



Farmington Apartments

PROJECT DESCRIPTION

Development of a vacant parcel into approximately 168 units in a new 4-story multi-family building with underground and surface parking and associated amenities.

Site Address
Dushane Parkway, Farmington, MN 55024

Developer
Yellow Tree Development, dba
Apartments Farmington, LLC

Unit Count By Type	
Alcove	16
1BR	60
1BR + Den	27
2BR	46
3 BR	19
Total	168

ZONING SUMMARY

Zoning Recap	
Primary Zoning:	Spruce Street Mixed Use District
Site	
Total Site Area:	154,208 SF (3.5 acres)
Building Footprint:	46,341SF
Building Area	
Level P1	47,267 SF
Level 1	46,341SF
Level 2	46,186 SF
Level 3	46,186 SF
Level 4	46,143 SF
Proposed Area with Garage:	232,123 SF
Proposed Area without Garage:	184,856 SF (1.20 FAR)
Height	
Proposed New Construction:	4 Stories T.O. Roof 55'-9"

Required Applications	
1. Site Plan Review	
2. Preliminary and Final Plat	
3. Conditional Use Permit	
4. Variances (see application for variance descriptions)	
	- Height
	- Setback
Parking	
Parking Required	168 Units x 1.5 spaces per unit = 252 spaces (including 6 accessible spaces)
Parking Provided	252 spaces (including 6 accessible spaces)
Bike Parking	
Bike Parking Required	10% of Vehicle Parking Spaces 252 spaces x 0.1 = 25.2 (26)
Bike Parking Provided	30 spaces

