

Scott County Comprehensive Plan

CHAPTER 5: LAND USE

Land use, in very basic terms, defines where people live and where they work. It describes how and why the land is being used for a particular purpose. Examples include agricultural land used for farming or farmsteads, residential land used for homes, industrial land used for manufacturing of products or for operation of intensive resource recovery. Existing land uses are those in place at the time the information was recorded or surveyed. Future land use addresses land to be conserved for farming operations or to be developed as defined through the planning process within the planning period. Scott County's planning horizon is 20 years. This chapter outlines both existing and future land use for Scott County.

The land use chapter of a Comprehensive Plan provides the framework and statement of land use policy. The future land use mapped in this chapter provides guidance to local officials on the quality and character of land preservation and development that will likely take place in the next 20 years.

History of Rezoning

Important land use goals of Scott County are to ensure orderly, efficient, and managed growth of a variety of land uses and to protect and conserve productive agricultural land and other resources. By examining the history of rezonings in Scott County since the early 1980s, we can use rezonings as a performance measure of how well Scott County is doing to meet its land use goals. The number of approved rezonings in Scott County between April 1981 and July 2006 affected 4,066 acres or less than 1.3% of the land area of Scott County. Tables 5.1a and 5.1b illustrate the approved and denied rezonings by acre and by township. The greatest number of approved rezonings occurred in Blue Grass, Buffalo, and Butler Townships, accounting for 1,373 acres or 34% of the approved acres being rezoned. In Blue Grass Township, the rezoning occurred from Agriculture Preservation to Residential (R-1) or Agriculture General to Commercial (C-M). In Buffalo Township, the rezonings occurred from Agriculture General to Residential (R-1), Residential to Commercial (C-M) and 52 acres of down zoning from more intensive use to a less intensive use as Residential to Agriculture General.

**Table 5.1a
Scott County Approved Rezonings by Acre
(1981 – 2007)**

	A-P to A-G	A-G to A-F	A-P to R-1	A-P to A-F	C-1 to C-2	A-P to R-2	A-G to M	A-G to A-P	A-G to R-1	A-G to R-2	A-G to C-2	R-1 to M	R-1 to A-G	R-1 to C-2	R-1 to C	R-2 to M	R-2 to R-1	C-1 to C-2	C-1 to R-1	C-2 to R-2	M to R-1	C-2 to M	TOTAL	
Allens Grove	127	0	0	0	0	0	0	16	0	0	3	0	0	0	0	0	0	0	0	0	0	0	146	
Blue Grass	95	0	220	0	3	1	0	0	0	92	0	0	0	0	0	0	10	0	0	0	0	0	421	
Buffalo	17	0	0	0	0	0	0	766	0	11	40	52	0	0	4	0	55	0	0	0	0	0	945	
Butler	6	0	53	0	0	0	17	400	64	0	0	20	0	1	0	2	0	1	1	11	32	0	608	
Cleona	0	0	0	0	39	1	0	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	240	
Hickory Grove	13	0	0	7	0	0	0	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	220	
LeClaire	0	0	0	0	0	0	0	160	43	2	0	0	10	0	0	0	0	4	0	0	0	0	219	
Liberty	339	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	339	
Lincoln	12	0	0	0	0	0	0	160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	172	
Pleasant Valley	0	0	0	0	0	0	0	145	0	0	0	0	5	2	0	0	0	0	0	0	0	0	152	
Princeton	246	5	0	0	0	0	0	160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	411	
Sheridan	42	4	0	0	0	0	0	0	0	13	0	0	0	1	0	0	0	0	0	0	0	2	62	
Winfield	0	0	24	0	0	0	0	94	0	0	0	0	0	0	0	0	9	0	4	0	0	131		
Total Approved	897	9	297	7	42	2	17	1280	1128	2	116	40	85	5	4	4	2	55	24	1	15	32	2	4066

