PLANNING & DEVELOPMENT
600 West Fourth Street
Davenport, Iowa 52801-1106
Email: planning@scottcountyiowa.gov
Office: (563) 326-8643

SCOTT COUNTY
PLANNING AND ZONING COMMISSION
AGENDA
Tuesday, October 6, 2026
5:30 P.M.

Board Room
Scott County Administrative Center – 1st Floor
600 W. 4th St., Davenport, IA 52801

1. **Call to Order**

2. **Approval of Minutes:** Approval of the June 3, 2026 meeting minutes.

3. **Annual Designation of the Location for Posting Notice of Planning & Zoning Commission Meeting Agendas**

4. **Public Hearing, Ordinance Text Amendment:** Staff proposal to define "Soccer complex" and add it to the list of Special Permitted Uses as an allowable private park use within the Conservation-Recreation Zoning District.

5. **Public Hearing, Rezoning:** Application from the **Bettendorf Soccer Association** to rezone 18.85 acres, more or less, from "A-G" Agricultural-General to "C-R" Conservation-Recreation in the SW ¼ of the SE ¼ of Section 25 of Sheridan Township (Scott County Tax Parcel 932553006).

6. **Old Business**

7. **Zoning Administrator's Report**

8. **Public Comment**

9. **Adjournment**

Public Hearing/Meeting Procedure

a. Chairman reads public notice of hearing.
b. Director reviews background of request.
c. Applicant /Representative provide any additional comments on request.
d. Public may make comments or ask questions.
e. Director makes staff recommendation.
f. Applicant may respond or comment.
g. Commission members may ask questions.
h. Chairman closes the public portion of the hearing (No more public comments).
i. Discussion period for the Commission members.
j. Commission members make motion to approve, deny, or modify request.
k. Final vote. Recommendation goes to Board of Supervisors.

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SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Wednesday June 3, 2026
5:30 P.M.

MEETING MINUTES

Scott County Library, Eldridge Branch
Meeting Room A/B
200 North 6th Avenue
Eldridge, IA 52748

MEMBERS PRESENT: Sean Eckhardt, Joan Maxwell, Amy Nelson, Lori Rochau

MEMBERS ABSENT: Easton Armstrong, Steve Piatak, Kurt Steward

STAFF PRESENT: Greg Schaapveld, Planning & Development Director
Caitie Leighton, Senior Administrative Assistant

OTHERS PRESENT: Troy & Brandon Dickens (applicants)
John Groves (landowner)

1. **Call to Order: Vice Chair Maxwell** called the meeting to order at 5:30 P.M.

2. **Approval of Minutes:** Consideration of April 21, 2026 meeting minutes**. Rochau made a motion to approve. Seconded by Eckhardt. Vote: 4-0, All Ayes**

3. **Public Hearing, Rezoning: Vice Chair Maxwell** introduced the rezoning request as stated on the legal notice. **Schaapveld** provided a summary of the proposal to rezone, presented location maps, and gave a summary of the property's convoluted zoning history.

   Chair Piatak invited the applicants to provide additional comments.

   Brandon Dickens explained they wanted to use 7-12 acres of the property for their concrete business, primarily for equipment storage.

   Maxwell opened the public hearing. With no members of the public present to provide comments, **Maxwell** closed the public hearing and requested staff's recommendation.

DRAFT

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Schaapveld indicated staff recommended approval of the rezoning request.

Madden invited the applicant to provide any additional comments. The applicant had nothing further to add.

Eckhardt inquired whether the proposed use would include a building or solely a parking area. **Dickens** responded that the proposal would include a building and a fenced-in area.

Rochau inquired about potential noise, dust, and odors associated with the proposed use. **Dickens** explained that a rock pile would be located toward the rear of the property, and a machine would operate for short periods to load broken concrete for removal from the site.

Maxwell and **Nelson** expressed concern regarding the loss of agricultural land but agreed that "C-2" Commercial and Light Industrial zoning would be a more appropriate designation for the property than the disputed "I" Industrial zoning.

Rochau moved to recommend approval of the rezoning of 37.07 acres from "A-G" Agricultural-General / "I" Industrial to "C-2" Commercial and Light Industrial. Seconded by Eckhardt.

