# Moraine Addition Community Land Trust

Submittal to City of Shakopee:

-Comprehensive Plan Amendment

-Zoning Map Amendment

-Preliminary and Final Plat

-Vacation of Right of Way

# Existing Land Use:

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

| | |
|---|---|
| Property ID# 279130680 | 6.28 Acres |
| Ownership: Scott County Highway Department | |
| Property ID# 279130670 | 1.69 Acres |
| Ownership: Scott County Taxation Department | |
| Total: | 7.97 Acres |
| Project Area: | 4.2 Acres |
| Ponding/Trail Area: | 0.9 Acres |
| Proposed Development Area: | 3.3 Acres |

# Proposed Land Use:

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

Density:
10 Dwelling Units Total on 3.3 Acres = 3.03 Units per Acre

Typical Lot Size:

| | |
|---|---|
| Lot Width: | 70.0’ |
| Lot Depth: | 130.0’ |
| Lot Area: | 0.30 Acres |

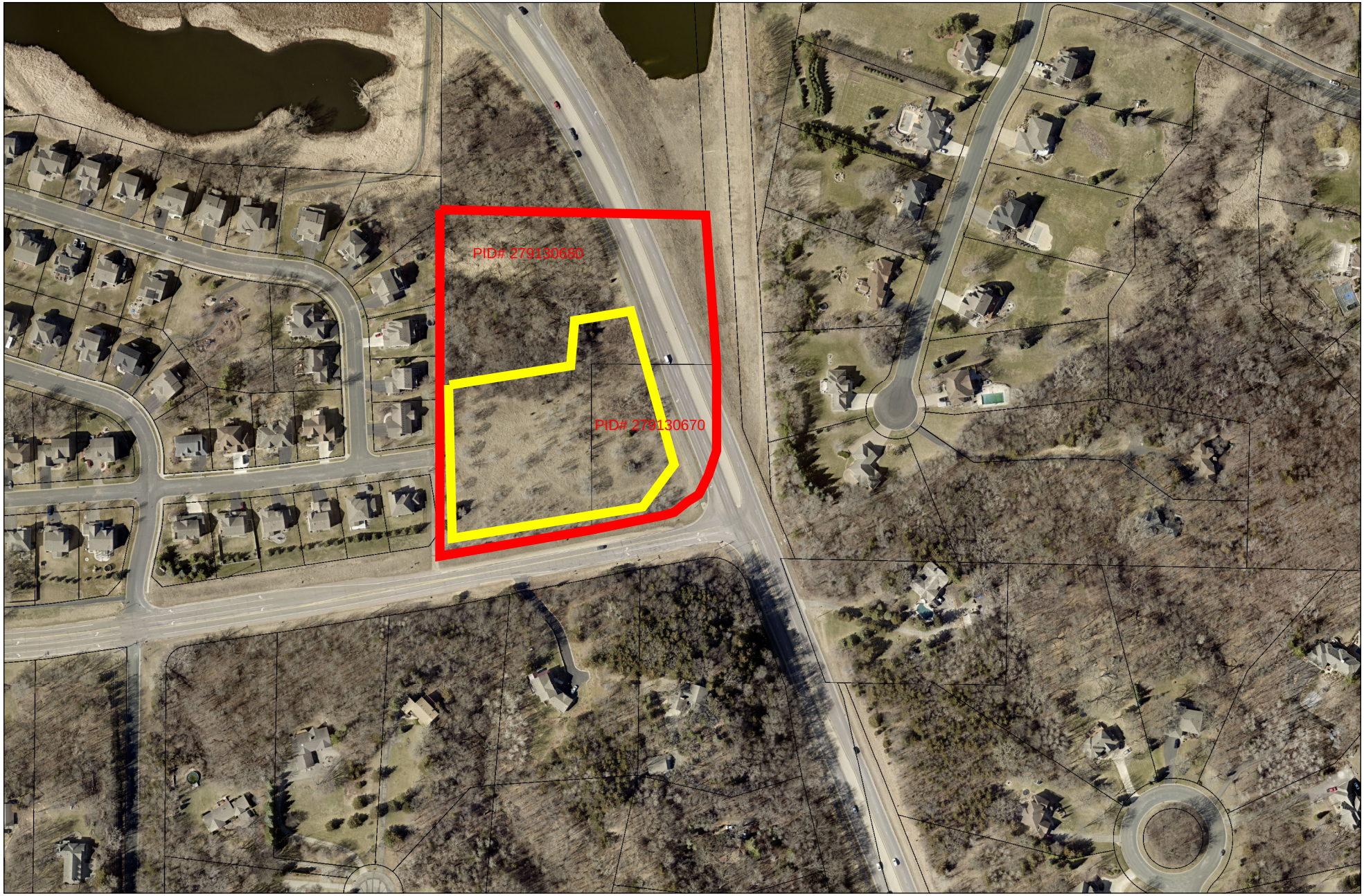
Setback Requirements (Minimum):