Source: Scott County Planning and Development Office

**Table 5.1b
Scott County Denied Rezoning by Acre
(1981 – 2007)**

	A-P to A-G	A-P to A-F	A-P to R-1	A-P to R-2	A-P to C	A-P to C-2	CAD to R-1	A-G to R-1	A-G to R-2	A-G to C-2	R-1 to C-2	R-1 to R-2	R-1 to A-G	R-1 to C-2	A-G to C	R-2 to C-2	Total	
Allens Grove	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	16	
Blue Grass	40	0	48	0	0	4	0	32	0	0	0	0	0	0	0	0	124	
Buffalo	57	0	0	0	0	0	0	142	0	0	0	0	7	0	0	0	209	
Butler	0	0	40	0	0	0	12	0	0	0	0	0	0	0	0	0	52	
Cleona	1	0	0	0	0	0	0	39	0	0	0	0	0	0	0	0	40	
Hickory Grove	12	0	17	0	5	0	0	0	0	0	0	0	0	0	0	0	34	
LeClaire	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Liberty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Lincoln	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
Pleasant Valley	0	0	0	0	0	0	0	15	0	0	0	0	0	0	2	0	17	
Princeton	223	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	244	
Sheridan	23		0	0	0	0	0	0	0	0	2	0	2	0	0	0	27	
Winfield	0	0	25	0	0	0	0	0	0	0	0	7	0	0	9	0	41	
Total Acres Denied	356	0	151	1	5	4	12	244	0	0	0	2	14	2	2	9	3	805

Source: Scott County Planning and Development Office

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Map 5.1 illustrates the agricultural land conversions between 1981 and 2006, shown as upzoning from less intensive use and more intensive use.

Existing Uses

Existing land uses of Scott County are illustrated on the Existing Land Use Map (see Map 5.2). Percentage of land use in each category can be found in Table 5.2. Land use was reviewed using aerial photographs and spot checked as needed. It represents a generalized view of existing land use in the county. Current land use is organized into several categories, including agriculture, recreation/conservation, residential, commercial, industrial and institutional. The County encompasses 299,900 acres or 468 square miles of land area. The County is divided into 15 townships and includes 16 municipalities. Interstate 80 bisects the County from west to east along its lower one-third of its geography. Most urban development has occurred south of this major transportation corridor, primarily along the Mississippi River. Incorporated areas account for nearly 78,000 acres or 26 % of the land within Scott County.

Table 5.2
Existing Land Use
Unincorporated Scott County, Iowa

Land Use Classification	Acres	Square Miles	Percent
Residential	5,439.95	8.500	1.82%
Commercial	197.24	0.308	0.07%
Industrial	365.96	0.572	0.12%
Institutional	91.33	0.143	0.03%
Recreational/Conservation Open Space	8,196.40	12.807	2.74%
Agricultural/ROW	207,332.30	323.957	69.20%
Incorporated Places	77,998.62	121.873	26.03%
Total	299,621.80	468.159	100%

Source: Bi-State Regional Commission, January 2007

Note: Land use values and percentages are general approximations and subject to inaccuracies of the base map used in this Comprehensive Plan.

Agricultural/Right of Ways. Agricultural land use and areas otherwise not classified include vacant property, farmsteads, roadways, mining, wetlands, utilities or rights-of-way, and undeveloped or farmed land. This type of land use is typically represented beyond the perimeter of a community in areas either to be farmed or to be developed as part of municipal planning areas. Within the unincorporated areas of Scott County, this classification accounts for 207,332 acres or about 69% of the land area. Adjacent to corporate limits, these agricultural land areas may offer potential growth through community annexations, may represent areas considered difficult to develop because of floodplain, high water table, or steep slopes, or may be areas ideal for farming.

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Recreational, Open Space, and Conservation. Parks, recreational areas, and open spaces, including conservation areas, occupy 8,196 acres and nearly 3% of the County's land area. Scott County is located south of the Wapsipinicon River and north of the Mississippi River. Both rivers are subject to annual flooding. Both waterways are excellent outdoor recreation assets. With its natural setting between these two rivers and Mississippi River bluffs to the south, Scott County is ideal for outdoor recreation activities, such as fishing, boating, camping, hiking, and bicycling. The county's parks and recreational programming are more fully described in Chapter 7 related on recreational facilities and programs.