Vote 4-0, All Ayes.

4. **Old Business:** *None*

5. **Zoning Administrator's Report:** **Schaapveld** provided updates on Riverstone, CIPCO, Cerro Gordo, Precious Paws, Lost Oasis, and briefly discussed fringe area agreements.

6. **Public Comment:** *None*

7. **Adjournment:** With no further business to discuss, **Vice Chair Maxwell** adjourned the meeting at 6:29 P.M.

Submitted by:
Caitie Leighton
Senior Administrative Assistant

DRAFT

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Scott County, Iowa

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Fax: (563) 326-8257

Administrative Center
600 West Fourth Street
Davenport, Iowa 52801-1106

October 2, 2026

To: Planning & Zoning Commission
From: Greg Schaapveld, Planning & Development Director
Re: Ordinance Text Amendment, Private Park Proposal, Soccer Complex

Staff has received an application from the Bettendorf Soccer Association (BSA) to install permanent sports field lighting for one field at their soccer complex located at 16750 210th Street in unincorporated Scott County. Said property is currently zoned 'A-G' Agricultural-General. Sports lighting is allowed per the Scott County Zoning Code, and while it is not subject to explicit restrictions on light levels/intensity, it's addition would constitute a significant enough change in the use of a property to necessitate a site plan review before the Planning & Zoning Commission.

However in the case of the BSA property, the county's 2022 creation of the 'C-R' Conservation-Recreation District, and subsequent removal of 'private parks' as a principal permitted use in the 'A-G' district, results in the BSA soccer complex being a 'non-conforming use.' As such, it's not eligible for a site plan until this zoning issue is corrected.

BSA through separate action at this October 2, 2026, Planning & Zoning Commission meeting is requesting the property be rezoned to 'C-R,' but because the 'C-R' district mandates that all such private parks must be special permitted uses approved by the Zoning Board of Adjustment, BSA also needs the 'C-R' zoning text to be amended to add 'Soccer Complex' to the list of potential special permitted uses. Currently the only special permitted use for a private park in the 'C-R' district is "Snow Tubing Facility."

The proposed definition of "Soccer Complex" is as follows:
SOCCER COMPLEX: A private park facility generally used for the recreational activity of playing or practicing soccer on outdoor fields. Soccer complexes shall take advantage of natural topography to provide appropriate slopes and shall not require significant grading. Soccer complex operations may include soccer fields, field lighting, restrooms, concession facilities, storage/maintenance facilities, and a scale-appropriate parking lot.

You might recall that the 'Snow Tubing Facility' definition was accompanied by a definition of the 'Snow Tubing Facility Warming/Concession Area', whereas no definition of a 'Soccer Complex Concession Area" is included in this draft text amendment. That's intentional, as while it may be relevant to limit types of food or times of service, staff feels comfortable leaving those decisions to the Zoning Board of Adjustment for consideration on a case-by-case and site-by-site basis.

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Staff notes that this proposed text amendment is not site-specific. At this stage, the Commission is only considering whether the proposed definition and use is compatible with the intent of the C-R District and the Scott County Comprehensive Plan. Therefore, while the text amendment is being proposed to accommodate the existing BSA soccer complex, if adopted it would become available for any other entity interested in siting such a facility in unincorporated Scott County.

Staff recommends approval of the addition of 'Soccer Complex' to the list of special permitted uses within the 'C-R' Conservation-Recreation Zoning District, and the addition of the following definition for "Soccer Complex" to the Definitions section of the Ordinance:

SOCCER COMPLEX: A private park facility generally used for the recreational activity of playing or practicing soccer on outdoor fields. Soccer complexes shall take advantage of natural topography to provide appropriate slopes and shall not require significant grading. Soccer complex operations may include soccer fields, field lighting, restrooms, concession facilities, storage/maintenance facilities, and a scale-appropriate parking lot.

Prepared by: Scott County Planning & Development, 600 West Fourth Street, Davenport Iowa 52801

SCOTT COUNTY ORDINANCE NO. 26 -_____

AN ORDINANCE TO ADOPT AMENDMENTS TO CHAPTER 6 OF THE SCOTT COUNTY CODE TO AMEND CERTAIN DEFINITIONS IN THE ZONING ORDINANCE AND ALLOWABLE SPECIAL USES IN THE CONSERVATION-RECREATION "C-R" DISTRICT.

BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY IOWA:

Section 1 Amend the following sections of Chapter 6, SCOTT COUNTY CODE, 2022.

6-5 DEFINITIONS

6-11 "C-R" CONSERVATION-RECREATION

Section 2. Amend certain provisions of Section 6-5 DEFINITIONS to read as follows:

Section 6-5(108) SOCCER COMPLEX: A private park facility generally used for the recreational activity of playing or practicing soccer on outdoor fields. Soccer complexes shall take advantage of natural topography to provide appropriate slopes and shall not require significant grading. Soccer complex operations may include soccer fields, field lighting, restrooms, concession facilities, storage/maintenance facilities, and a scale-appropriate parking lot.

Section 3. Amend certain provisions of Section 6-11 "C-R" CONSERVATION-RECREATION to read as follows:

Section 6-11.D(2) SOCCER COMPLEX

Section 4. The County Auditor is directed to record this ordinance in the County Recorder's Office.

Section 5. Severability Clause. If any of the provisions of this Ordinance are for any reason illegal or void, then the lawful provisions of the Ordinance, which are separate from said unlawful provisions shall be and remain in full force and effect, the same as if the Ordinance contained no illegal or void provisions.

Section 6. Repealer. All ordinances or part of ordinances in conflict with the provisions of the Ordinance are hereby repealed.

Section 7. Effective Date. This Ordinance shall be in full force and effect after its final passage and publication as by law provided.

Public Hearing / First Consideration _____,

Second Consideration _____,

_____
John Maxwell, Chair
Scott County Board of Supervisors

Attested by: _____
Kerri Tompkins
Scott County Auditor

Published on: _____

PLANNING & ZONING COMMISSION

STAFF REPORT

October 6, 2026

Applicant: Bettendorf Soccer Association

Request: Rezone 18.848 acres, more or less, from "A-G" Agricultural-General to "C-R" Conservation-Recreation

Legal Description: Part of the SW ¼ of the SE ¼ of Section 25, Township 79 North, Range 03 East, 5th P.M. (Scott County Tax Parcel 932553006)

General Location: The northeast quadrant of the intersection of 210th Street and Scott Park Road

Existing Zoning: "A-G" Agricultural-General

Surrounding Zoning:

North: "C-R" Conservation-Recreation
South: N/A – City of Davenport
East: "A-G" Agricultural-General
West: "C-2" Commercial & Light Industrial

GENERAL COMMENTS:

John Deere & Company deeded the subject property to the Bettendorf Soccer Association (BSA) in 2000, with the condition that it forever be used as a soccer complex; the property's use as a soccer complex predates that transfer, extending to back to sometime in the 1990s. When it was first converted to a soccer complex the zoning of the parcel, which was and remains today 'A-G' Agricultural-General, allowed such private parks as a principal permitted use.

In 2022, Scott County updated its zoning ordinance to create a new 'C-R' Conservation-Recreation zoning district. That district allows as principal permitted uses all public parks, and at that time all existing public parks were rezoned to 'C-R.'

Private parks are treated differently, as the 'C-R' district requires they be special permitted uses approved by the Zoning Board of Adjustment. When the 'C-R' district was created, existing private parks were not rezoned. As such they became 'non-conforming uses', meaning they could exist in their current state in perpetuity, but

any changes or expansions would necessitate they come into conformance with current zoning regulations.

BSA intends to add permanent sports lighting to one of their fields, which, while allowed by our current lighting regulations, would constitute an expansion of use. Typically such an expansion would only require a site plan review by the Planning and Zoning Commission, however because the property is a 'non-conforming use,' the lighting necessitates this rezoning process. Separate from and in addition to rezoning, the zoning ordinance would need to be amended to include 'Soccer Complex' amongst the special permitted uses in the 'C-R' district (alongside the only other existing allowable type of private park, a 'Snow Tubing Facility'). Upon successful rezoning to 'C-R', and inclusion of 'Soccer Complex' as a special permitted use in 'C-R', BSA will be able to apply to the Zoning Board of Adjustment for said special use permit, and to the Planning & Zoning Commission for a site plan review.

