



# 12 Land Use Plan

## INTRODUCTION

Any planning jurisdiction, whether a large growing urban area or a small declining rural county, there will be changes in land uses throughout the planning period. The purpose of the Victoria Land Use Chapter is to provide a general guide to direct changes in land use over time. The resulting changes in land uses should be capable of coexisting with a minimum number of conflicts. This Chapter must reflect the existing conditions and be flexible in order to meet the needs of its citizens as well as their vision for the community's future.

The Victoria Land Use Chapter provides the basis for the formulation of land use and the zoning regulations. For this reason, it is imperative to formulate a plan tailored to the needs, desires and environmental limitations of the planning area. The Chapter should promote improvements in all the components of the local economy.

## VICTORIA LAND USE ELEMENTS

The elements of the Victoria Land Use Chapter include:

- Existing Land Use, and
- Future Land Use Plan

Both of these elements are integrated in some manner. Effective evaluations and decisions regarding development decisions require a substantial amount of information to be utilized.

## EXISTING LAND USE

The term "Existing Land Use" refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community, and produce a number of impacts either benefitting or detracting from the community. Because of this, the short and long-term success and sustainability of the community is directly contingent upon available resources utilized in the best manner given the constraints the City faces during the course of the planning period.




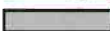




Existing patterns of land use are often fixed in older communities or at least in established sections, while development in newer areas is often reflective of current development practices. Overall, development patterns in and around Victoria have been influenced by topography and manmade features such as railroad lines. These likely continue to influence development patterns today and will do so throughout the course of the planning period.



## Land Use Plan

### EXISTING LAND USE CATEGORIES

The utilization of land is best described in specific categories with broad descriptions where numerous businesses, institutions, and structures can be grouped. For the purposes of the Comprehensive Plan, the following land use classifications are used:

- Single Family Residential 
- Multi-Family Residential 
- Commercial 
- Industrial 
- Public (including City facilities and schools) 
- Quasi-Public 
- Parks & Recreation (including Open Space) 
- Vacant/Agricultural 

These land use classifications are used throughout both the existing land use analysis as well as the future land use plan to ensure continuity and methodology.

**Table 12.1: Existing Land Uses  
Victoria 2020**

Type of Use	Acres	Percent of Developed Area	Percent of Total Area	Acres per 100 persons
Residential	161.73	47.8%	42.5%	13.26
Single-family	153.02	45.2%	40.2%	12.54
Multi-family	8.71	2.6%	2.3%	0.71
Manufactured Housing	-	0.0%	0.0%	0.00
Commercial	11.33	3.3%	3.0%	0.93
Industrial	27.69	8.2%	7.3%	2.27
Quasi-Public/Public	33.76	10.0%	8.9%	2.77
Parks/Recreation	13.12	3.9%	3.4%	1.08
Transportation	90.76	26.8%	23.8%	7.44
Total Developed Land	338.39	100.0%	88.8%	27.74
Lake/Water	-	-	-	-
Vacant/Agriculture	42.58	-	11.2%	3.49
<b>Total Area</b>	<b>380.97</b>	<b>-</b>	<b>100.0%</b>	<b>31.23</b>

### EXISTING LAND USE - CORPORATE LIMITS

As part of the planning process, a survey was conducted using the Ellis County Assessors GIS system and as well as through field verifications via a windshield survey. This survey noted the use of each parcel of land within the City of Victoria. The data from the survey is analyzed in the following paragraphs.

### FUTURE LAND USE PLAN

The Future Land Use Plan provides the basis for the formulation of land use policy and zoning regulations. For this reason, it is imperative to formulate a plan tailored to the needs, desires and environmental limitations of the planning area. The Plan should promote improvements in all components of the local economy. The following common principles and land use concepts have been formed to guide future development and redevelopment activities within Victoria's planning jurisdiction.