| | |
|---|---|
| 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




Subject Parcels
(8.0 Acres)

Proposed Development Area
(4.2 Acres)

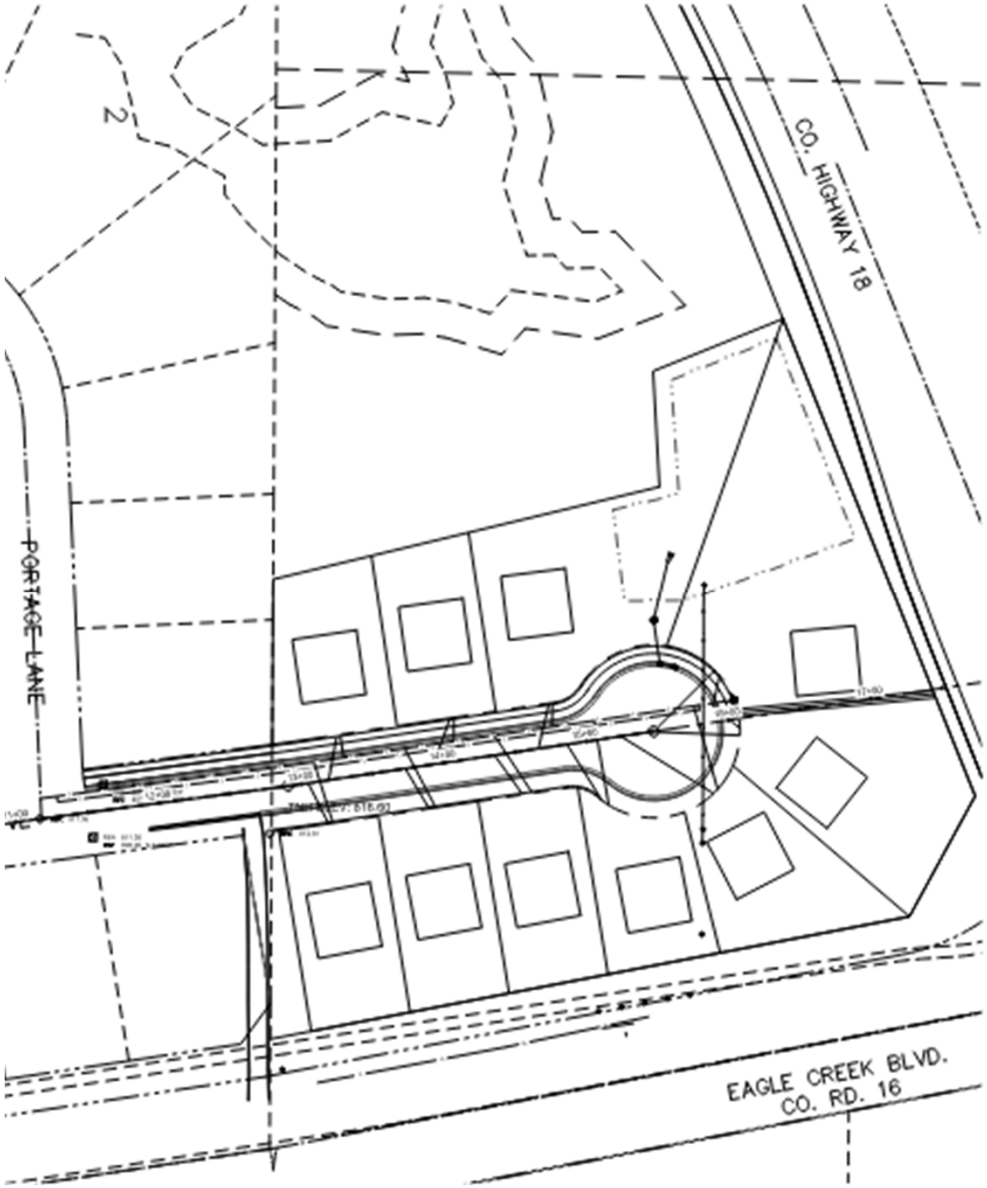
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only.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