STAFF REVIEW:

Staff has reviewed this request for its adherence to the Scott County Zoning Ordinance and to the Scott County Land Use Policies. Any proposed changes in zoning in the rural unincorporated area of the county should comply with a "preponderance" of the applicable Scott County Land Use Policies. That requires the Commission to assign weight to the criteria that most apply to the rezoning request at hand, and determine whether and to what extent the request meets the spirit and intent of the Land Use Policies.

Is the development in compliance with the adopted Future Land Use Map?

The adopted Future Land Use Map (FLUM) does not anticipate a change of zoning of the subject parcel. However when the FLUM was last updated, the use of the property was a soccer complex, which was allowed in the 'A-G' district. It's only because of changes to the County Zoning Ordinance that the rezoning is necessary.

The rezoning request meets this criterion.

Is the development on marginal or poor agricultural land?

The Gross Average Corn Suitability (CSR2) Rating for the subject parcel is 95. Scott County has historically considered any agricultural land rated with a CSR2 of 60 or more as prime agricultural land. Do note that the property has not been used agriculturally since it was converted to a soccer complex in the 1990s.

The rezoning request does not meet this criterion.

Does the proposed development have access to adequately-constructed, paved roads?

The subject parcel is directly adjacent to 210th Street and Scott Park Road. Both are public, paved, two lane roads. The County Engineer did not have concerns with the rezoning request.

The rezoning request meets this criterion.

Does the proposed development have adequate provision for public or private sewer and water services?

BSA operates a small concession and restroom building on the property that is served by a private well and private septic system. The County Health Department did not indicate concerns regarding the rezoning request.

The rezoning request meets this criterion.

Is the area near existing employment centers, commercial areas and does not encourage urban sprawl?

The subject parcel is adjacent to existing commercial, industrial, and residential development, and via its proximity to main thoroughfares is connected to the greater Quad City region.

The rezoning request meets this criterion.

Is the proposed development located where it is least disruptive to existing agricultural activities?

It has operated as a soccer complex since the 1990s and has had no discernable impact to the agricultural land to the east. The owner of the land was mailed notice of this rezoning request and as of the date of this report has not indicated any concerns.

The rezoning request meets this criterion.

Does the area have stable environmental resources?

The subject parcel is generally flat. No portion of the parcel falls within a mapped floodplain and the National Wetland Inventory has not identified any wetlands on the parcel.

The rezoning request meets this criterion.

Is the proposed development sufficiently buffered from other less intensive land uses?

The subject parcel is generally adjacent to similar or more intense land uses, and is buffered from neighboring residential areas.

The rezoning request meets this criterion.

Is there a recognized need for such development?

The property has operated as a soccer complex since the 1990s and by all appearances remains a popular destination.

The rezoning request meets this criterion.