Residential. Residential development represents approximately 2% of the existing land use within unincorporated Scott County. Residential land use in unincorporated Scott County accounts for 5,440 acres of the land. Residential development has occurred either within corporate limits, in Parkview subdivision or in unincorporated areas along the Mississippi River. Scott County had approximately 62,334 occupied housing units in 2000 for both incorporated and unincorporated areas. The majority of the residential development within Scott County is characterized by homes built from 1970 or earlier. Over 14,800 housing structures were built in 1939 or earlier. Between 1993 and 2006, Scott County issued 1,001 new house permits. They occurred primarily in Buffalo and Bulter Townships and accounted for 530 new house permits. Bulter Township contains Parkview. Refer to Table 5.3 for the history of new house permits issued in Scott County and Map 5.3 for an illustration of their distribution across Scott County.

**Table 5.3
New House Permits Issued in Unincorporated Scott County 1993-2007**

Township	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	Totals
Allens Grove	2	2	1	2	4	4	2	1	2	2	1	3	0	3	1	30
Blue Grass	2	4	2	5	4	2	2	0	2	3	17	16	9	22	15	105
Buffalo	35	40	25	40	23	28	32	27	13	18	9	13	14	8	18	343
Butler	9	16	13	10	13	18	15	7	9	19	14	27	19	16	14	219
Cleona	1	1	1	0	0	0	0	0	0	1	1	0	0	0	0	5
Hickory Grov	2	1	0	0	2	1	0	0	1	0	0	0	1	0	1	9
LeClaire	6	4	9	6	10	10	9	17	5	6	5	16	20	11	4	138
Liberty	0	1	0	1	5	3	2	1	1	0	1	0	1	0	0	16
Lincoln	0	0	1	0	1	1	4	1	1	3	1	2	2	1	3	21
Pleasant Val	9	3	3	9	10	4	7	5	10	11	5	4	2	2	8	92
Princeton	0	2	1	1	2	2	2	4	5	2	2	2	2	3	0	30
Sheridan	0	3	3	1	3	1	2	1	1	1	2	0	0	0	1	19
Winfield	6	1	8	9	6	7	5	4	4	3	3	9	3	1	3	72
Sub Total	72	78	67	84	83	81	82	68	54	69	61	92	73	67	68	1099
Cities	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	
Dixon	0	1	0	1	1	0	0	0	1	0	1	1	0	3	0	9
Donahue	1	2	0	0	0	0	1	0	0	0	0	0	5	7	0	16
LeClaire	11	3	8	21	19	22	42	23	35	24	25	36	61	75	58	463
McCausland	1	0	2	3	2	1	0	1	1	0	0	1	1	0	1	14
Riverdale	0	0	1	1	1	1	1	0	0	0	0	0	2	0	0	7
Princeton									1	2	1	1	5	1	10	21
Panorama Park									0	1	0	0	1	0	0	2
Sub Total	13	6	11	26	23	24	44	24	38	27	27	39	75	86	69	532
Grand Total	85	84	78	110	106	105	126	92	92	96	88	131	148	153	137	1631

Source: Scott County Planning and Development Office

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Commercial. Commercial land use is categorized by wholesale/retail sales and office land use, which relates to professional services and business activities. These areas are located sparingly in the County. Commercial land use in unincorporated Scott County comprises 197 acres or less than 1% of the total land use.

Industrial. Industrial land uses comprise less than 1% of Scott County's unincorporated existing land use, covering 366 acres.

Institutional. Government buildings, schools, churches, cemeteries, and health services comprise the institutional land use category. There are 91 acres or less than 1% of the County unincorporated land occupied by these uses. The majority of institutional land use is dispersed throughout the County. The County administrative offices, law enforcement, and services are located in Davenport.

Proposed Uses

In preparing for the future, consideration can be given to cultivating or refining several essential anchors that encourage or attract people to move to or remain in Scott County, as a whole. These important indicators provide stability over time. Successful ways to encourage long-term county residency are:

- Retain and encourage small, locally-owned businesses to locate in the county
- Encourage home ownership and provide a variety of housing options, preferably in cities
- Provide a quality school system
- Foster local clubs/associations that promote civic involvement

Each of these factors reinforces civic engagement and personal investment in the community where people call home. (Source: "How To Build Strong Home Towns," American Demographics, February 1997) From the SCANS workshops, residents identified a number of these factors as being strengths of Scott County, such as quality schools and higher education opportunities, affordable housing, well-managed government, good essential services from shopping to medical facilities, and a diverse economy.