The plan is based upon existing conditions and projected future conditions for the community. The Land Use Plan also assists the community in determining the type, direction and timing of future community growth, development and redevelopment activities. The criteria used in this Plan reflect several elements, including:

- the current use of land within and around the community;
- future development activities;
- future redevelopment needs and desires;
- physical characteristics, opportunities and constraints of future growth areas; and
- current population and economic trends affecting the community;

### LAND USE CATEGORIES

The future land uses for Victoria are separated into eight categories. The following list shows the land uses within this plan:

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Manufactured home/Mobile Home Residential
- Central Business District
- Public/Quasi-public
- Parks and Recreation
- Industrial

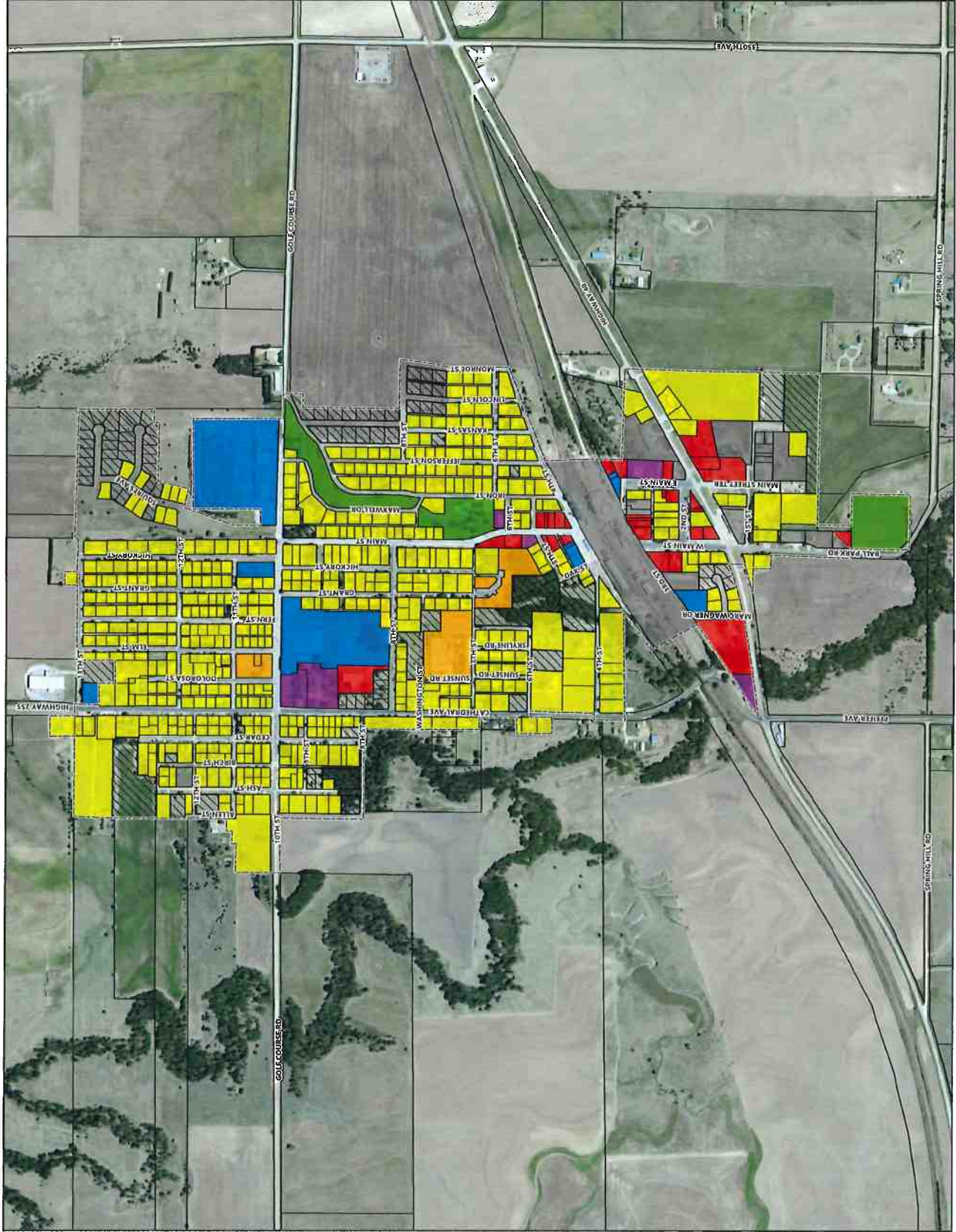
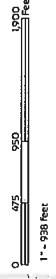