DJR



SITE PLAN REVIEW

05.03.2024

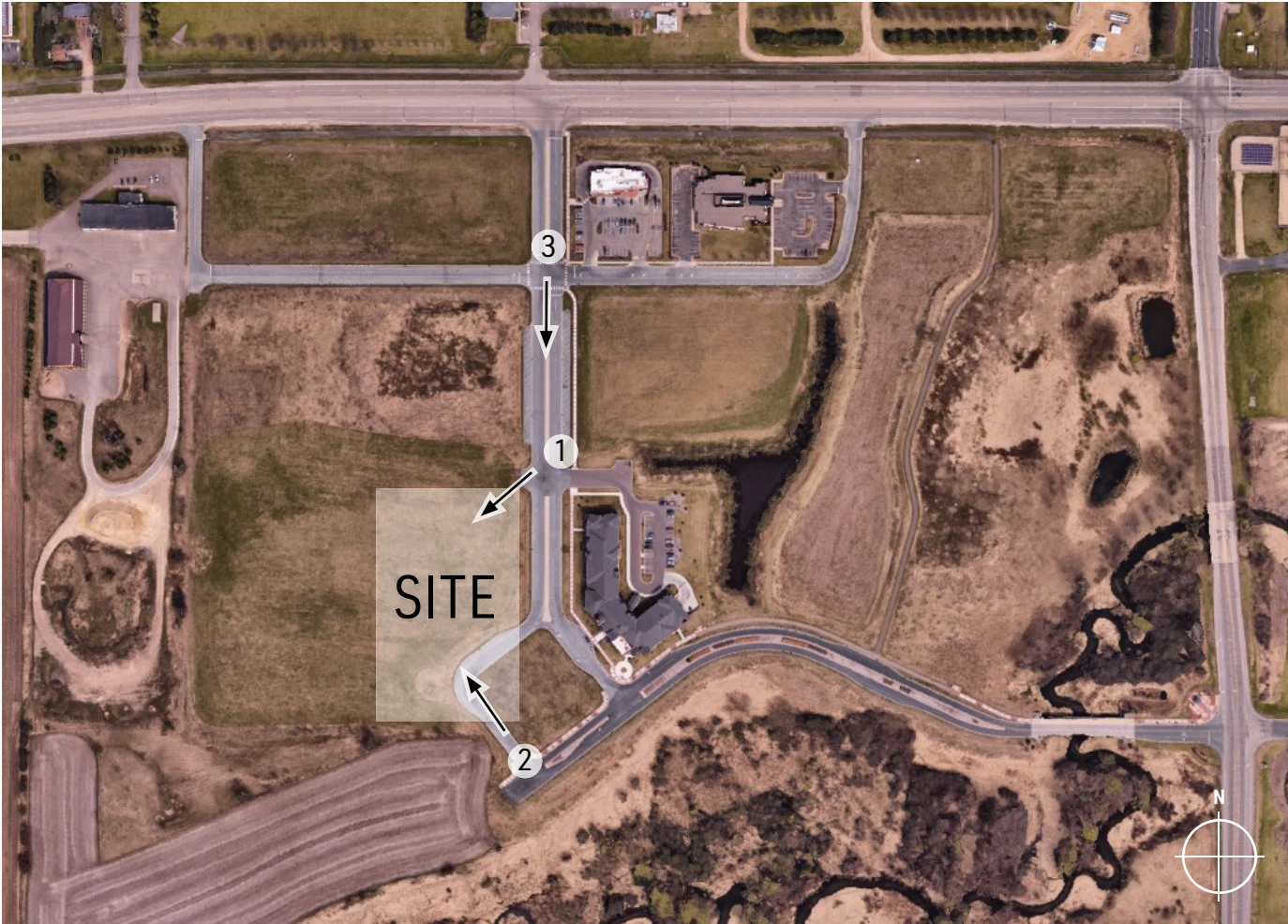
FARMINGTON APARTMENTS

Farmington, Minnesota

24-009.00

Project Information

A0.0



Proposed Site (image from Google Maps)



1 (Image from Google Maps)



2 (Image from Google Maps)



3 (Image from Google Maps)

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SITE PLAN REVIEW

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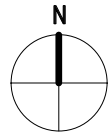
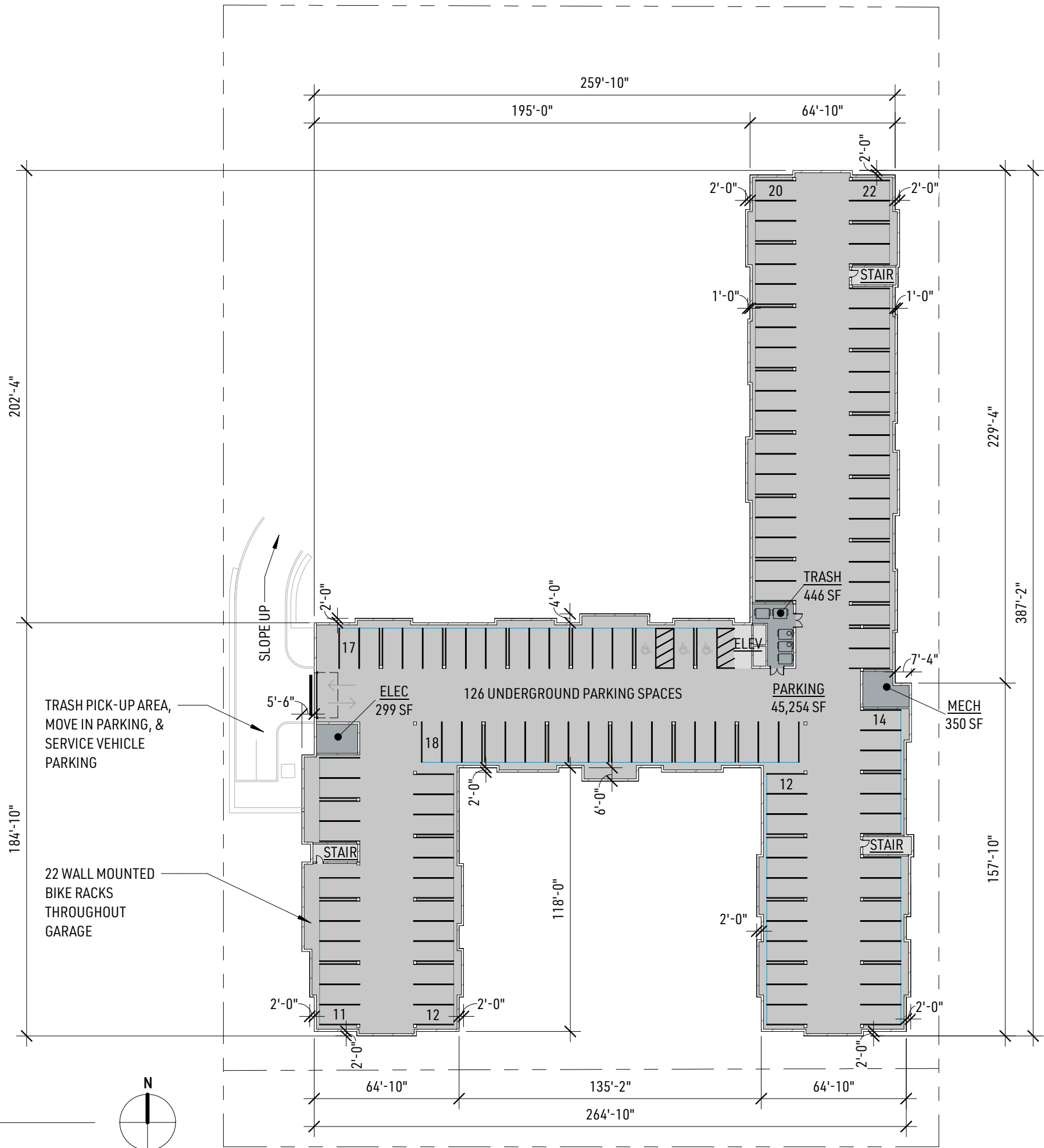
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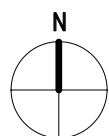
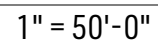
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Existing Site

