approved acceptable form of ID such as your U.S. passport.

A noncompliant driver’s license or ID card is, and will continue to be, acceptable for verification of identity, driving privileges, verification of age, voting and registering to vote, and other purposes not limited by the Real ID Act.

What documents will I need to bring?

You will be required to submit the following valid, original documents demonstrating proof of each item at the time you apply:

- Identity (one acceptable document to verify full legal name and date of birth).
- Lawful status in the U.S. (one acceptable document to verify U.S. citizenship or immigration status).
- Social Security number (one acceptable document).
- Kansas residency (two acceptable documents verifying your Kansas



COURTESY

Starting May 7, residents of the United States and its territories will be required to present a Real ID driver’s license or ID card, or another form of ID.

residential address from within the last year).

- Additional items, such as a certified marriage license or court order, may be required to verify a new or prior name change if your name is different from the name on your identity and birthdate verification document.

Additional documents will be required to verify an alternate mailing address or name change, if your current full legal name is different from the

name on your identity or lawful status document. Additional documents needed if you live in Kansas can be found on the state’s respective department of revenue websites.

How much does it cost?

The transaction and processing fees for a Real ID driver’s license or ID card, new or renewal, are the same as for a license or ID card that is noncompliant with Real ID. You can view accurate

fees for Kansas on the department of revenue website.

Do children need a Real ID?

TSA does not require children under age 18 to provide identification when traveling within the U.S. Contact the airline for questions regarding specific ID requirements for travelers under 18.

How to get in and out of the DMV quickly

- According to a previous

Beacon story, you want to avoid Mondays and Fridays and the last day of the month.

- Use technology to get in line before you arrive. Some DMVs use an app called QLess that allows you to check in from your phone. The app will send you a notification when you’re up next.
- If you don’t have the QLess app, you can call ahead of time at some locations to be added to the queue.
- Talk to the clerk when you check in to make sure you have all the documents you need before it is your turn and you find out you’re missing a document.

Why are these changes being made?

The Real ID Act was passed by the U.S. Congress in 2005 after the 9/11 Commission recommended the federal government set new standards for issuing identification to enhance security.

If you live in Kansas, you can learn more about the Real ID act at www.ksrevenue.gov/dovrealid.html. Information is also available on the DHS website.



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