

Moraine Addition Community Land Trust

Submittal to City of Shakopee:

-Comprehensive Plan Amendment

-Preliminary and Final Plat

-Zoning Map Amendment

-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



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.

-  Subject Parcels
(8.0 Acres)
-  Proposed Development Area
(4.2 Acres)

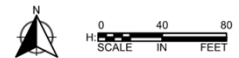


1 in = 376 ft



0 90 180 360 540 720 Feet

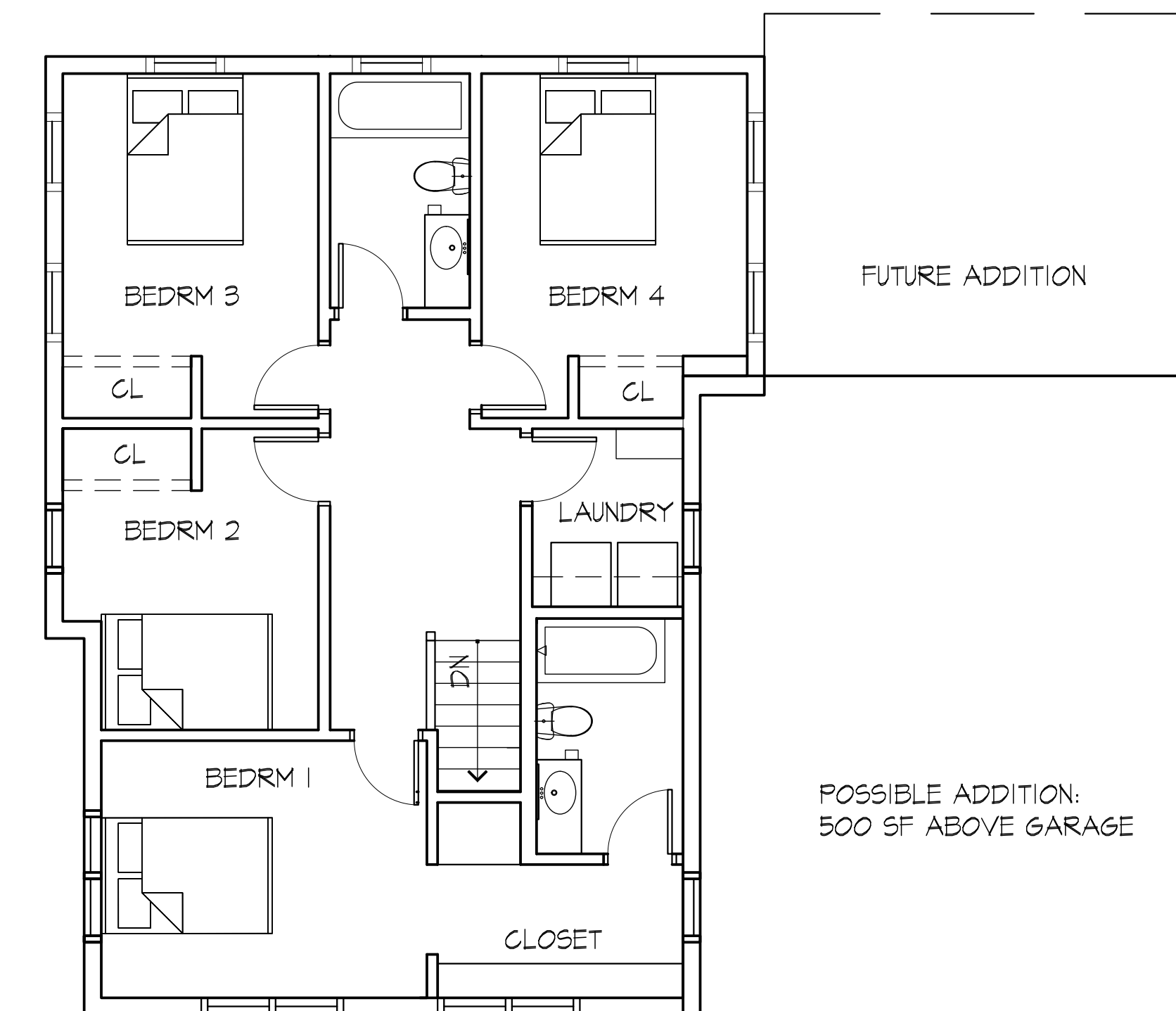
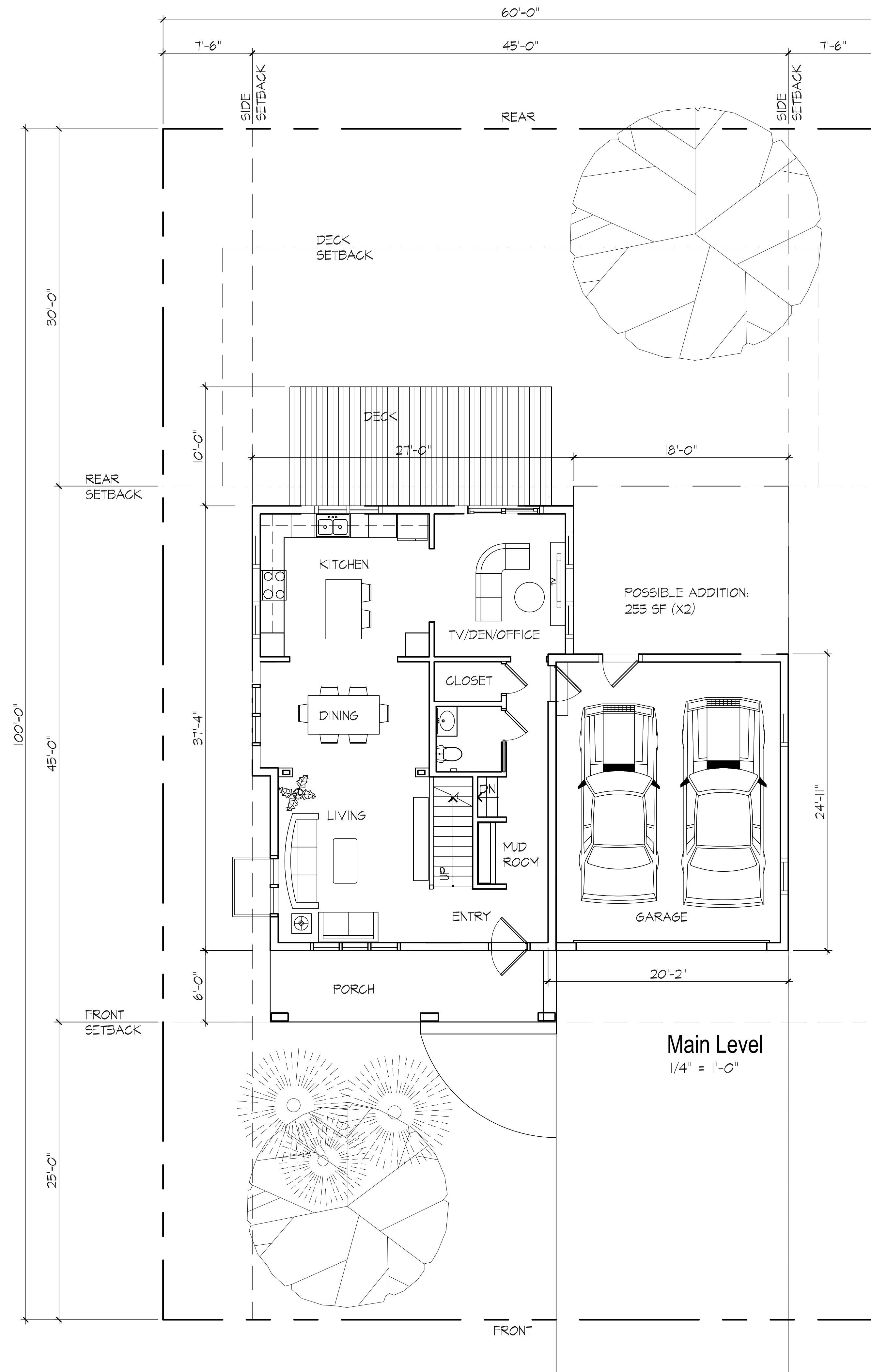
October 2022