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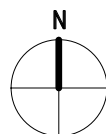


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A1.2



1" = 50'-0"



KEYNOTES - EXTERIOR	
Note #	Note
BAL1	ALUMINUM BALCONY - WHITE
BAL2	ALUMINUM BALCONY - DARK BRONZE
CMU1	SPLIT FACED INSULATED CMU - SLATE
CSD1	INSULATED COMPOSITE SLIDING DOOR - WHITE
CSD2	INSULATED COMPOSITE SLIDING DOOR - DARK BRONZE
FCB1	FIBER CEMENT BOARD & BATTEN - WHITE
FCB2	FIBER CEMENT BOARD & BATTEN
FCB3	FIBER CEMENT BOARD & BATTEN - BROWN
FCL1	FIBER CEMENT LAP SIDING
MP1	MAGICPAK ALL-IN-ONE HVAC SYSTEM VENT - WHITE
MP2	MAGICPAK ALL-IN-ONE HVAC SYSTEM VENT - TAN
MP3	MAGICPAK ALL-IN-ONE HVAC SYSTEM VENT - DARK BRONZE
MTL1	PREFINISHED METAL FLASHING/CAP/CANOPY - SLATE
OHD1	INSULATED OVERHEAD METAL DOOR - DARK BRONZE
SF1	INSULATED ALUMINUM STOREFRONT - WHITE
SF2	INSULATED ALUMINUM STOREFRONT - DARK BRONZE
SH1	ASPHALT SHINGLES - GREY
STN1	STONE - SLATE
TR1	TRIM BOARD/FACIA - WHITE
TR2	TRIM BOARD/FACIA - TAN
TR3	TRIM BOARD/FACIA - DARK BRONZE
W1	WINDOW - WHITE FRAME
W2	WINDOW - DARK BRONZE FRAME
WD1	WOOD ACCENT FEATURE - STAINED/TREATED WOOD



