



COVER SHEET

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Moraine Addition Community Land Trust

Submittal to: City of Shakopee -
Comprehensive Plan Amendment
Zoning Map Amendment



PROJECT NARRATIVE

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EXISTING LAND USE:

Guided Land Use: Open Space
Zoning: RR Rural Residential / Unzoned

Property ID# 279130051: 4.90 Acres
Ownership: Scott Co. HWY Engineer

Property ID# 279130052: 6.57 Acres
Ownership: Scott Co. HWY Engineer

Property ID# 279130640: 10.17 Acres
Ownership: Scott Co. HWY Engineer

Property ID# 279130680: 6.96 Acres
Ownership: Scott Co. HWY Engineer

Property ID# 279130670: 2.52 Acres
Ownership: Scott Co. Taxation Dept

Total: 31.12 Acres

Proposed Development Area: 4.6 Acres

PROPOSED LAND USE:

Guided Land Use: Suburban Residential
Zoning: R1B Urban Residential, Single Family, Detached

Density:
15 Dwelling Units Total on 4.6 Acres = 3.26 Units per Acre

Typical Lot Size:
Lot Width: 60.0'
Lot Width (Corner): 75.0'
Lot Depth: 100.0'

Setback Requirements (Minimum):
Front Yard: 25.0'
Side Yard: 7.5'
Rear Yard: 30.0'

Maximum Impervious Coverage: 50% allowed

Single Family Standards are consistent with the neighboring properties.

Scott County

SITE AERIAL

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 County-owned land

 Site proposed for development -
See Site Concept on page 4.

 Proposed Development Area -
Approx. 4.6 Acres

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. Scott County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact the Scott County Surveyors Office.



SITE CONCEPT

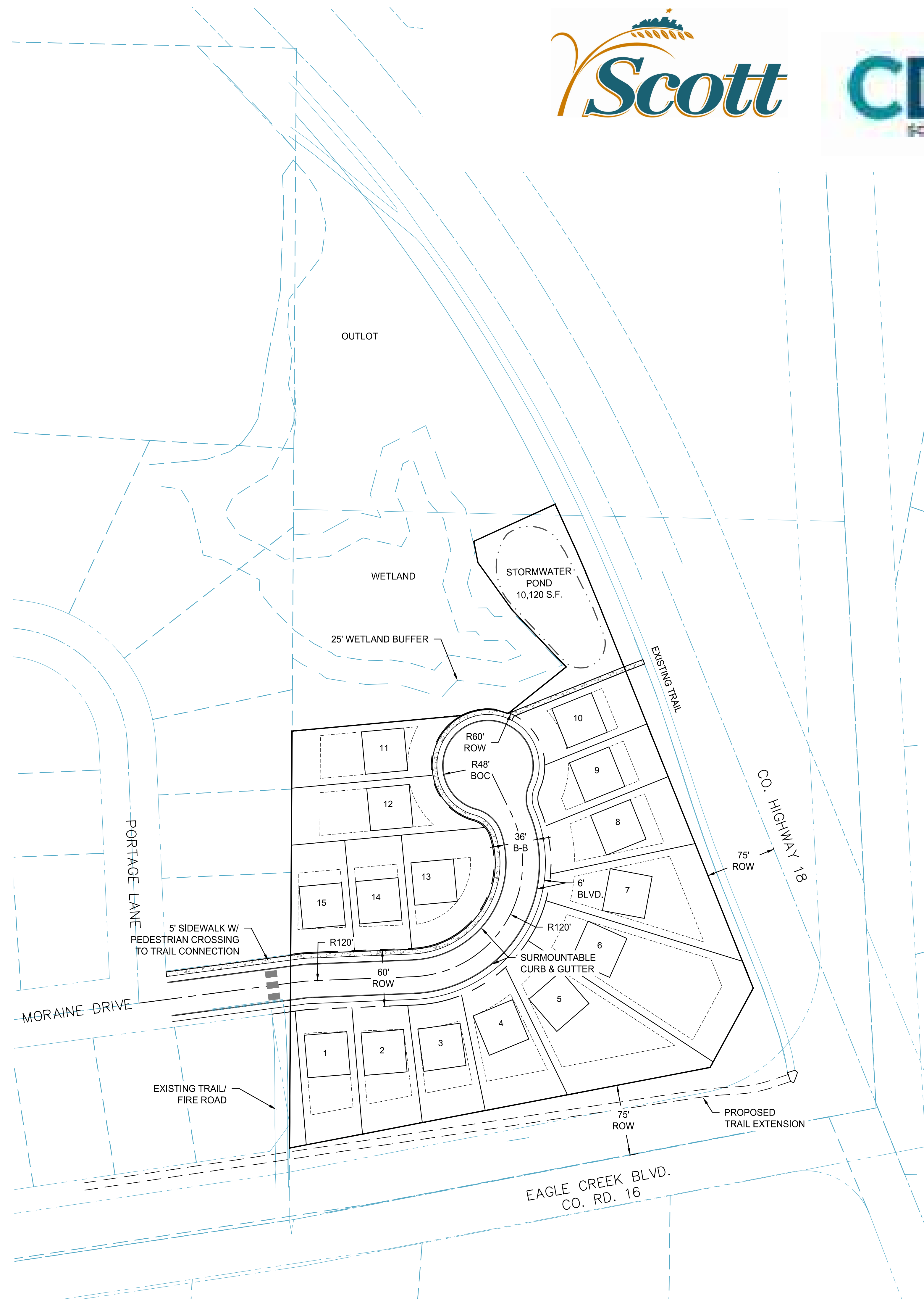
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LEGEND:

	PROPOSED DEVELOPMENT AREA
	PROPOSED SETBACK LINE
	PROPOSED LOT LINE
	PROPOSED LOT NUMBER
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CROSSWALK

SITE NOTES:

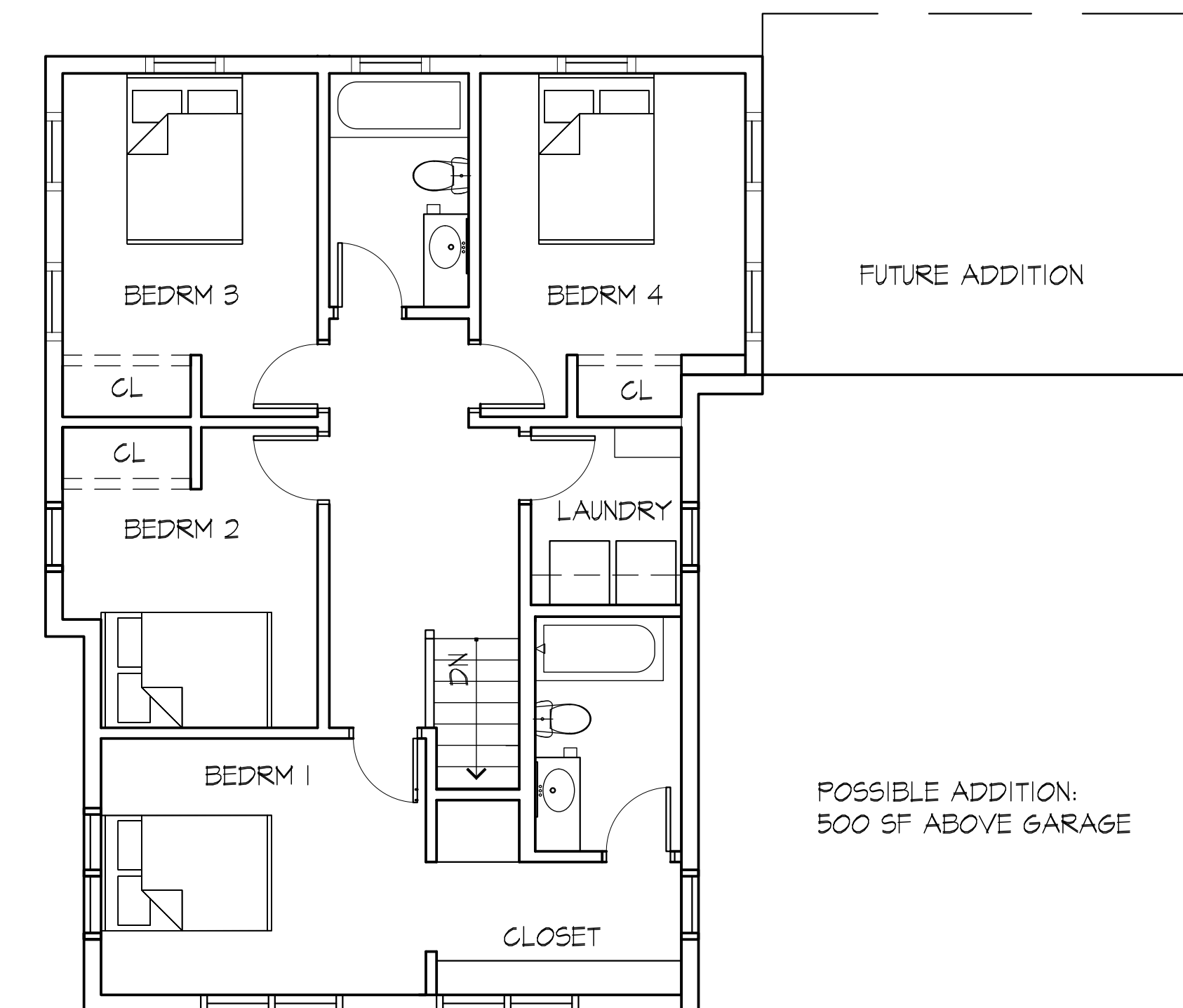
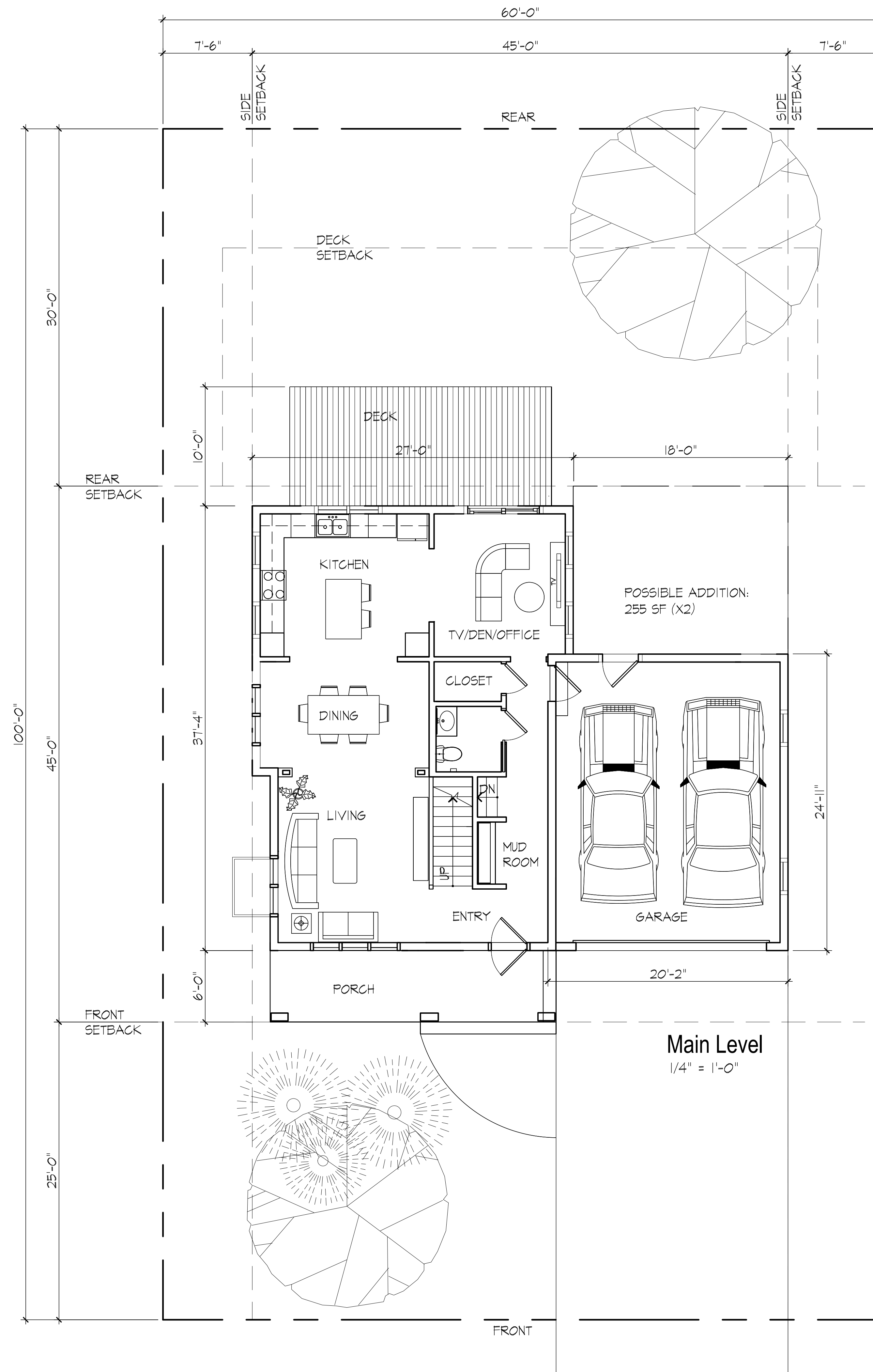
1. CUL-DE-SAC LENGTH IS 645'
2. PROPOSED DEVELOPMENT AREA: APPROXIMATELY 4.6 ACRES





