

Scott County

Comprehensive Plan



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Prepared by:



1504 Third Avenue, P.O. Box 3368
Rock Island, IL 61204-3368
Phone: (309) 793-6300 • Fax: (309) 793-6305
Website: <http://www.bistateonline.org>

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Scott County Comprehensive Plan

Executive Summary

A well-defined comprehensive plan with a vision statement, clear goals, and objectives is important to Scott County. To clarify a county vision, the Board of Supervisors has developed this Comprehensive Plan Update with the assistance of the Planning Commission, a Comprehensive Plan Advisory Committee, Plan Technical Committee, and Bi-State Regional Commission, as well as participation from the general public.

The Comprehensive Plan Advisory and Technical Committees were established to work with Bi-State Regional Commission for plan development, facilitation of public input, and to make a final recommendation to the Planning Commission. The Planning Commission was charged with reviewing the Comprehensive Plan, holding a public hearing for comments, and making a recommendation to the Board of Supervisors. The Board of Supervisors is the decision-making body that accepts, adopts, and implements the plan with its county partners.

The purpose of the plan is to outline the vision; existing conditions; future project needs; set goals and objectives; and recommend strategies for implementation. These plan components are summarized in the Introduction. The key elements of the county vision focus on agricultural preservation and conservation of natural resources, balanced with cooperatively supporting a vital countywide economy. Residents of Scott County can expect that the governmental leaders of Scott County will use these elements to guide decisions and make investments.

The Comprehensive Plan frames land use objectives from the perspective of preserving the County's agricultural resources by encouraging development to occur within existing cities and in areas with less productive agricultural soils. Development will be encouraged to be located where there is existing infrastructure or it is in close proximity to a proposal. The principles provide the foundation of this plan.

In addition to land use, the Comprehensive Plan provides a snapshot of Scott County through a community and natural resources profile. With a 2006 population estimate of 162,621 and having the third largest metropolitan area in the State of Iowa, Scott County boasts a strong economy with major employers including Genesis Medical Center, ALCOA, Kraft Foods, Inc., MidAmerican Energy, City of Davenport, and Davenport Community School District, each employing more than 1,000 employees. See the following page for more demographic highlights. An inventory of other county infrastructure is included in the plan related to roads, parks, buildings, and services. These are featured in Chapters 6–9.

While the goals of this plan provide guidance for decision-making, it is the strategies for implementation that chart the future course of Scott County. They are the steps or actions needing to be accomplished, either on an ongoing basis, in the short term, or in the years to come, to make the Scott County vision come to life. The final chapter of the plan provides a primer on land use development tools the County has at its disposal. These tools will be used to implement the vision.

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Scott County Demographic Highlights

Population

- From 1950 to 2000, Scott County had a population increase of 57.6%. In comparison, the State of Iowa had a population change of 11.6% during the same timeframe.
- Of the incorporated cities within Scott County, Riverdale had the greatest percent change in population from 1990 to 2000 with a 55.8% increase, and Eldridge followed with a 42.3% increase in population. In comparison, Bettendorf had an 11.1% increase in population, and Davenport had a 3.2% increase in population.

Age

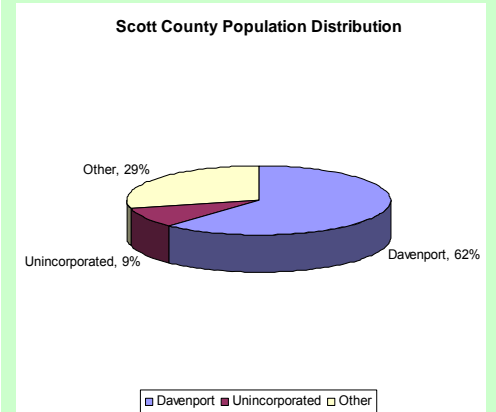
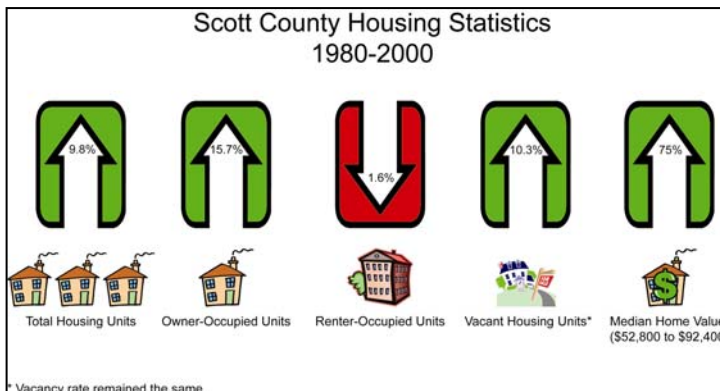
- In Scott County, the median age in 1980 was 27.9. In 2000, the median age increased by 26.9% percent to 35.4.

Hispanic or Latino Origin

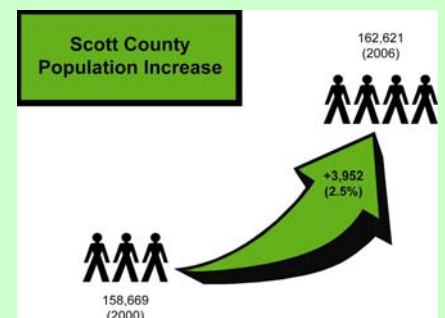
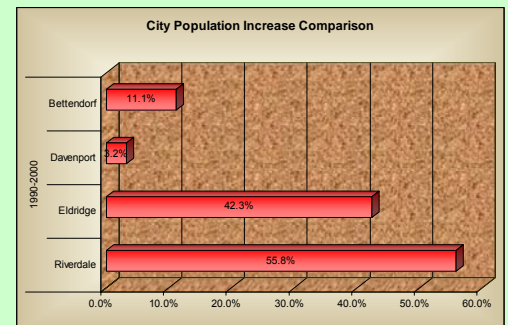
- The number of persons of Hispanic or Latino Origin (of any race) living in Scott County increased by 67.29% between 1990 and 2000. In 2000, this group represented 4.48% of the total county population.

Housing

- During the time period between 1980 and 2000, total number of housing units in the county increased by 9.8%. The number of owner-occupied housing units increase by 15.7%, while the number of renter-occupied units decreased by 1.6%.
- During that same timeframe, the number of vacant housing units increased by 10.3%, although the rate of vacant housing remained the same.
- Also from 1980 to 2000, the median home value in Scott County increased from \$52,800 to \$92,400, an increase of 75%.



In 2000, less than 9% of the county's population resided in the unincorporated area, 62% resided in Davenport, and 29% resided in other cities.



Scott County's population in 2000 was 158,669. The 2006 population estimate for Scott County was 162,621, an increase of 3,952 (2.5%).