Scott

Date: 11/2/2022

1 in = 376 ft

0 90 180 360 540 720 Feet

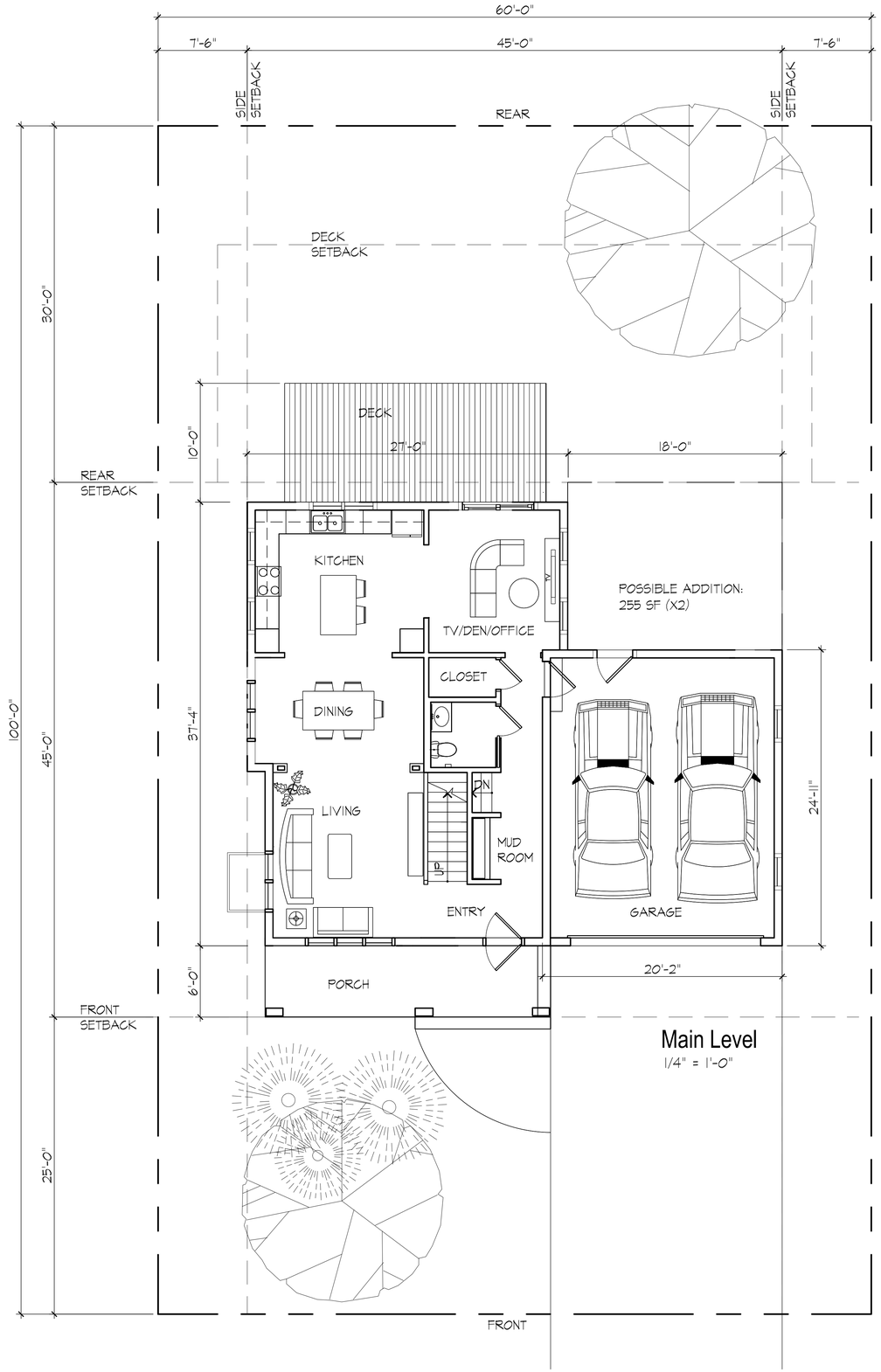



# Site Concept

October 2022

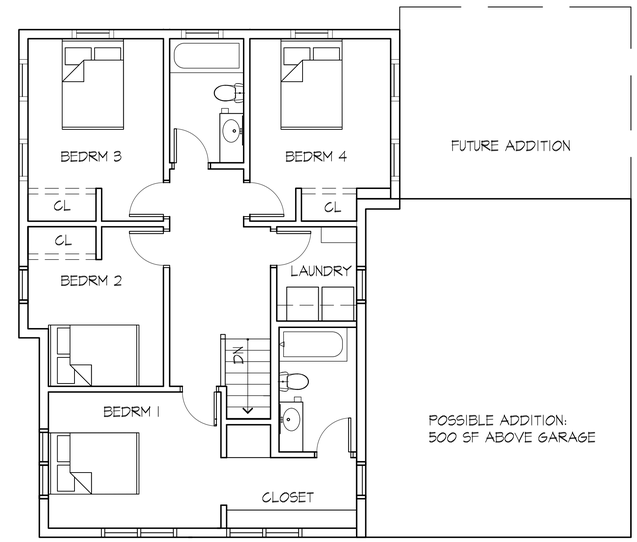
# SINGLE FAMILY | MODEL 1 | FLOOR PLANS






## Main Level

1/4" = 1'-0"