SINGLE FAMILY | MODEL 1 | FLOOR PLANS

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Upper Level

1/4" = 1'-0"

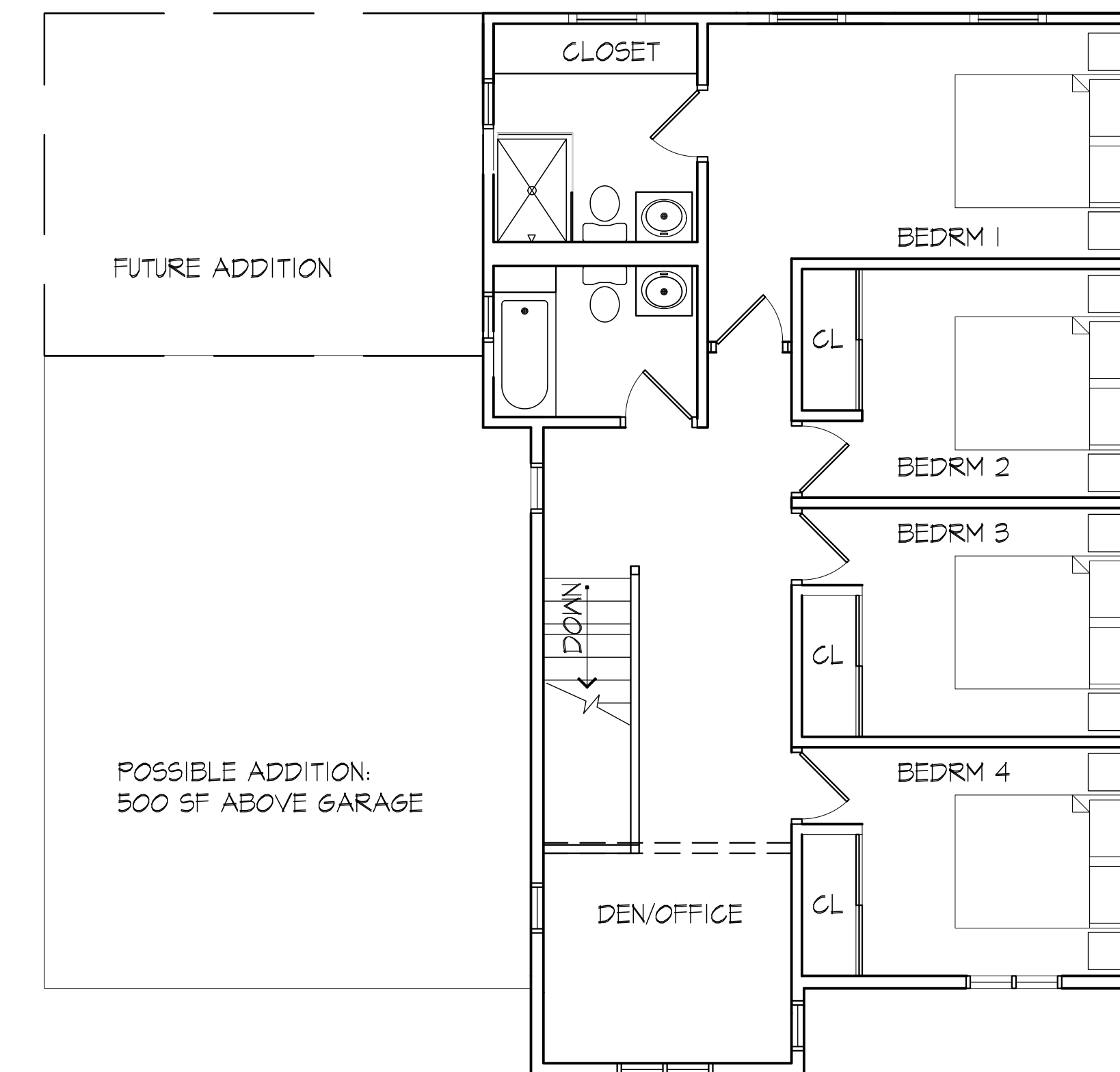
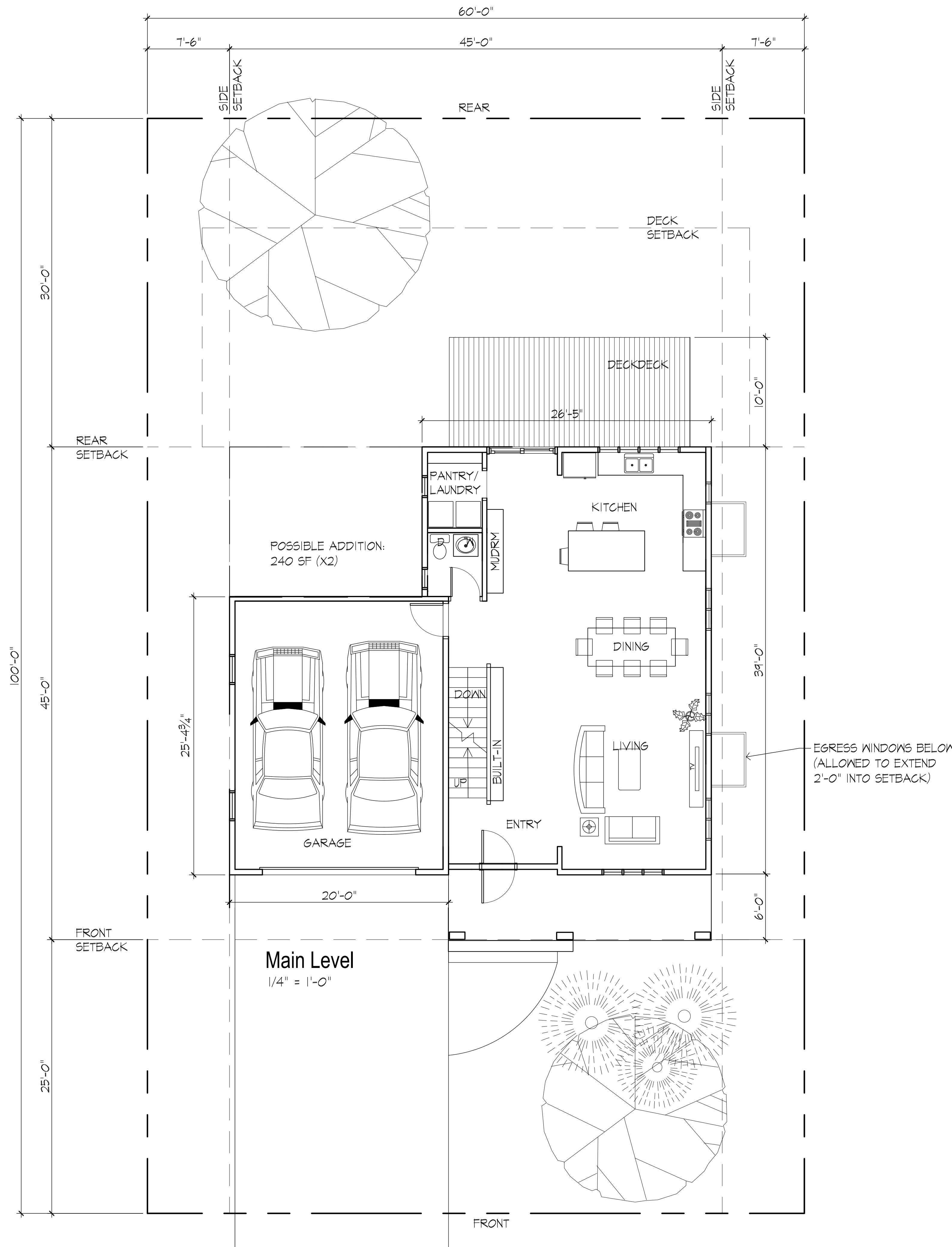
SUMMARY:

- 60' X 100' MIN LOT SIZE
- 1,950 SF HOUSE
- + 500 SF ATTACHED 2-CAR GARAGE
- 4 BEDRMS, 2.5 BATH
- UNFINISHED BASEMENT FOR FUTURE IMPROVEMENT



SINGLE FAMILY | MODEL 2 | FLOOR PLANS

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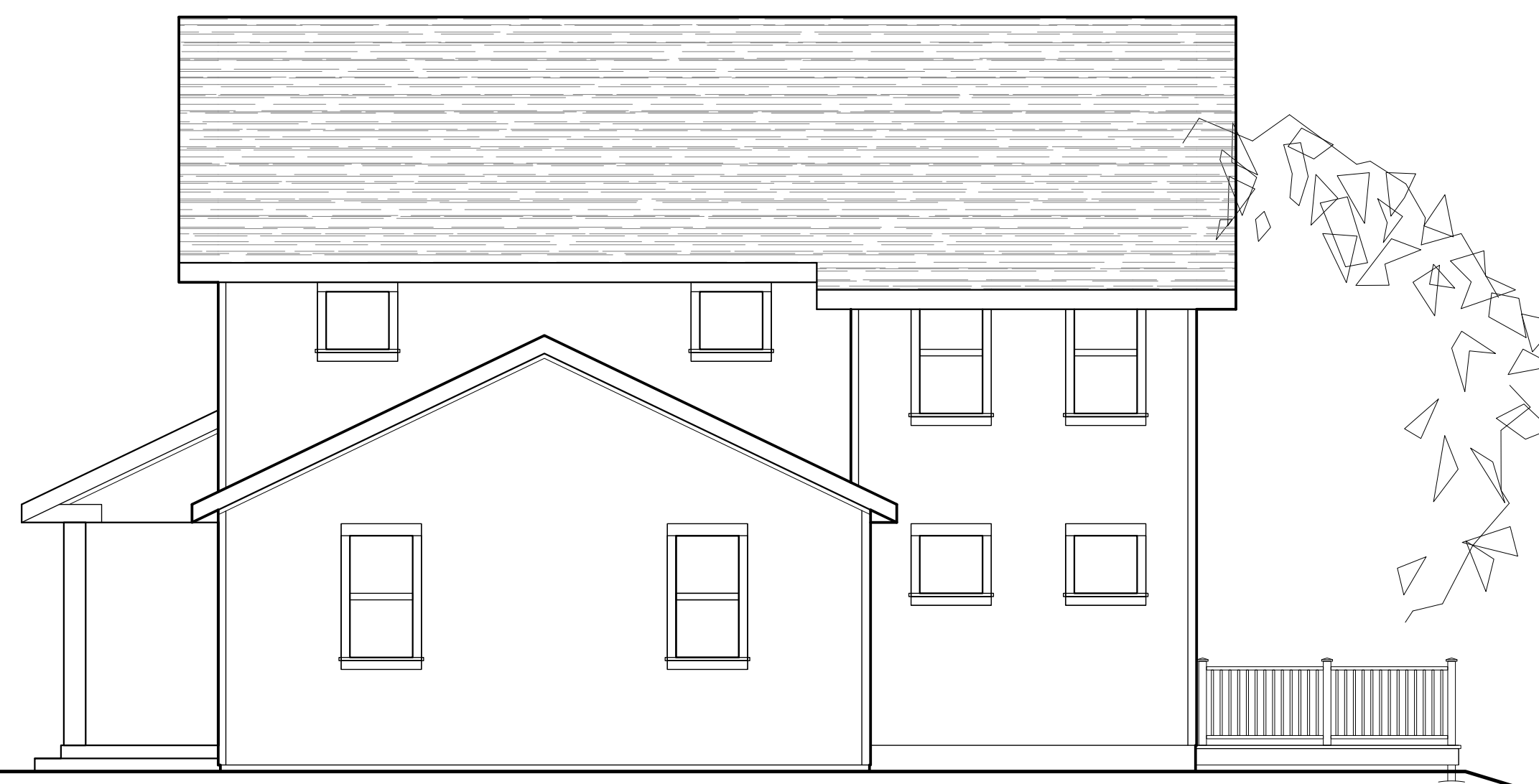
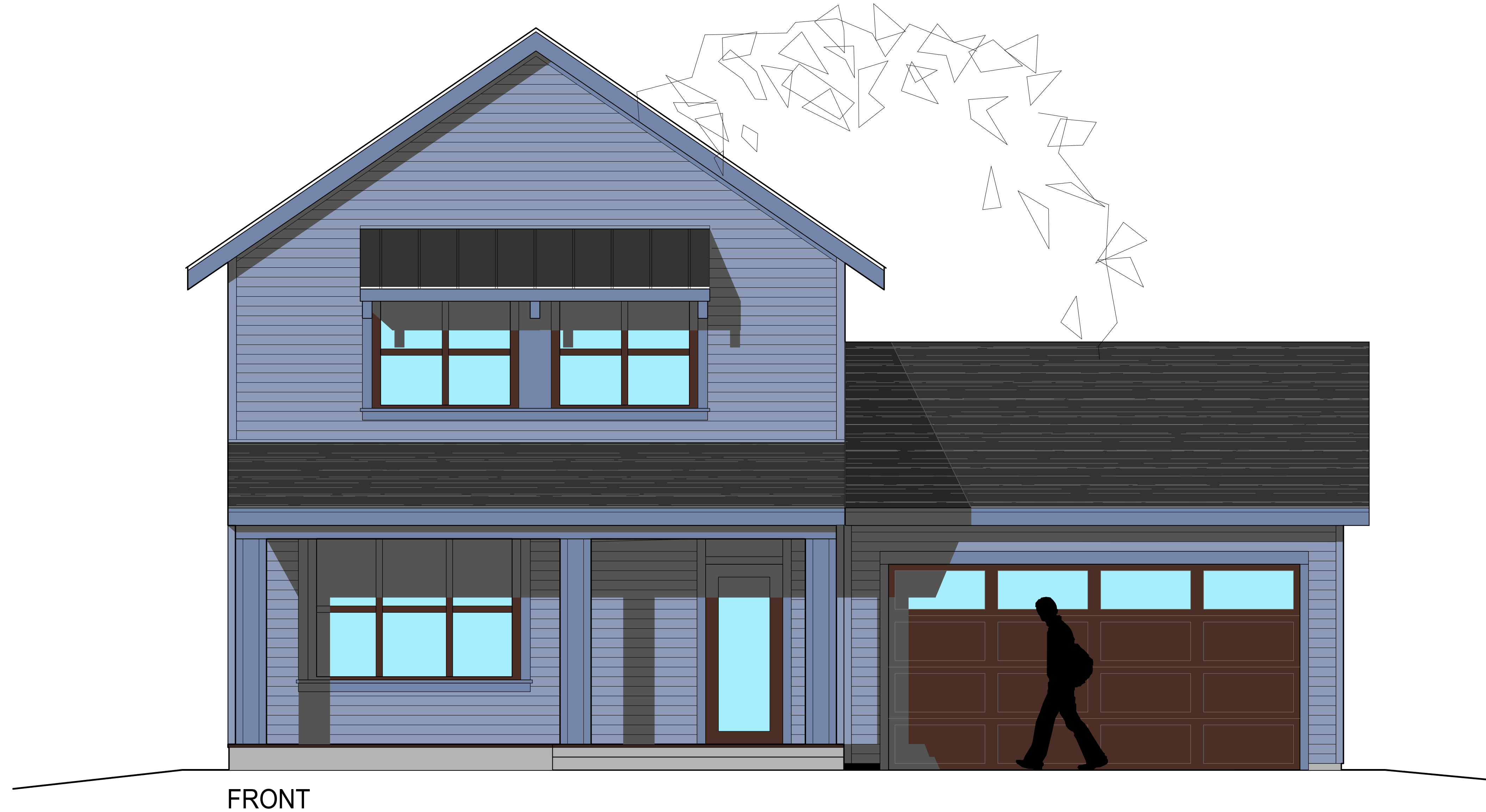
Upper Level 1/4" = 1'-0"