VICTORIA, KANSAS  
**COMPREHENSIVE PLAN**  
 EXISTING LAND USE

- Legend**
- City Limits
  - Parcel
  - Existing Land Use**
    - Single Family Residential
    - Multi-Family Residential
    - Commercial
    - Public
    - Quasi Public
    - Parks & Recreation
    - Industrial
    - Vacant



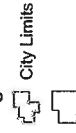
PROJECTION: NE State Plane (ft.)  
 DATUM: NAD 83  
 DATE: 10.16.2020





VICTORIA, KANSAS  
**COMPREHENSIVE PLAN**  
**FUTURE LAND USE**

**Legend**

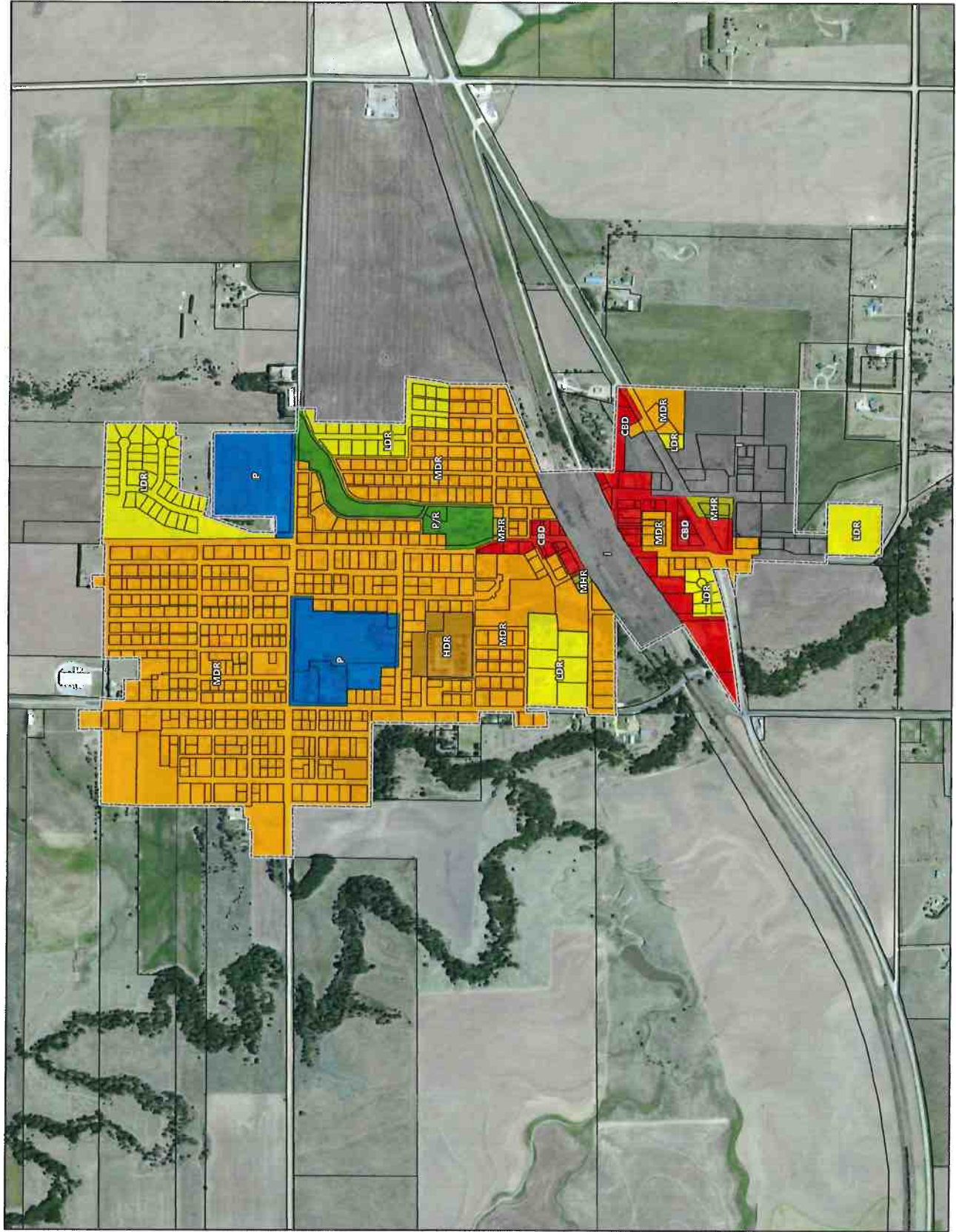


**Future Land Use**

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home/Mobile Home
- Central Business District
- Public/Quasi Public
- Parks and Recreation
- Industrial



PROJECTION: NE State Plane (FL)  
 DATUM: NAD 83  
 DATE: 08.12.2020





## LOW DENSITY RESIDENTIAL LAND USE

### GENERAL PURPOSE

The recommended density for this land use designation is a minimum of 1/4 acre per unit. This type of land use is recommended along the edges of the community and near Victoria due to the amount of land consumed.

An example of a typical low density residential/estate development area would be a clustered development incorporating the natural amenities of the area. A portion of the development site should allow single family residential and the remaining area of the site would be left undeveloped. City services should be provided within this land use designation.

### TYPICAL USES

1. Single-family dwelling units and associated accessory uses
2. Religious uses and structures
3. Educational uses and structures
4. Community/Recreational Center
5. Public facilities such as police, fire and rescue, libraries, City/county/state/federal offices

### POTENTIAL ISSUES TO CONSIDER

1. Topography