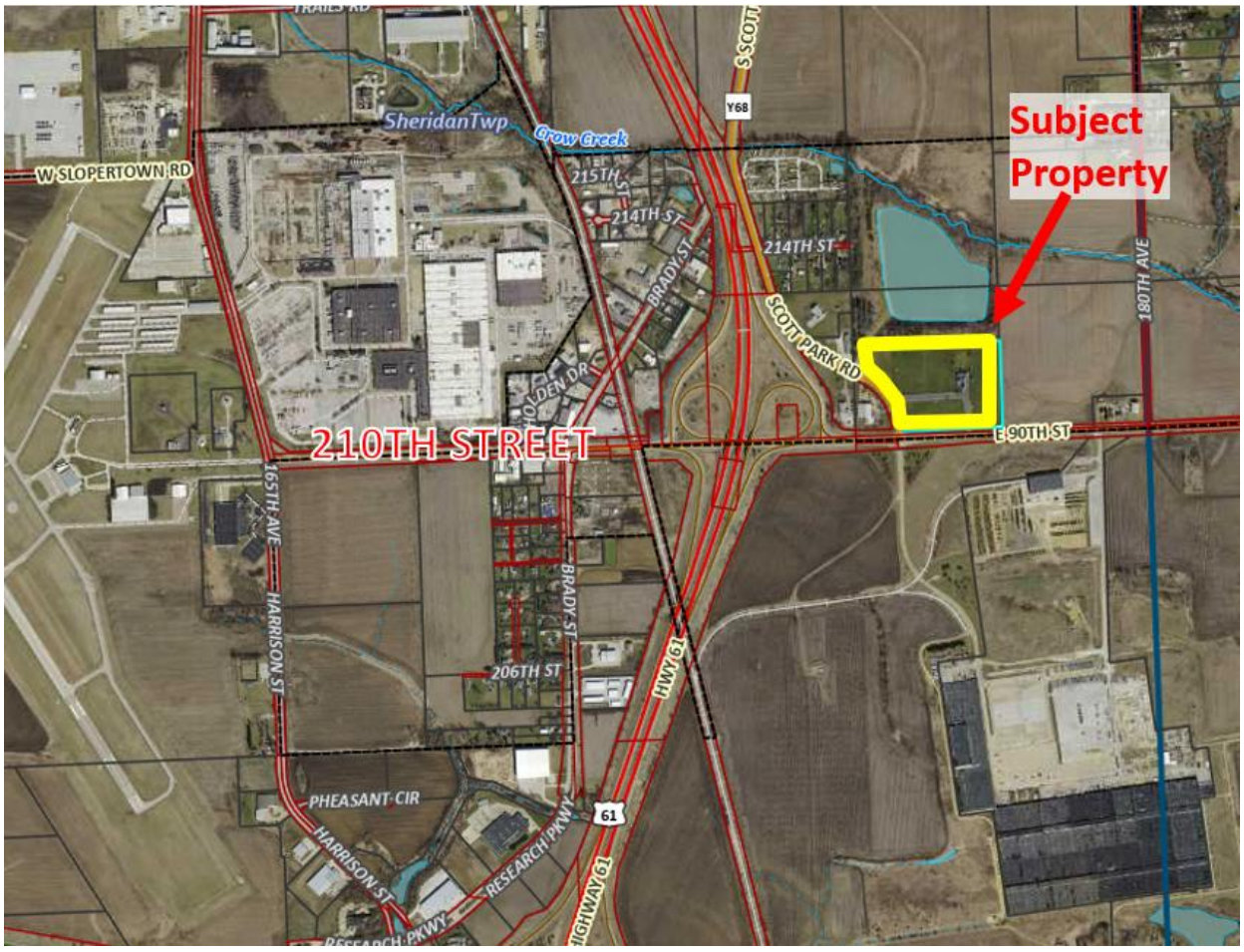
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PLANNING & ZONING COMMISSION

STAFF REPORT

October 6, 2026

Staff has mailed notification to the adjacent property owners within five hundred feet (500') of this property of this hearing, solicited comments from Scott County Soil and Water Conservation and Bi-State Regional Commission, a sign has also been placed on the property stating the date and time this request would be heard by the Planning and Zoning Commission, and a public notice was printed in the North Scott Press. Bi-State Regional Commission prepared a memo detailing their understanding and opinion of the rezoning request which is attached to this report. Staff has received no public comments as of the writing of this report.