## Upper Level

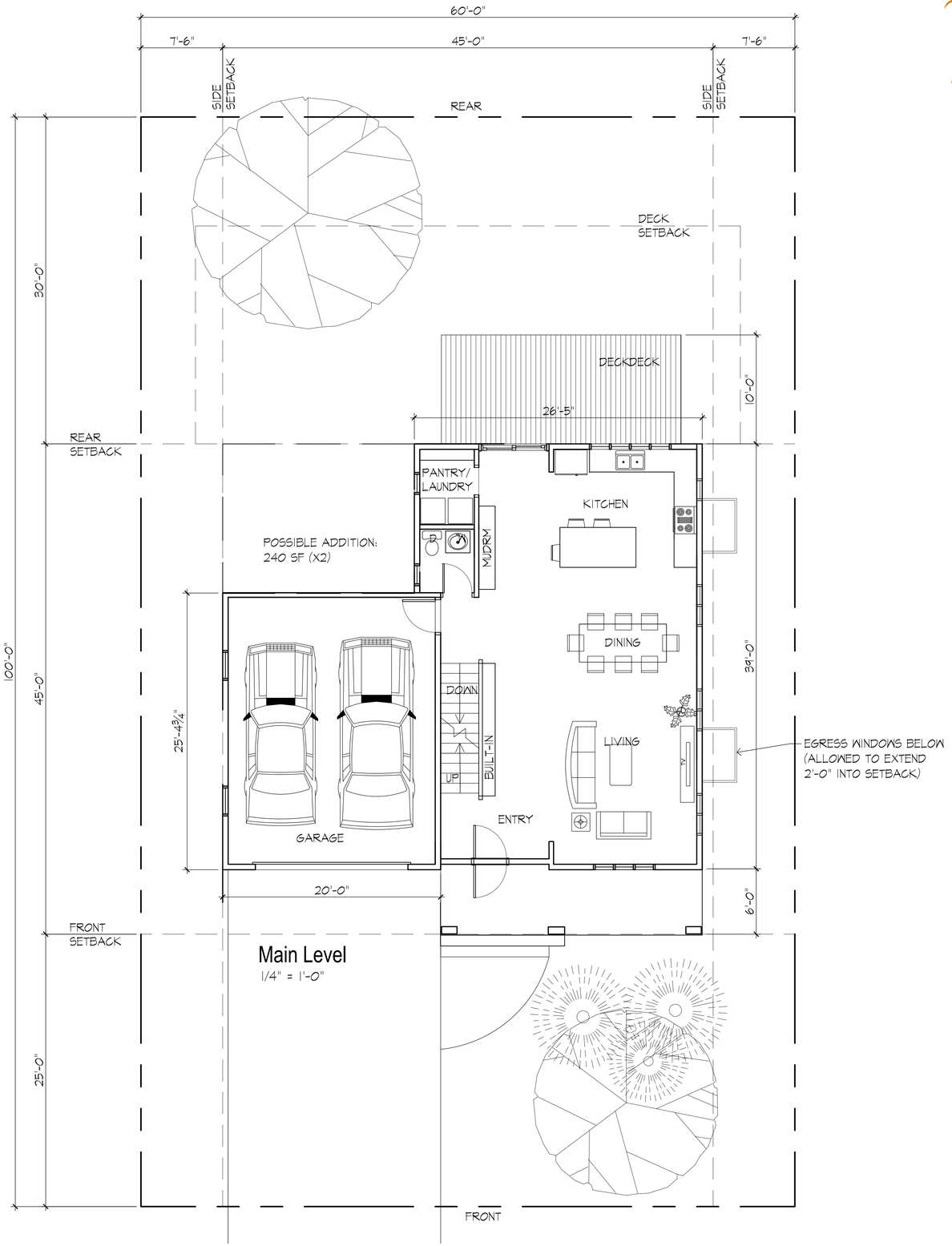
1/4" = 1'-0"

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

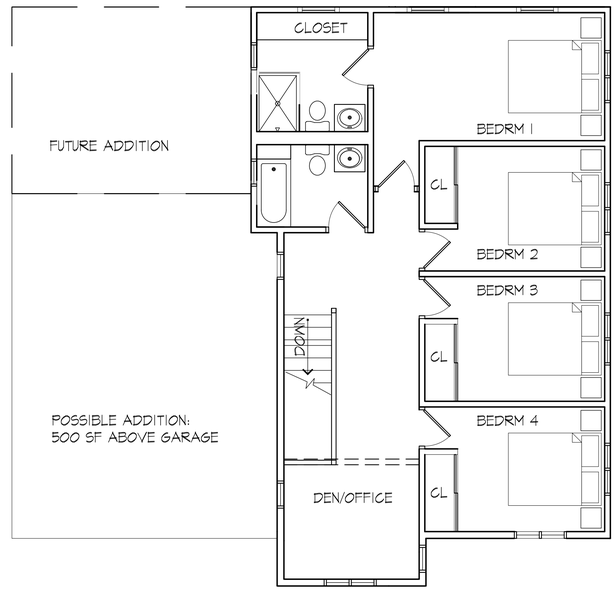
# SINGLE FAMILY | MODEL 2 | FLOOR PLANS






## Main Level

1/4" = 1'-0"