2. Natural amenities such as trees, ponds, and streams
3. Site drainage
4. Flooding hazard.
5. Minimum lot sizes and residential densities
6. Wetlands

### BUILDABLE LOT POLICIES

1. Development should be directed in a manner that community water and sanitary can be connected to the development.

### RESIDENTIAL DENSITIES

1. Residential densities within this land use category should be approximately one dwelling unit per every 1/4 acres.





## Land Use Plan

### MEDIUM DENSITY RESIDENTIAL LAND USE

#### GENERAL PURPOSE

This designation is the next highest area in terms of residential density. This district is intended to be similar to the typical residential area currently covering Victoria. City services such as water and sewer would be provided.

It is intended for this district to encourage variations to the standard detached single-family environment. The area should include single-family detached dwellings, with an occasional duplex, townhouse, or condominium.

#### TYPICAL USES

1. Single-family residential dwelling units and associated accessory uses
2. Townhouses, condominiums and duplexes
3. Parks and Recreational facilities
4. Public facilities such as police, fire and rescue, libraries, City/county/state/federal offices
5. Educational uses and structures
6. Community/Recreational Center
7. Religious uses and structures
8. Health care facilities

#### POTENTIAL ISSUES TO CONSIDER

1. Topography
2. Natural amenities such as trees, ponds, and streams
3. Site drainage
4. Flooding hazard.
5. Minimum residential densities
6. Minimum lot sizes
7. Wetlands

#### BUILDABLE LOT POLICIES

1. Minimum lot sizes should be in the 6,000 to 10,000 square foot range with some allowances for larger lots being as large as 1/4 acre.