SINGLE FAMILY | MODEL 1 | FLOOR PLANS

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Upper Level

1/4" = 1'-0"

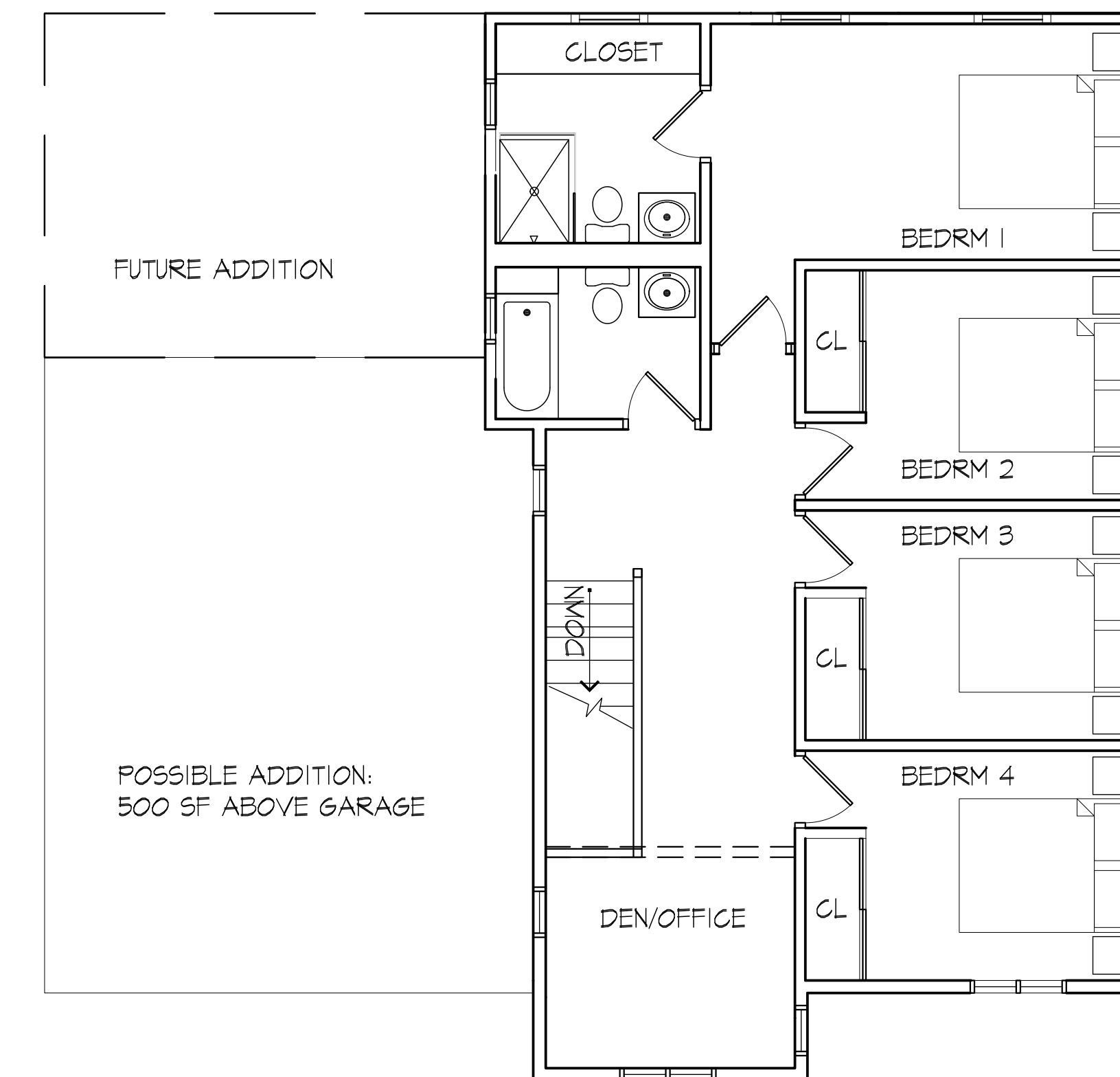
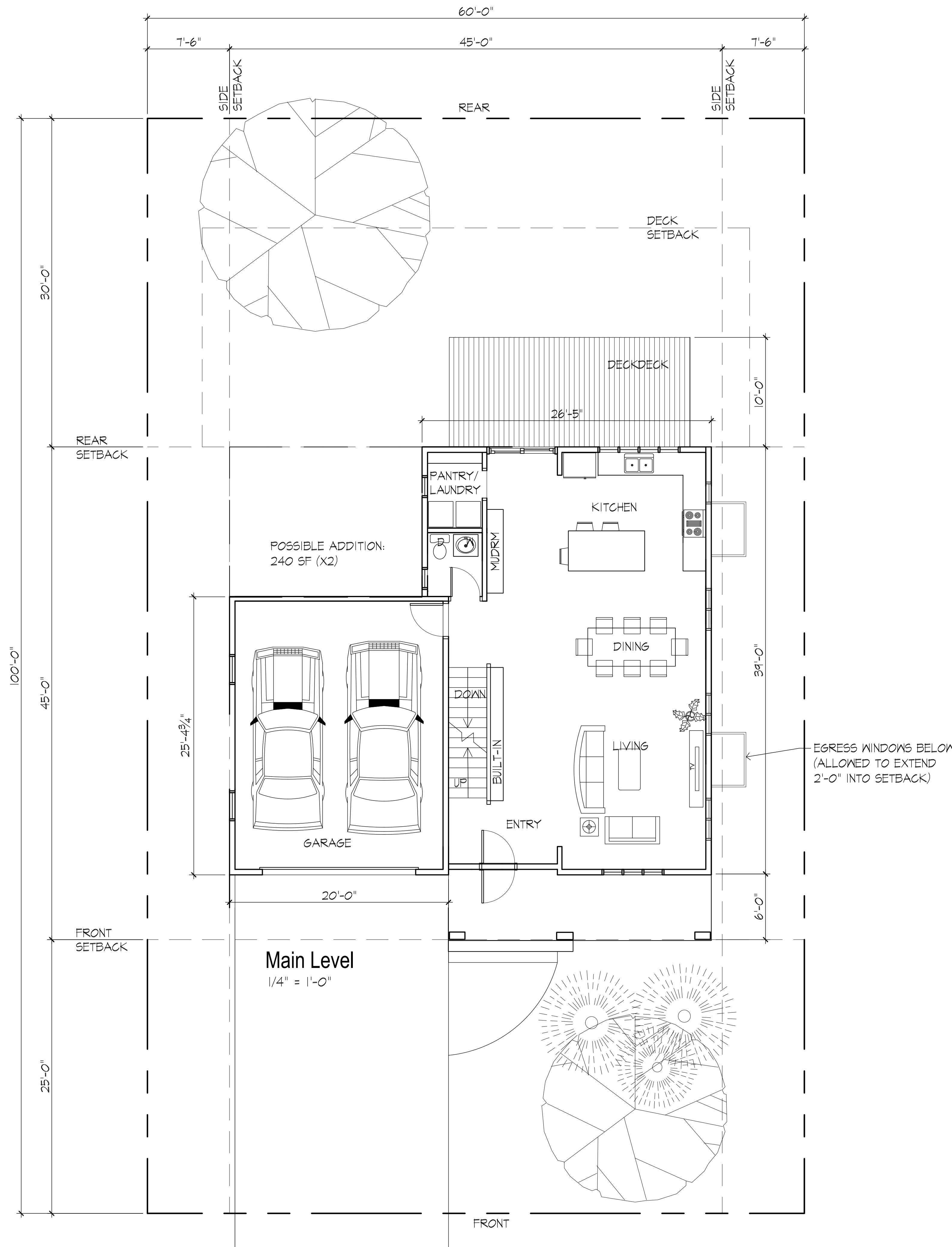
SUMMARY:

- 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

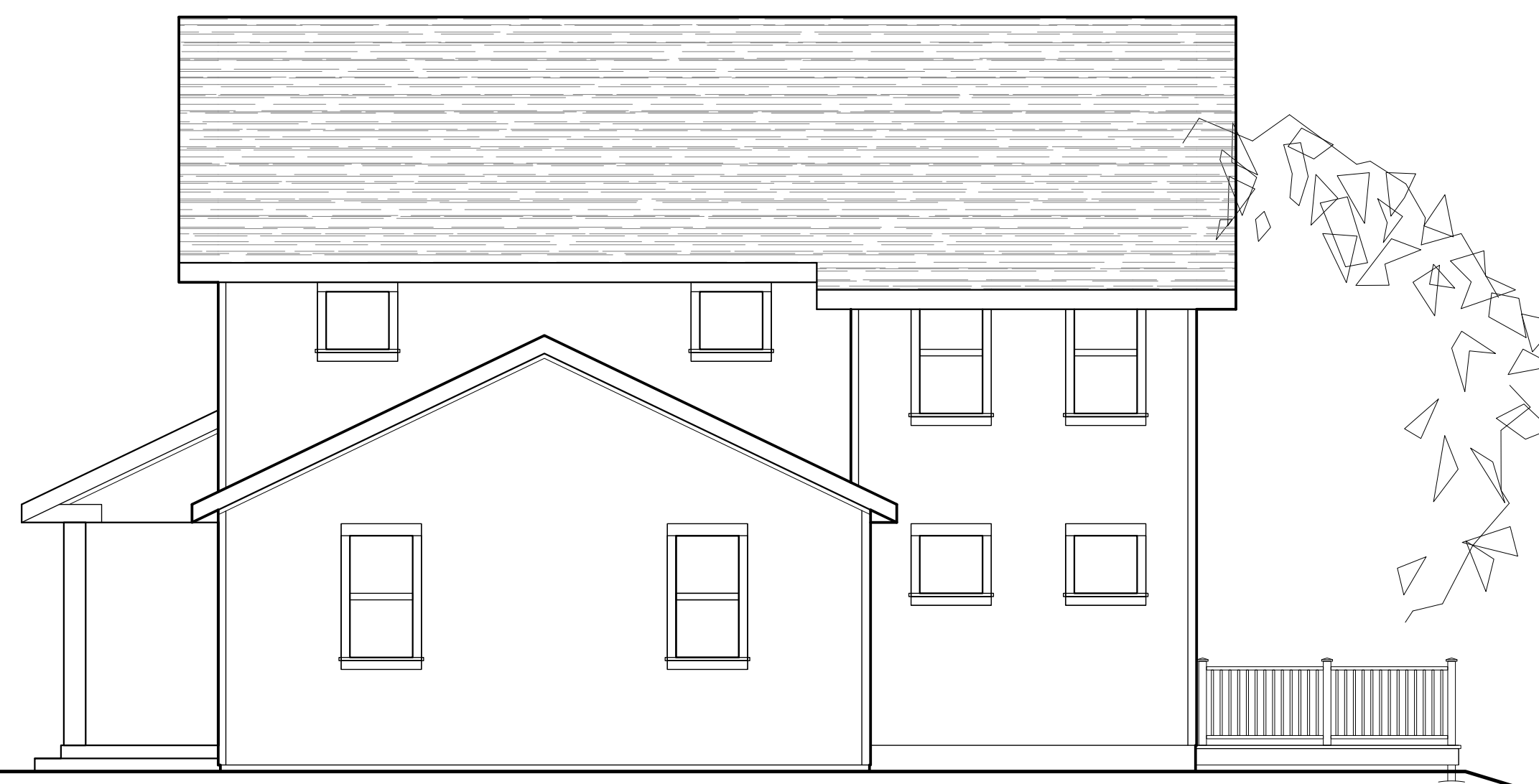
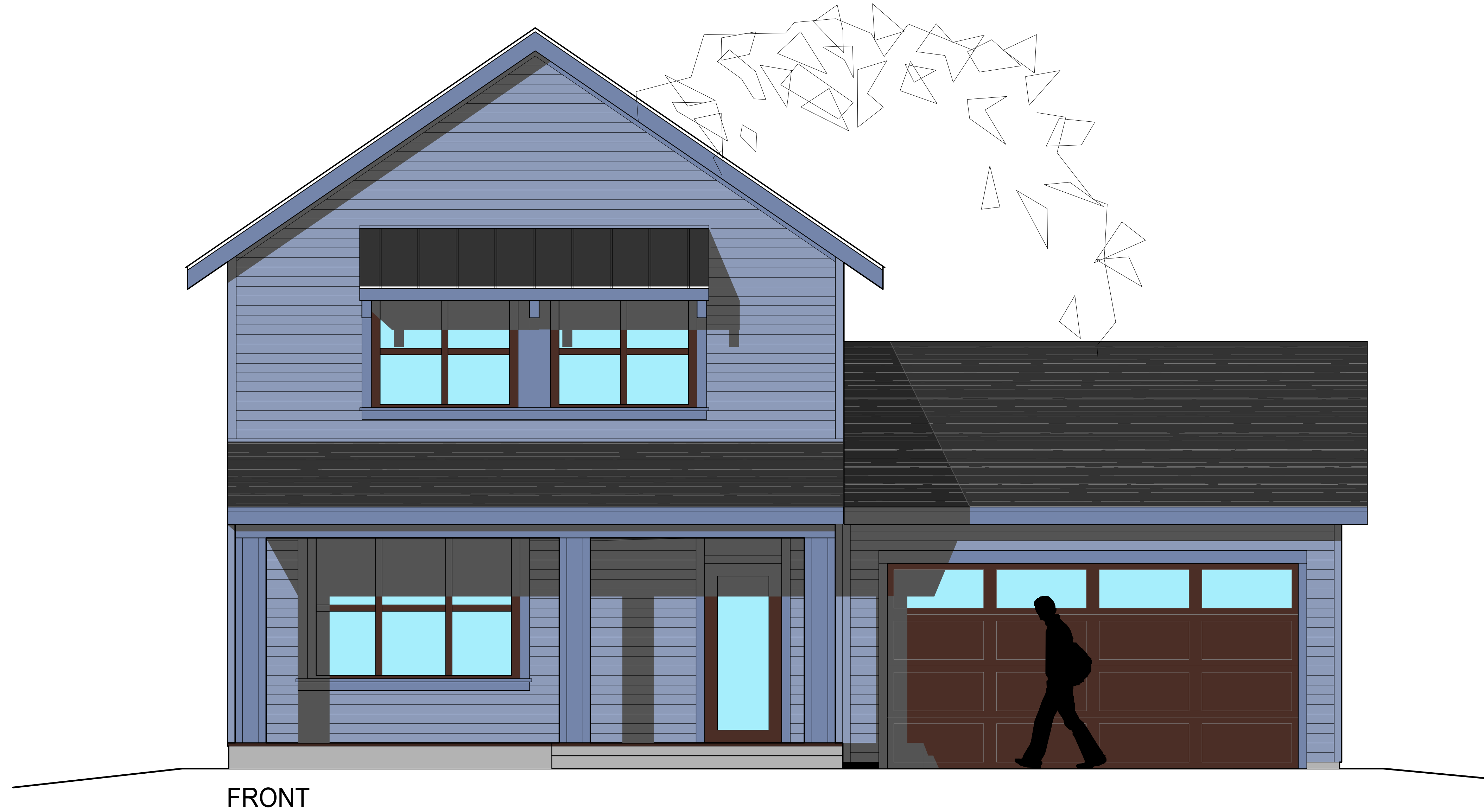
1/4" = 1'-0"