The *Regional Strategy for Unified Growth 2005*, prepared for the Illinois Quad City Chamber of Commerce by AngelouEconomics, the *Economic Development Action Plan: 2010 Blueprint* calls for area communities to work on economic development strategies that lend support for the anchors noted above. More specifically, the trends point to a need to target talented young workers because of the predicted decline in the workforce (25-44 years old). To embrace this prospect, a county and its communities must look at its strengths, as well as future trends, to see where both can come together. Then using this information, the county and its communities can seek to attract new residents and provide for their needs through land use, infrastructure, and services.

In shaping the future of Scott County, community leaders will be required to visualize the next generation of residents within the County and what they value. Such amenities could include

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countywide recreation trails, revitalized downtowns populated by entrepreneurs and vibrant businesses, and expanded recreation opportunities and attractions. These suggestions focus on the quality of life that a county has to offer. Assets Scott County has today of interest to the young talent and the future generations include its location as part of the Quad City Metropolitan Area, its interstate access, its natural setting, parks, access to arts/entertainment, relatively short commute times, and a variety of restaurants.

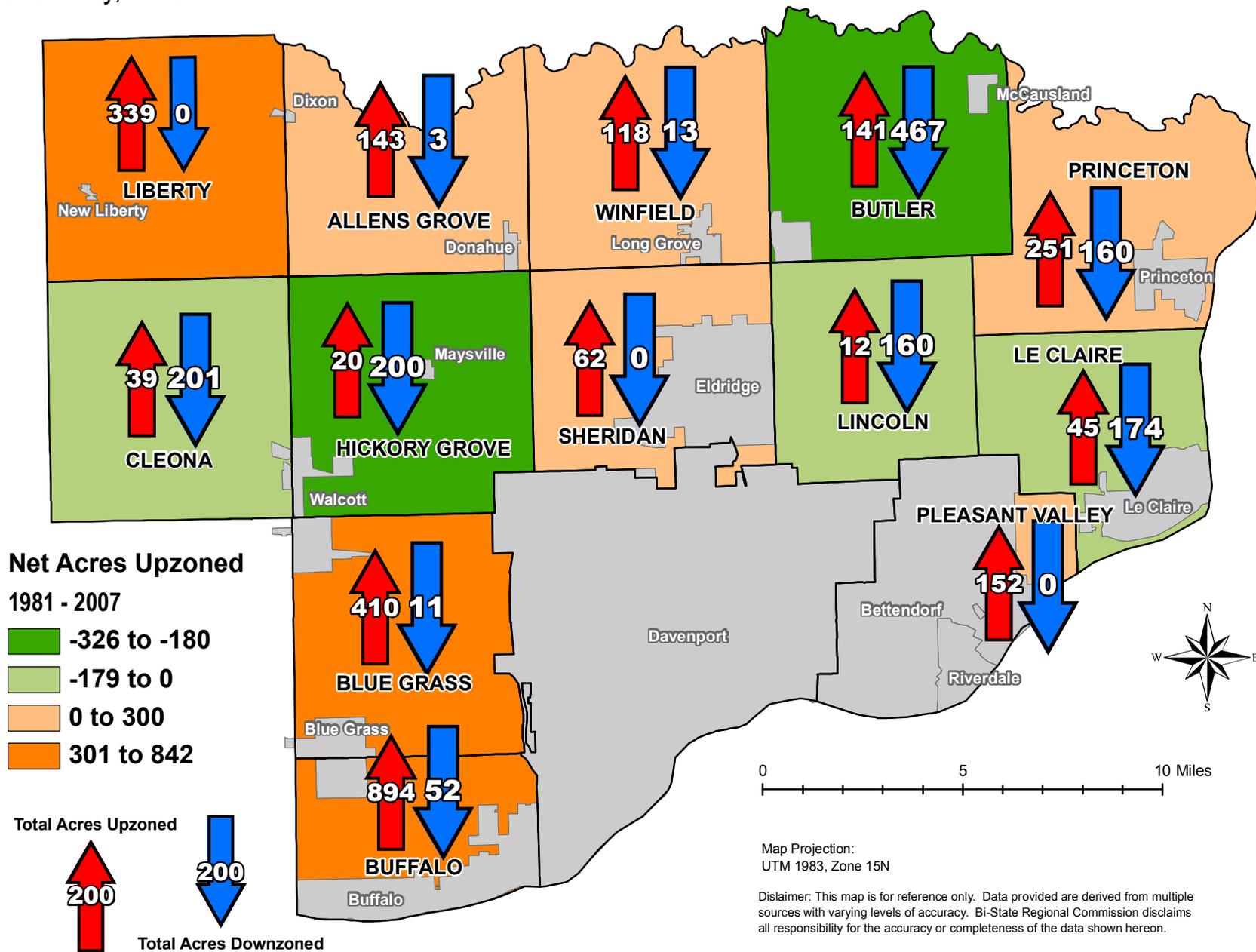
Using the input from the SCANS workshops, focus groups, and meetings of the Plan Advisory and Technical Committees, proposed land uses have been determined for Scott County for the next 20 years.