#### RESIDENTIAL DENSITIES

1. The proposed density for this land use district ranges from three to six units per acre (a typical City block is approximately two acres). This density would allow lots for single family dwellings ranging from approximately 14,500 square feet to 5,000 square feet.





## HIGH DENSITY RESIDENTIAL LAND USE

### GENERAL PURPOSE

This designation is the highest area in terms of residential density. This district is intended to be similar to the typical residential area currently covering Victoria. City services such as water and sewer would be provided.

It is intended for this district to encourage variations to the standard detached single-family environment. The area should include single-family detached dwellings, with an occasional duplex, townhouse, or condominium. Plus, larger scale developments such as apartments would be allowed in these areas.

### TYPICAL USES

1. Single-family residential dwelling units and associated accessory uses
2. Townhouses, condominiums, and duplexes
3. Apartments/Multi-family residential
4. Parks and recreational facilities
5. Public facilities such as police, fire and rescue, libraries, city/county/state/federal offices
6. Educational uses and structures
7. Community/Recreational Center
8. Religious uses and structures
9. Health care facilities

### POTENTIAL ISSUES TO CONSIDER

1. Topography
2. Natural amenities such as trees, ponds, and streams
3. Site drainage
4. Flooding hazard.
5. Minimum residential densities
6. Minimum lot sizes
7. Wetlands

### BUILDABLE LOT POLICIES

1. Minimum lot sizes should be in the 6,000 to 10,000 square foot range with some allowances for larger lots being as large as 1/4 acre.

### RESIDENTIAL DENSITIES

1. The proposed density for this land use district ranges from six to 15 units per acre (a typical City block is approximately two acres). This density would allow lots for single family dwellings ranging from approximately 14,500 square feet to 5,000 square feet.



### CENTRAL BUSINESS DISTRICT LAND USE

#### GENERAL PURPOSE

This area is focused on the heart of Victoria's commercial activities, as well as the historic heart of the community. This area should continue to promote basic retail, service, and office uses.

In addition, this area typically will not have any setbacks and new buildings can be constructed right to the property line.

#### TYPICAL USES

1. General retail businesses on all floors
2. General offices on all floors
3. Restaurants without drive-thru
4. Drinking establishments
5. Public facilities
6. Religious uses and structures
7. Educational uses and structures
8. Community/Recreational Center

#### POTENTIAL ISSUES TO CONSIDER

1. Traffic control
2. Rail traffic
3. Parking, especially on-street
4. Character of the area
5. Potential design modifications

#### BUILDABLE LOT POLICIES

1. Building lots in this district should vary throughout depending upon the use. The typical downtown lot widths range from 25 lineal feet to between 50 and 100 feet.

#### SPECIFIC USE NOT RECOMMENDED

1. Industrial uses
2. Residential developments
3. Apartments
4. Storage within existing buildings







## INDUSTRIAL DISTRICT LAND USE

### GENERAL PURPOSE

This area is focused on those uses considered as industrial within Victoria. The existing uses include grain storage, salvage yards, lumber yard and different accessory uses associated with these uses.

### TYPICAL USES

1. Grain storage
2. Lumber yard
3. Salvage facilities
4. Highway departments
5. Public facilities
6. Sale barns
7. Trucking facilities
8. Trucking terminals
9. Self-storage facilities

### POTENTIAL ISSUES TO CONSIDER

1. Traffic control
2. Rail traffic
3. Parking, especially on-street
4. Character of the area
5. Potential design modifications

### BUILDABLE LOT POLICIES

1. Building lots in this district should vary throughout depending upon the use. The typical lot should range from 10,000 square on the low side to several acres on the high side depending upon the uses.