General Site Location Map

PLANNING & ZONING COMMISSION

STAFF REPORT

October 6, 2026

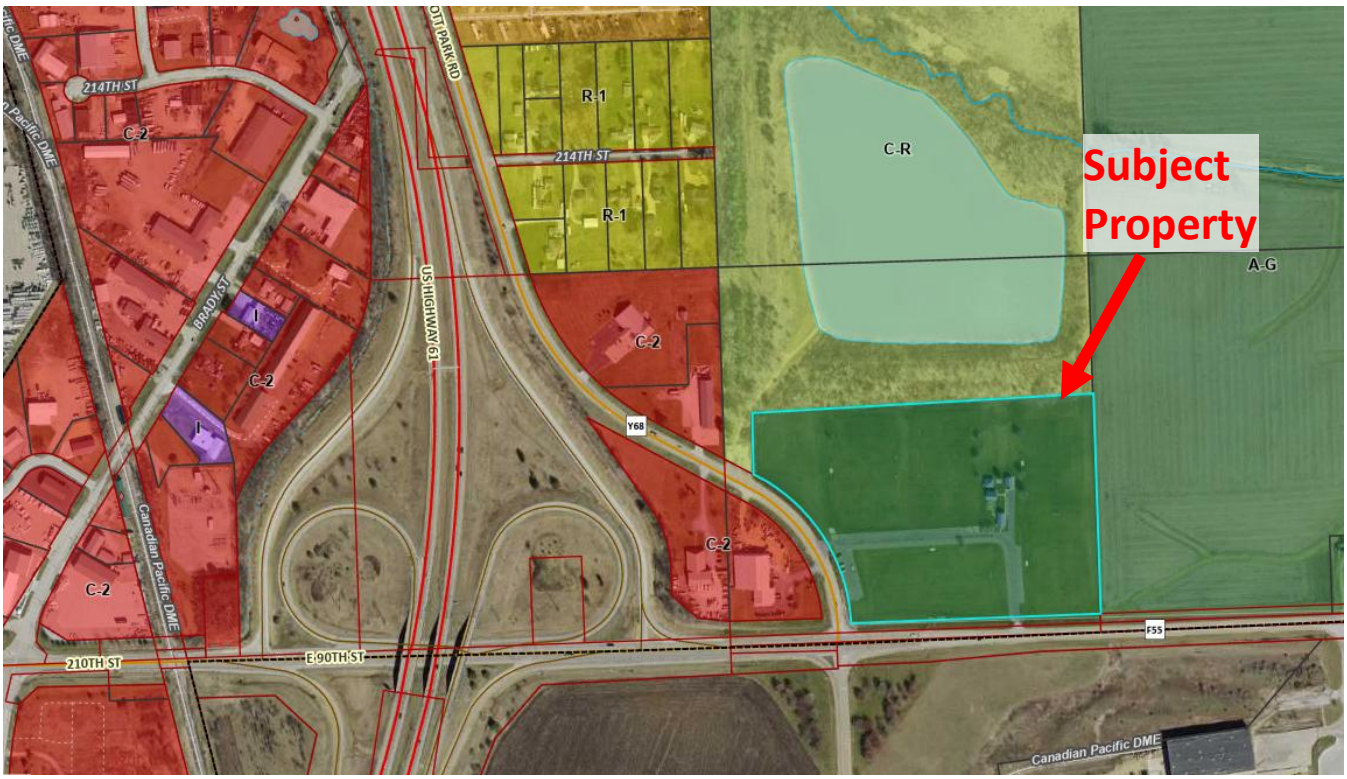


Site Map

PLANNING & ZONING COMMISSION

STAFF REPORT

October 6, 2026



Zoning Map

RECOMMENDATION: Staff recommends that the rezoning of 18.848 acres, more or less, from "A-G" Agricultural-General to "C-R" Conservation-Recreation be approved based on its compliance with a preponderance of the criteria of the Revised Land Use Policies.

Submitted by:
Greg Schaapveld, Planning and Development Director
October 2, 2026

Bi-State Regional Commission
Serving local governments in Muscatine and Scott Counties, Iowa;
Henry, Mercer, and Rock Island Counties, Illinois

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Richard "Quijas" Brunk
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MEMORANDUM

TO: Greg Schaapveld, Scott County Planning and Development Director

FROM: Natalie Murphy, Planner

DATE: September 30, 2026

RE: Rezoning Application

This memorandum is being submitted in response to a zoning review request from Scott County, Iowa. The hearing date is scheduled for October 6, 2026. The applicant, Bettendorf Soccer Association, requested an "A-G" Agriculture-General to "C-R" Conservation-Recreation zoning map amendment to rezone an existing soccer complex.

The parcel under review can be described as an 18.85-acre tract in the SW 1/4 of the SE 1/4 of Section 25, T79N, 3E, Scott County, Iowa (Sheridan Township, parcel #932553006). The property is located at 16750 210th Street, Davenport, Iowa 52804.