2 ELEVATION - NORTH - WING
1" = 20'-0"



1 ELEVATION - NORTH - MAIN ENTRY
1" = 20'-0"

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BUILDING
ELEVATIONS

A2.0



2 ELEVATION - SOUTH INTERIOR COURTYARD
1" = 20'-0"



1 ELEVATION - SOUTH - WINGS
1" = 20'-0"

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BUILDING
ELEVATIONS

A2.1



2 ELEVATION - WEST INTERIOR COURTYARD
1" = 20'-0"



1 ELEVATION - EAST INTERIOR COURTYARD
1" = 20'-0"

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BUILDING
ELEVATIONS

A2.2



2 ELEVATION - EAST - NORTH PORTION
1" = 20'-0"



1 ELEVATION - EAST - SOUTH PORTION
1" = 20'-0"

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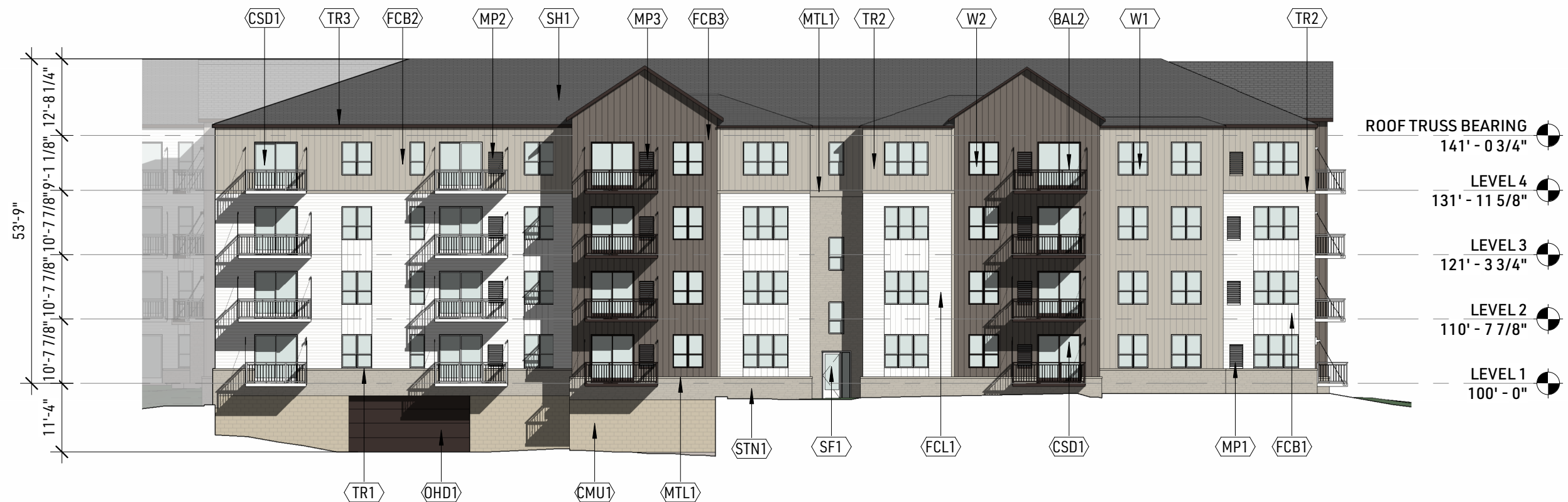
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BUILDING
ELEVATIONS

A2.3



2 ELEVATION - WEST - NORTH PORTION
1" = 20'-0"



1 ELEVATION - WEST - SOUTH PORTION
1" = 20'-0"

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BUILDING
ELEVATIONS

A2.4



VIEW FROM DUSHANE PARKWAY TOWARDNORTHEAST CORNER

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Exterior Rendering

A3.0



VIEW TOWARD MAIN PARKING ENTRY

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Exterior Rendering

A3.1



VIEW OF OUTDOOR AMENITY AREA

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03.29.2024

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Exterior Rendering

A3.2



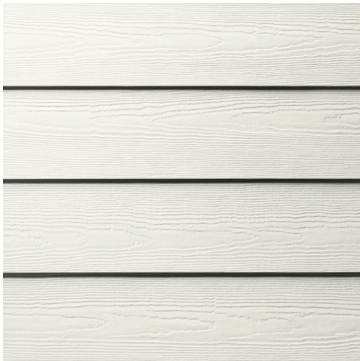
FCB1
FIBER CEMENT
BOARD & BATTEN - WHITE



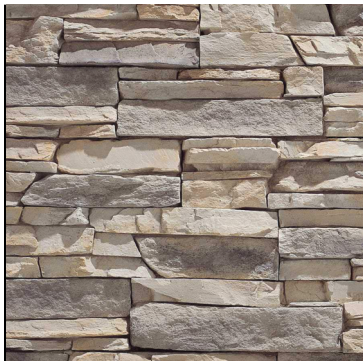
FCB2
FIBER CEMENT
BOARD & BATTEN - TAN



FCB3
FIBER CEMENT
BOARD & BATTEN - BROWN



FCL1
FIBER CEMENT
LAP SIDING - WHITE



STN1
STONE - SLATE

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Material Board

A4.0