### SPECIFIC USE NOT RECOMMENDED

1. Residential development
2. Stores and offices not associated with the primary use
3. Apartments
4. Storage within existing buildings



## Land Use Plan

### PUBLIC/QUASI-PUBLIC LAND USE

#### GENERAL PURPOSE

Public land uses are those uses specifically owned and operated by a public entity such as the City of Victoria, Ellis County, as well as state and federal agencies. The public land use areas are only delineated when there are larger parcels of land associated with the use. Smaller areas such as City Hall and the Post Office are not singled out due to this reason.

#### TYPICAL USES

1. Public facilities such as police, fire and rescue, libraries, City/county/state/federal offices
2. Religious uses and structures
3. Educational uses and structures
4. Community/Recreational Center
5. Public utilities



### PARK AND RECREATIONAL LAND USE

#### GENERAL PURPOSE

This land use district is intended for parks, green space, trails, recreational areas, and areas for environmental protection. Some of these areas may or may not be used as an extension of the City's existing park system. One issue to note is not all areas suitable for future parks and open space are indicated on the Future Land Use Map, this is done for the purpose of not artificially or prematurely inflating land values.

In addition, as new development or future redevelopment activities occur, the City should be working to ensure new park space is incorporated into the project where needed.

Open space areas can work excellently as a buffer area between different developments and uses. In addition, these areas can be used to preserve natural features. To encourage the appropriate use of open space in this manner, the City should work with developers to identify areas worthy of protection rather than allow individual developers identifying these areas.

#### TYPICAL USES

1. Park facilities including City/county/state/federal facilities
2. Parks
3. Trails
4. Community/Recreational Center
5. Recreational facilities such as ballfields, volleyball and basketball courts, horseshoes, splash parks, etc.







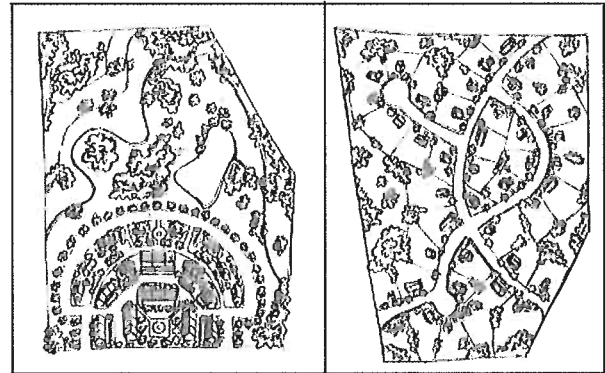
## CONSERVATION SUBDIVISIONS/PLANNED UNIT DEVELOPMENTS

The Cluster Subdivision is a different type of subdivision not used in the past in Victoria. These Subdivisions are designed to "cluster" building lots into certain pockets of the site. Generally, these pockets are located where the least amount of negative impact will be made to the natural environment. In addition, the Cluster Subdivision provides a means to create new neighborhoods with mature trees, steep slopes, streams and buffers and other natural amenities. The Cluster Subdivision will be one of the most powerful tools the City and Developer have to preserve parts of the existing natural environment.

Subdivisions should be designed using principles of environmental conservation and clustering. When clustering is used in subdivision design, the same number of dwelling units may be realized while natural features are preserved. The areas preserved can be used as natural open spaces, linear parks, or trails. This can have the effect of increasing property values as people are drawn to live in areas with environmental amenities. Another benefit often accompanying cluster development is, when developers utilize this technique, communities tend to see an overall increase in open space without having to increase the park system.

Density bonuses can be used to encourage developers to preserve natural space within their developments, while still developing approximately the same number of lots can do this. The following two diagrams show how clustering concepts can be used to develop the same number of lots in a smaller area, thereby preserving natural features such as tree clusters.