Map 5.4 and Table 5.4 illustrate future land uses within Scott County. The intent is to provide sufficient guidance and direction for land-use decisions on location and service areas. This level of specificity will provide enough general direction to allow sufficient flexibility in the market location choice, to insure that certain areas are reserved for preferred uses, to mitigate land use conflicts, and to implement an economic growth strategy focused on creating a sustainable community. Chapter 2, “Vision, Goals, and Objectives,” provides the policy directives associated with land use in Scott County.

The future land use map identifies both how the land is used today and areas where land use changes may be approved to allow for a specific purpose(s) in the future. The map clearly shows that the majority of unincorporated Scott County is and will continue to be used for agricultural production. The areas shown as recommended for consideration of downzoning from Ag-General to Ag-Preservation amounts to 4,035 acres or 6.3 square miles. The map clearly reiterates the county vision to preserve its agricultural resources and protect agricultural operations. In the agriculture-general category, the proposed land use amounts to 3,367 acres or 5.26 square miles. The last two future land uses identified on the map are commercial and residential. Additional commercial land use anticipated by the future land use map amounts to 94 acres or less than 0.2 square miles. These are expected to be small service centers serving the rural community. The final future land use category is proposed residential development. In the southwestern portion of Scott County, residential development is expected to occur south of U.S.61, in rural Buffalo Township. In the eastern portion of Scott County, residential development may occur along the bluff areas of the Mississippi River in Pleasant Valley and in/around LeClaire and Princeton. The unincorporated area known as Parkview has reached its development limits; however, there is some residential development that may be expected to occur in/around Long Grove. Future residential land use accounts for 6,185 acres or 9.7 square miles of land area.

