



ACHIEVING VICTORIA'S FUTURE

Implementation begins with putting all the pieces of the puzzle (plan) together in order to achieve the desired future. Successful community plans have the same key ingredients: "2% inspiration and 98% perspiration." This section of the plan contains the inspiration of the many City, county officials and residents who have participated in the planning process. However, the ultimate success of this plan remains in the dedication offered by each and every resident.

There are numerous goals and objectives in this plan. We recommend reviewing the relevant goals during planning and budget setting sessions to determine projects needing to be undertaken during the course of the fiscal year.

ACTION AGENDA

The Action Agenda is a combination of the following:

- Goals and Objectives
- Land Use Policies
- Support programs for the above items

It will be critical to earmark the specific funds to be used and the individuals primarily responsible for implementing the goals and objectives in Victoria.

Support Programs for the Action Agenda

Five programs will play a vital role in the success of Victoria's plan.

These programs are:

1. **Zoning Regulations**--updated land use districts can allow the community to provide direction for future growth.
2. **Subdivision Regulations**--establish criteria for dividing land into building areas, utility easements, and streets. Implementing the Transportation Plan is a primary function of subdivision regulations.
3. **Plan Maintenance**--an annual and five-year review program will allow the city flexibility in responding to growth and a continuous program of maintaining the plan's viability.
4. **Housing Study** -- A Housing Study will be critical to use in direct relationship to the Comprehensive Plan due to the need for housing issues in the city. The study will help guide the city in the redevelopment and future development of housing throughout the community.
5. **Strategic Plan** -- A Strategic Plan will assist in identifying future economic development strategies that will tie into the overall planning



Implementation

effort of the city. It will be critical to work with this document and the Plan in unison.



COMPREHENSIVE PLAN MAINTENANCE

ANNUAL REVIEW OF THE PLAN

A relevant, up to date plan is critical to the ongoing planning success. To maintain both public and private sector confidence; evaluate the effectiveness of planning activities; and, most importantly, make mid-plan corrections on the use of city resources, the plan must be current. An annual review should occur during the month of January.

After adoption of the comprehensive plan, opportunities should be provided to identify any changes in conditions impacting elements or policies of the plan. At the beginning of each year a report should be prepared by the Planning Commission, which provides information and recommendations on:

1. whether the plan is current in respect to population and economic changes; and
2. The recommended goals, objectives, and/or policies are still valid for the City and its long-term growth.

In addition, the meeting should:

1. Provide citizens or developers with an opportunity to present possible changes to the plan,
2. Identify any changes in the status of projects

3. Bring forth any issues, or identify any changes in conditions, which may impact the validity of the plan.

If the Planning Commission finds major policy issues or major changes in basic assumptions or conditions have arisen which could necessitate revisions to the Comprehensive Plan, they should recommend changes or further study of those changes. This process may lead to identification of amendments.

UNANTICIPATED OPPORTUNITIES

If major new, innovative development and/or redevelopment opportunities arise impacting any number of elements of the plan and which are determined to be of importance, a plan amendment may be proposed and considered separate from the Annual Review and other proposed Comprehensive Plan amendments. The Comprehensive Plan amendment process should adhere to the adoption process specified by Kansas law and provide for the organized participation and involvement of citizens.

EVALUATING DEVELOPMENT PROPOSALS

The interpretation of the Comprehensive Plan should be composed of a continuous and related series of analyses, with references to the goals and policies, the land use plan, and specific land use policies. Moreover, when considering specific proposed developments, interpretation of the Comprehensive Plan should include a thorough review of all sections of the Comprehensive Plan.

If a development proposal is not in conformance or consistent with the policies developed in the Comprehensive Plan, serious consideration should be given to making modifications to the proposal or the following criteria should be used to determine if a Comprehensive Plan amendment would be justified:

- the character of the adjacent area
- the zoning and uses on nearby properties
- the suitability of the property for the uses allowed under the current zoning designation
- the type and extent of positive or detrimental impact that may affect adjacent properties, or the City at large, if the request is approved
- the impact of the proposal on public utilities



- and facilities
- the length of time the subject and adjacent properties have been utilized for their current uses
- the benefits of the proposal to the public health, safety, and welfare compared to the hardship imposed on the applicant if the request is not approved
- comparison between the existing land use plan and the proposed change regarding the relative conformance to the goals and policies
- consideration of staff recommendations