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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RIGHT SIDE



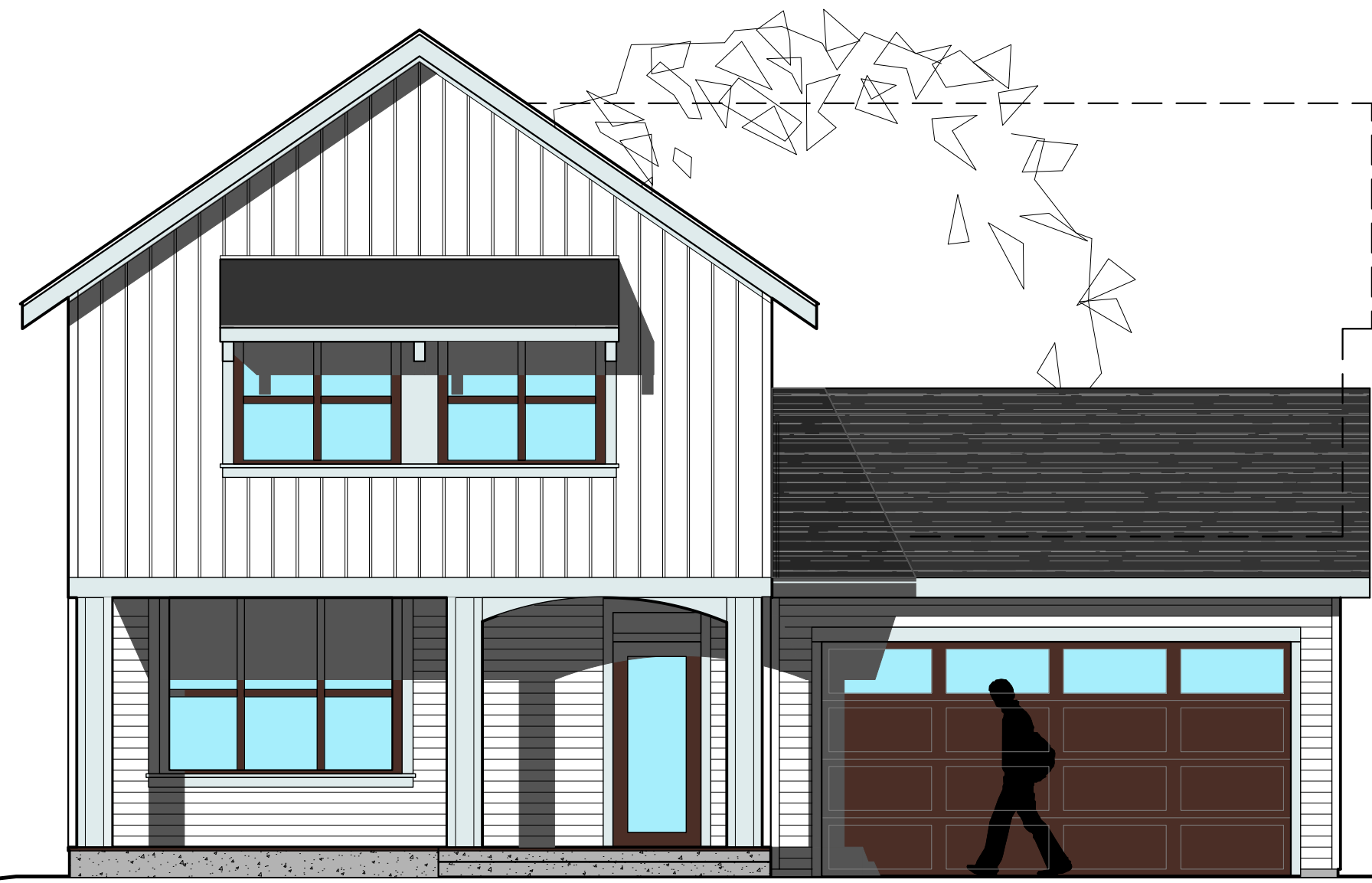
REAR



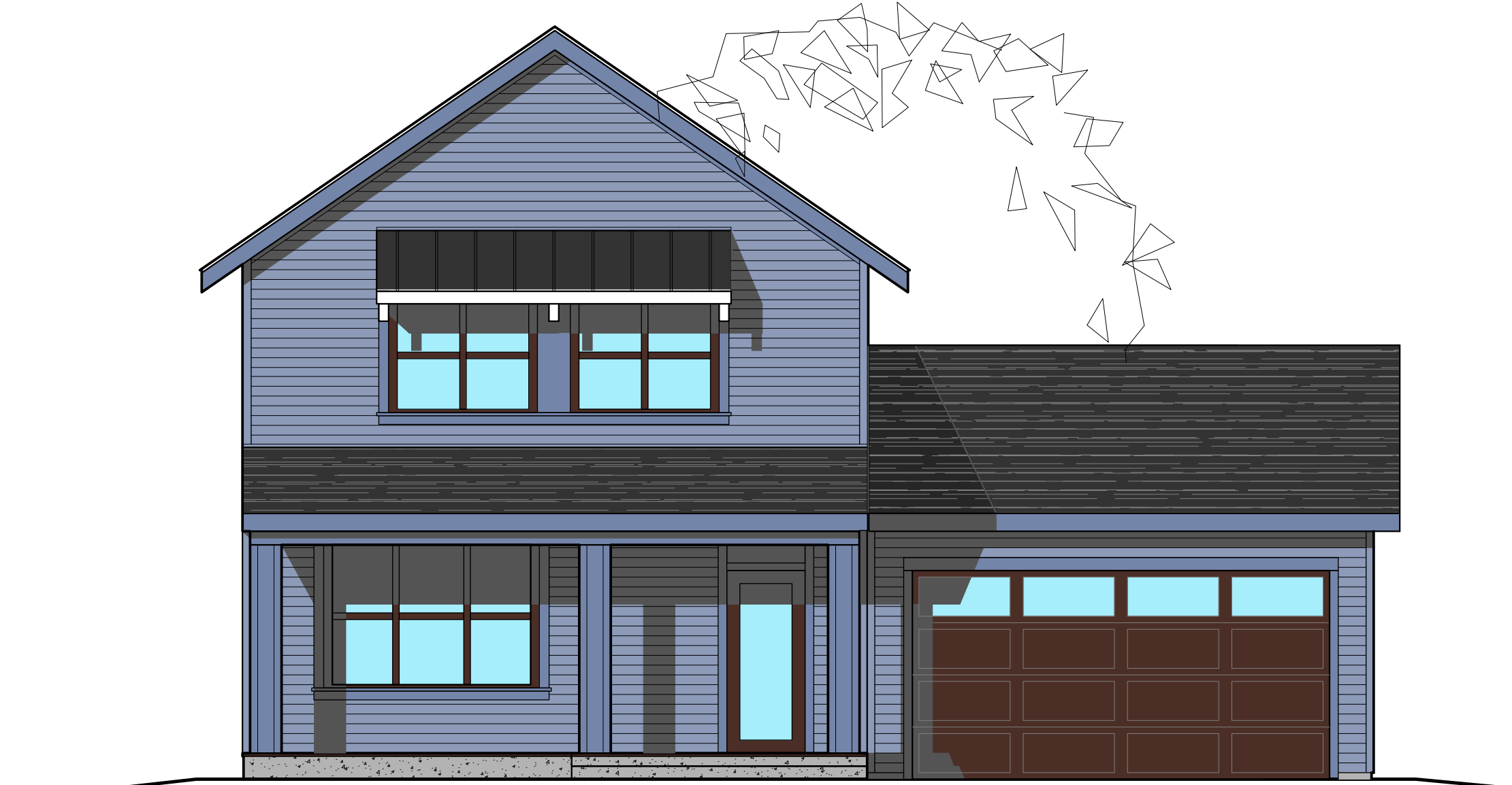