SUMMARY:

- 60' X 100' MIN LOT SIZE
- 2,100 SF HOUSE
- + 500 SF ATTACHED 2-CAR GARAGE
- 4 BEDRMS, 2.5 BATH
- UNFINISHED BASEMENT FOR FUTURE IMPROVEMENT

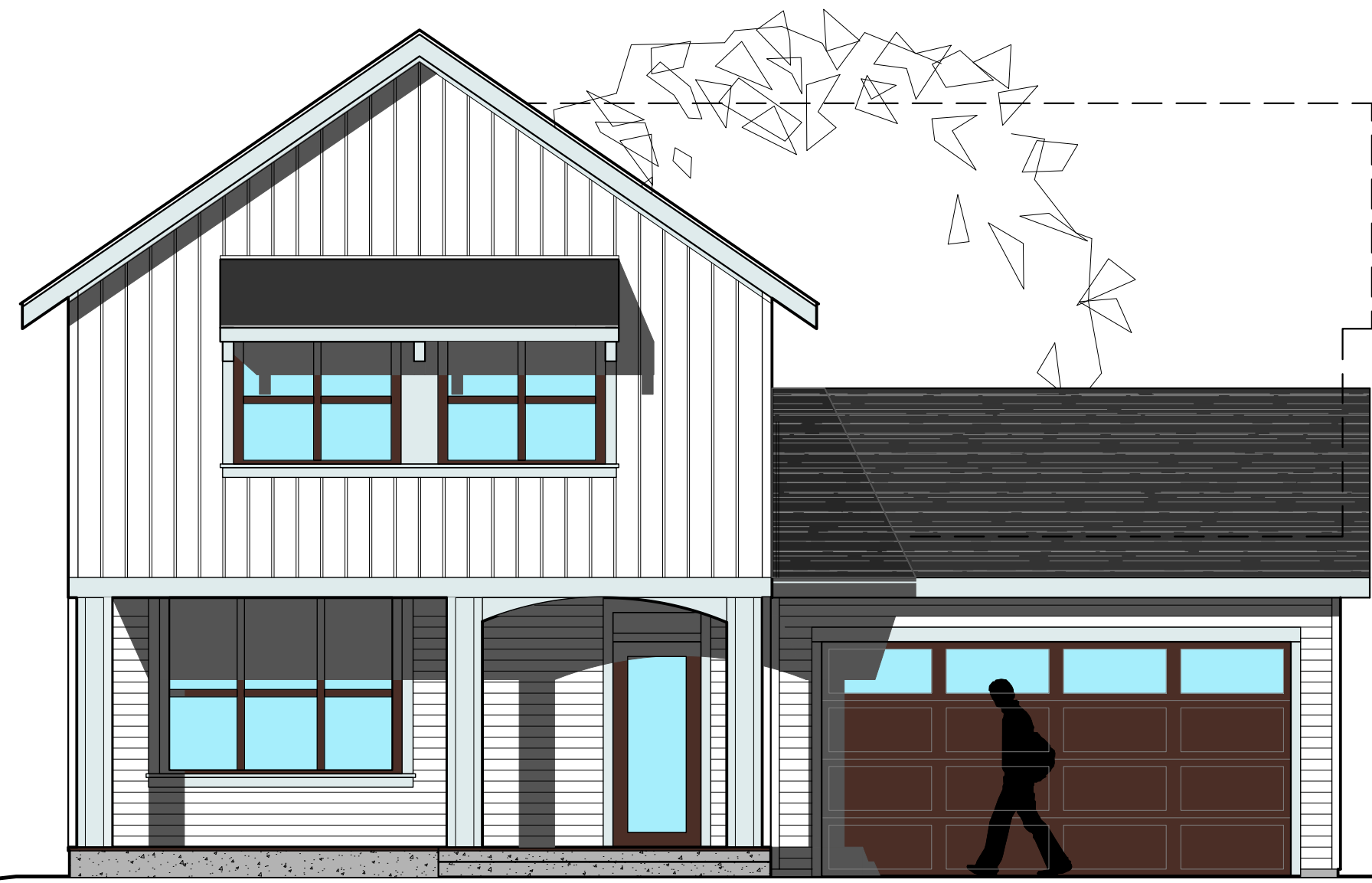
MODEL ELEVATIONS

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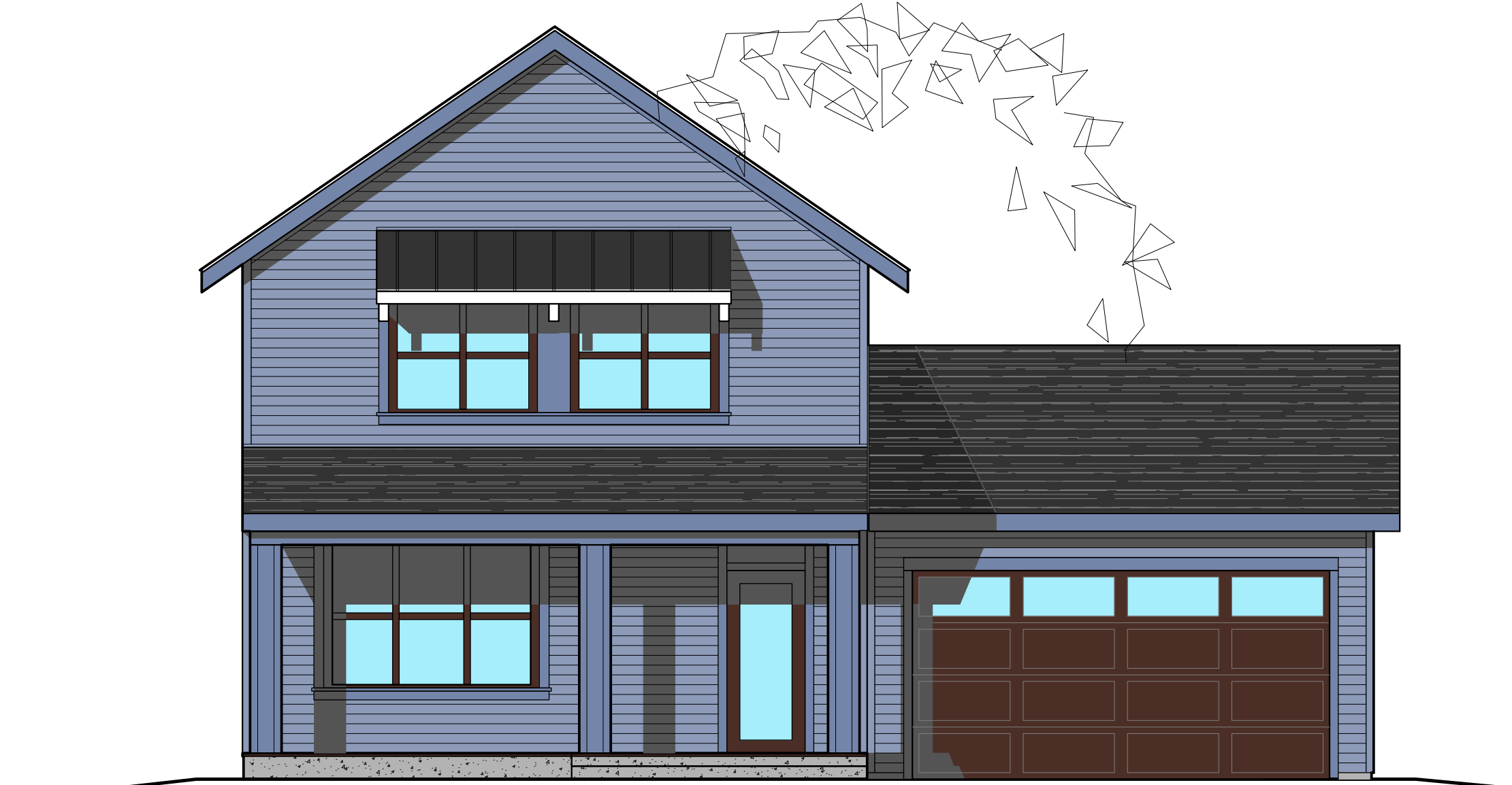