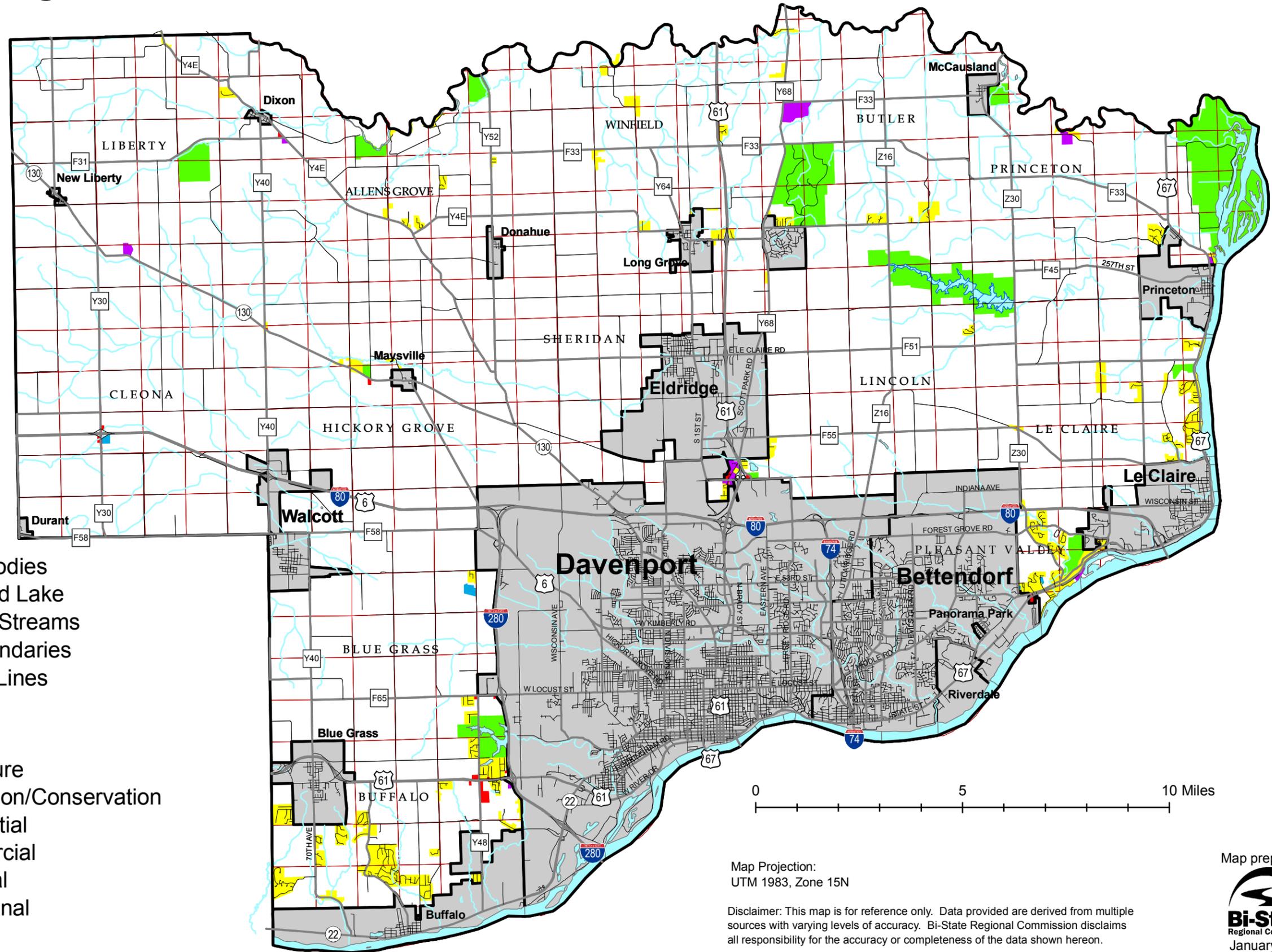
Map 5.1 - Land Conversions: Upzonings and Downzonings (1981-2007)

Scott County, Iowa



Map 5.2 - Existing Land Use

Scott County, Iowa

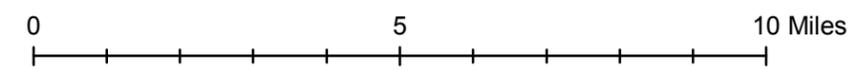


Legend

-  Water Bodies
-  Proposed Lake
-  Creeks, Streams
-  City Boundaries
-  Section Lines

Land Use

-  Agriculture
-  Recreation/Conservation
-  Residential
-  Commercial
-  Industrial
-  Institutional