Source: 21st Century Land Development Code; Freilich, Robert H., White, S. Mark; APA Planners Press 2008



*Conservation subdivisions (left) feature smaller lots with a high percentage of open space. Conventional subdivisions (right) feature large lots with little common open space.*

*A conventional subdivision is subject to all of the base zoning district standards, such as minimum lot size, front setbacks, landscaping, and adequacy of public facilities.*



## Land Use Plan

### FUTURE LAND USE GOALS

#### LAND USE GOAL AND OBJECTIVES

Guiding future growth, development, and redevelopment in Victoria towards a compact pattern of land uses based upon the efficient and economical expansion of public infrastructure will continue to maintain and improve the quality of life for everyone in the community.

#### General Land Use Objectives

- GENLU-1.1 The cost of required improvements, both on-site and off-site, to a subdivision exclusively serving the property owners of the subdivision should be borne by the developer or those property owners within said subdivision.
- GENLU-1.2 The City of Victoria, when feasible, may choose to aid a development or redevelopment with specific funding mechanisms such as special assessments, etc.
- GENLU-1.3 The City should develop zoning and subdivision regulations promoting efficient land usage, while avoiding land use conflicts.
- GENLU-1.4 Land use policies should discourage and minimize leapfrog development outside of the corporate limits.
- GENLU-1.5 The City of Victoria should work toward strong compact development through the redevelopment of older dilapidated lots and neighborhoods.

#### Agricultural Land Use Objectives

- AG-2.1 The State of Kansas exempts specific agricultural activities from zoning regulations, the City of Victoria should develop regulations protecting agricultural uses.
- AG-2.2 The City recognizes agricultural uses include the growing of crops, raising of livestock, the pasturing of livestock, but not other uses where the producer may benefit from specific lease agreements from non-agricultural developers.

#### Commercial Land Use Objectives

- COMLU-3.1 Encourage the redevelopment and expansion of the downtown commercial district
- COMLU-3.2 Appropriate transitional methods should be considered at all locations where the development or expansion of commercial land use abuts residential property (either built or zoned).
- COMLU-3.3 Commercial land use districts and uses within commercial zoning districts should be lenient yet focused in a manner allowing for new and innovative business to develop and locate within Victoria.

#### Industrial Land Use Objectives

- INDLU-4.1 Provide guidelines and incentives promoting clean industrial uses.
- INDLU-4.2 Industrial uses should be located so adequate buffer space is provided between incompatible land uses.
- INDLU-4.3 The City should develop appropriate performance, design and specification standards and requirements for all existing and possible future industrial uses to guide their location or relocation in the City.
- INDLU-4.4 The City should recognize and encourage small-scale industries as viable alternatives to larger, conventional enterprises.
- INDLU-4.5 Signage used within and around industrial areas should be designed to compliment the materials and scale of surrounding development.
- INDLU-4.6 Industrial districts should be located:
  - i. where urban services and infrastructure are available or planned in the near future;
  - ii. in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan;
  - iii. so they enhance entryways or public way corridors, when developing adjacent to these corridors; and
  - iv. in a manner supporting the



creation and maintenance of greenspace.

### **Residential Land Use Objectives**

- RESLU-5.1 Residential development should be separated from more intensive uses, such as agriculture, commercial, and industrial development, by the use of setbacks, buffer zones, or impact easements, when possible.
- RESLU-5.2 The City should promote a diversified housing market; variations include size, density, and location.
- RESLU-5.3 The City should develop subdivision regulations providing for a quality living environment while avoiding inefficient and expensive public infrastructure expansions.
- RESLU-5.5 New residential developments should be accompanied by covenants, when appropriate, which provide for the maintenance of common areas, easements and drainage.
- RESLU-5.6 The establishment of a rehabilitation program should be undertaken to maintain and improve the existing housing stock.
- RESLU-5.7 The City should develop relationships and partnerships with housing professions in the public and private sector to establish a range of affordable housing options.
- RESLU-5.8 Victoria should work on redevelopment of deteriorated/ dilapidated properties in order to address the demand for new housing in the community. This allows for new housing to take advantage of existing street and utility systems without creating a greater demand for maintenance of the existing system.



**THIS PAGE INTENTIONALLY LEFT BLANK**