## Upper Level

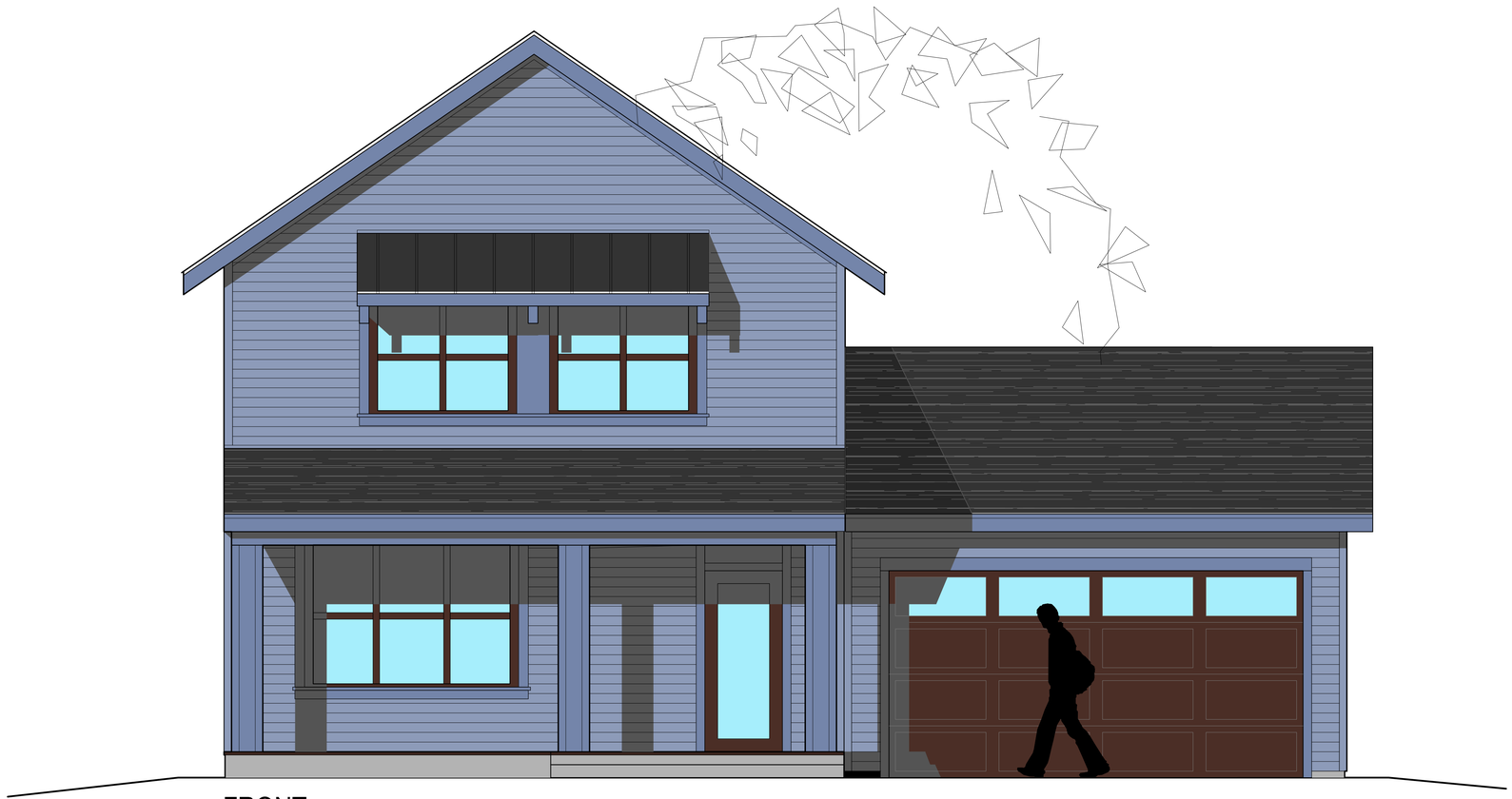
1/4" = 1'-0"

SUMMARY:

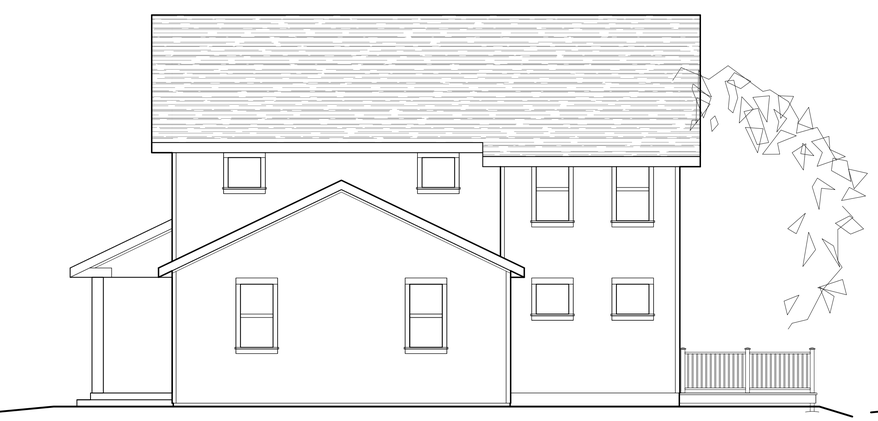
- 60' X 100' MIN LOT SIZE
- 2,100 SF HOUSE
  + 500 SF ATTACHED 2-CAR GARAGE
- 4 BEDRMS, 2.5 BATH
- UNFINISHED BASEMENT FOR FUTURE IMPROVEMENT

# MODEL ELEVATIONS





FRONT



RIGHT SIDE



REAR



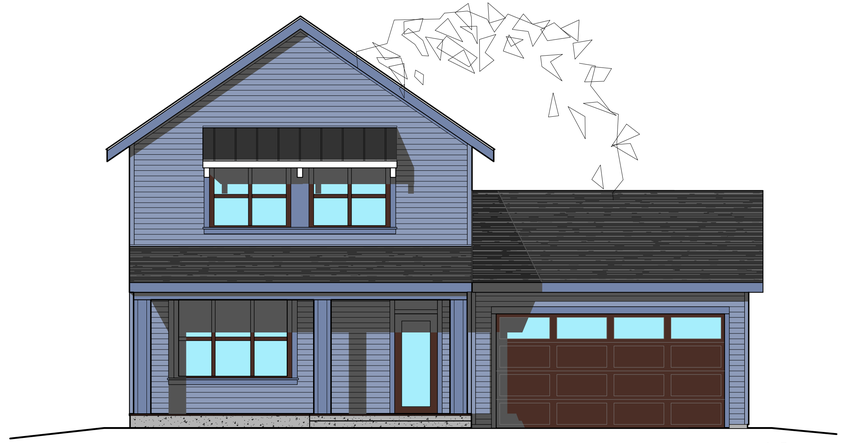
LEFT SIDE

# SINGLE FAMILY | FACADE VARIATIONS





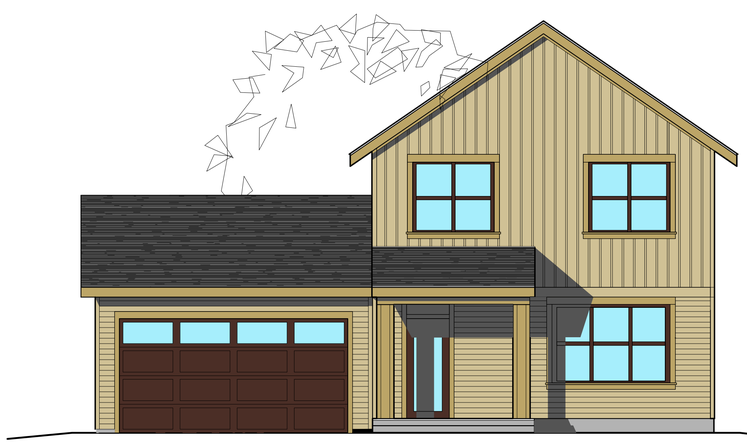
1.1



1.2



1.3



1.4



1.5



1.6