SINGLE FAMILY | FACADE VARIATIONS

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1.1



1.2



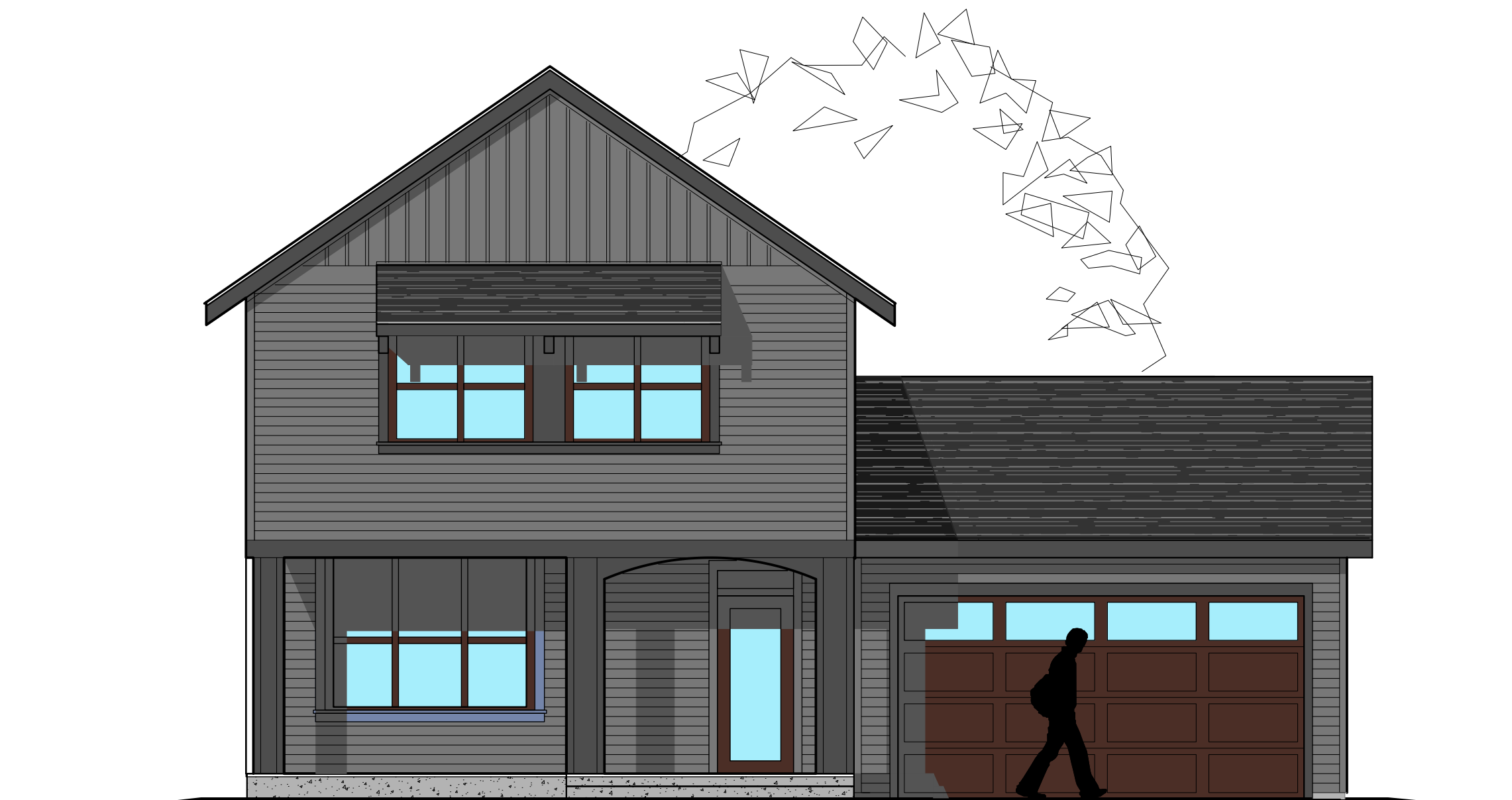
1.3



1.4



1.5



1.6