LEFT SIDE

SINGLE FAMILY | FACADE VARIATIONS

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1.1



1.2



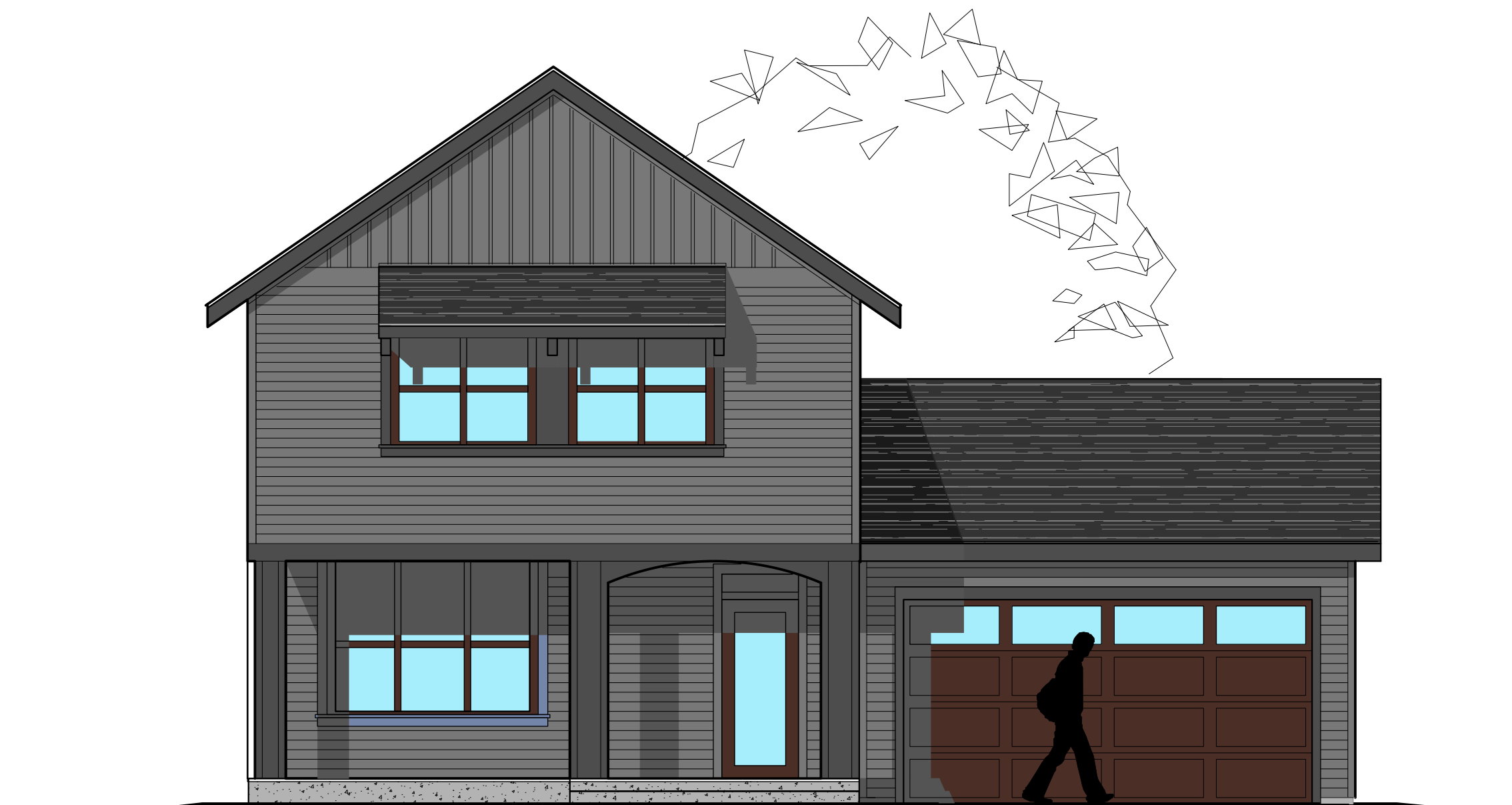
1.3



1.4



1.5



1.6