Map Projection:
UTM 1983, Zone 15N

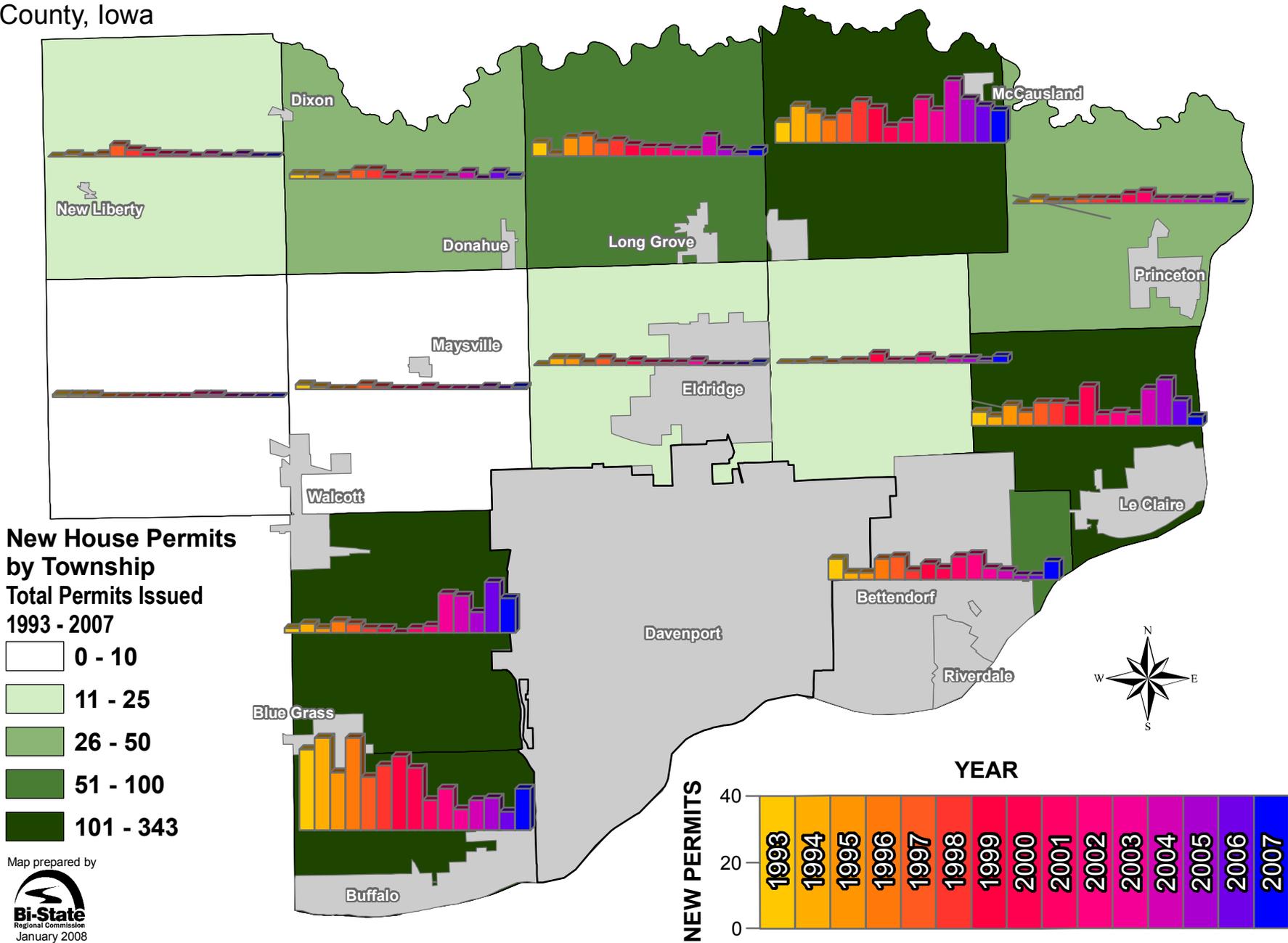
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Map prepared by



Map 5.3 - New House Permits (1993-2007)