Having reviewed the information relevant to the proposed zoning change, the following items were ascertained. The parcel is located within the Quad Cities Metropolitan Planning Area. A project for roadway improvements at 210th Street and Jersey Ridge Road was identified in *Thrive 2055:Quad Cities Long Range Transportation Plan*, but is an unmet need due to a lack of funding at this time. The parcel is not in a Special Flood Hazard Area. Although there is a wildlife management area to the north of the parcel, the proposed change should not affect regional recreational facilities. The parcel is within half a mile of both Eldridge and Davenport, but is not identified for future development by either municipality. In the *2008 Scott County Comprehensive Plan*, the future land use map identifies the parcel and portions to its east as future "AG." Additionally, the plan identifies the parcel as prime farmland. Since then, the future land use map was amended in 2018. The map no longer identifies the parcel for future agricultural use and only noted its zoning classification.

Bi-State Regional Commission finds this to be a reasonable farmland conversion since the parcel was a principal permitted use under "A-G" zones prior to recent changes and the parcel is no longer identified as a future agricultural site. Should you have any questions regarding this review, please contact me at (309) 793-6300 ext. 1139.

NM/sdg
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1504 Third Avenue, Third Floor, Rock Island, Illinois 61201
Phone (309) 793-6300 • Fax (309) 793-6305
E-mail: bsrc@bistateonline.org • Website: www.bistateonline.org

Prepared by: Scott County Planning and Development, 600 West Fourth Street, Davenport Iowa 52801

SCOTT COUNTY ORDINANCE NO. 26-_____

AN ORDINANCE TO AMEND THE ZONING MAP BY REZONING APPROXIMATELY 18.85 ACRES IN SECTION 25, SHERIDAN TOWNSHIP FROM "A-G" AGRICULTURAL-GENERAL TO "C-R" CONSERVATION-RECREATION, ALL WITHIN UNINCORPORATED SCOTT COUNTY.

BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY IOWA:

Section 1. In accordance with Section 6-31 Scott County Code, the following described unit of real estate is hereby rezoned from "A-G" Agricultural-General to "C-R" Conservation-Recreation to-wit:

A parcel of property located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty Five (25), Township 79 North, Range 3 East of the 5th Principal Meridian, County of Scott, State of Iowa and more accurately described as follows:
Commencing at the South ¼ corner of Section 25; Thence N 0° 13' 14" E a distance of 638.5 feet to a point on the Northeast right-of-way line of the access to Old U.S. Highway 61; Thence S ° 59 49' E along the Northeast right-of-way line of the access to Old U.S. Highway 61 a distance of 115.4 feet to the Point of Beginning; Thence continuing S ° 59 49' E along the Northeast right-of-way line of the access to Old U.S. Highway 61 a distance of 20.3 feet to a point; Thence Southeasterly along a tangent curve, which has a radius of 623.0 feet and is concave Southwesterly, a distance of 646.9 feet to a point on the North right-of-way line of County Road F-55 (Mt. Joy Road), which is 33 feet Northward from the South line of Section 25; Thence S 89 ° 28' 30" E along the North right-of-way line of County Road F-55 (Mt. Joy Road), which is 33 feet Northward from and parallel to the South line of Section 25, to the East line of the West ½ of the Southwest Quarter of Section 25; Thence N 0° 15' 15" E along the East line of the West ½ of the Southwest Quarter of Section 25 to a point 1851.7 feet Southerly of the North line of said West ½ of the Southwest Quarter of Section 25; Thence S 89° 59' 30" W a distance of 1224.8 feet to a point; Thence S 0° 13' 15" a distance of 219.5 Feet to the Point of Beginning.

Section 2. This ordinance changing the above-described land to "C-R" Conservation-Recreation zoning is approved.

Section 3. The County Auditor is directed to record this ordinance in the County Recorder's Office.

Section 4. Severability Clause. If any of the provisions of this Ordinance are for any reason illegal or void, then the lawful provisions of the Ordinance, which are separate from said unlawful provisions shall be and remain in full force and effect, the same as if the Ordinance contained no illegal or void provisions.

Section 5. Repealer. All ordinances or part of ordinances in conflict with the provisions of the Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall be in full force and effect after its final passage and publication as by law provided.

Approved this_____day of_____2026.

_____
John Maxwell, Chair
Scott County Board of Supervisors

_____
Kerri Tompkins, County Auditor