Scott County, Iowa



Map prepared by
Bi-State
 Regional Commission
 January 2008

Map 5.4 - Future Land Use

Scott County, Iowa



Legend

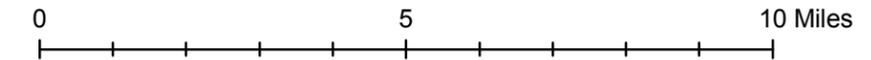
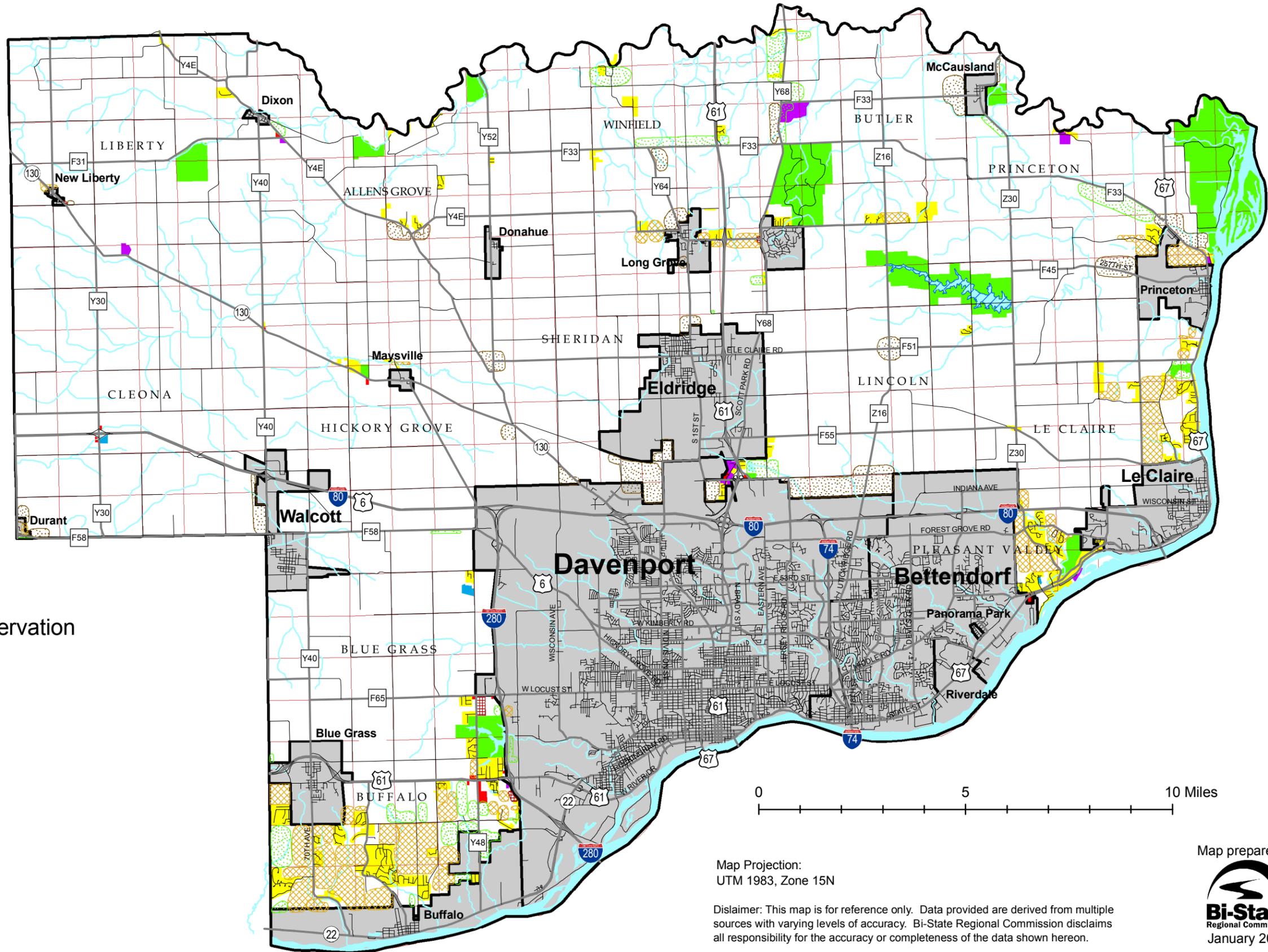
- Water Bodies
- Proposed Lake
- Creeks, Streams
- City Boundaries
- Section Lines

Existing Land Use

- Agriculture
- Recreation/Conservation
- Residential
- Commercial
- Industrial
- Institutional

Future Land Use

- AP
- AG
- CM
- R1



Map Projection:
UTM 1983, Zone 15N

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