

# Conceptual Review Agenda

Schedule for 01/20/22

Meetings hosted via Zoom Web Conferencing

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## Thursday, January 20, 2022

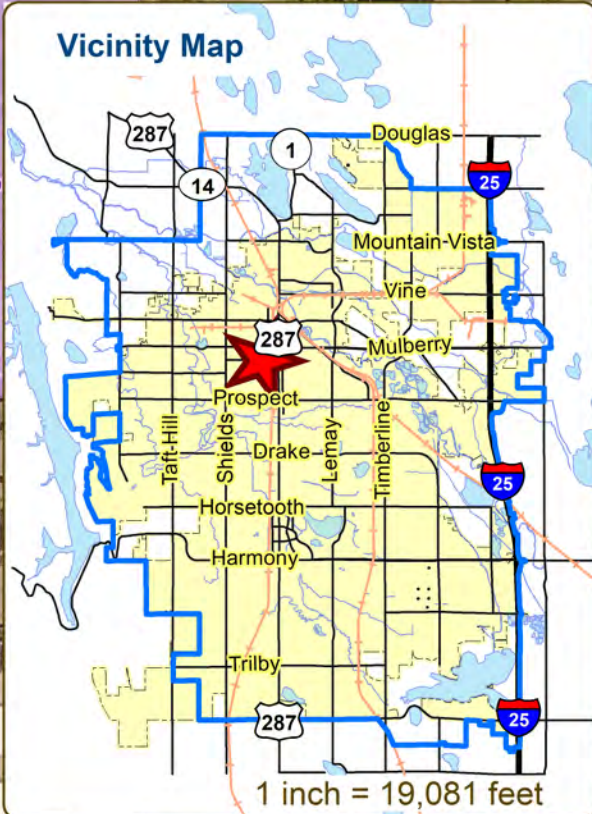
Time	Project Name	Applicant Info	Project Description	
10:15	212 W Laurel St Minor Amendment  CDR220005	Klara Rossouw 970-221-5848 klara@ripleydesigninc.com	This is a request for a minor amendment to the site plan for the Rainbow Café located at 212 W Laurel St (parcel # 9714113001; 9714113002). The proposal includes an addition to the existing building for a covered patio, improvement to the existing outdoor patio area, and an updated landscape plan. The site is located approximately .13 miles west of S College Ave and approximately .19 miles south of W Mulberry St. The site is within the Campus North sub-district of the Downtown (D) zone district and is subject to a Minor Amendment (MA) review.	Planner: Rob Bianchetto Engineer: Marc Virata DRC: Tenae Beane

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# 212 W Laurel St

## Rainbow Cafe Minor Amendment

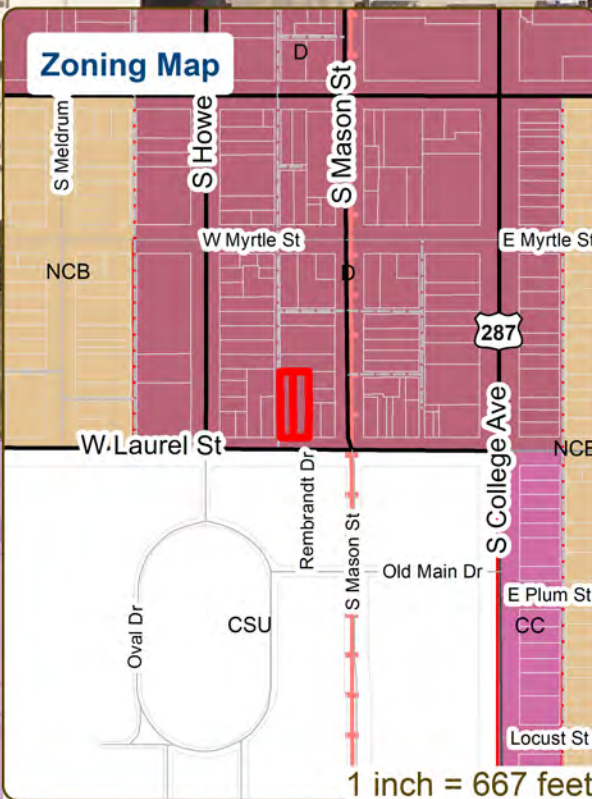
**Vicinity Map**



**Aerial Site Map**



**Zoning Map**



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CONCEPTUAL REVIEW:  
APPLICATION**General Information**

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.** The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. **Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date.** Application materials must be e-mailed to [currentplanning@fcgov.com](mailto:currentplanning@fcgov.com). If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

**\*BOLDED ITEMS ARE REQUIRED\*** *\*The more info provided, the more detailed your comments from staff will be.\**

**Contact Name(s) and Role(s)** (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Dan Jones (Owner) & Klara Rossouw (Project Consultant)

**Business Name** (if applicable) Ripley Design Inc.

**Your Mailing Address** 419 Canyon Avenue, Suite 200, Fort Collins, CO 80521

**Phone Number** 970-221-5848 **Email Address** klara@ripleydesigninc.com

**Site Address or Description** (parcel # if no address) \_\_\_\_\_

212 W. Laurel Street, Fort Collins, 80521

**Description of Proposal** (attach additional sheets if necessary)

The owners of Rainbow Cafe are proposing to add an outdoor covered patio option to their existing outdoor patio. An updated landscape and site design that accommodates the new covered patio layout and proposes improved circulation for the outdoor space. See narrative attached.

**Proposed Use** N/A **Existing Use** Restaurant

**Total Building Square Footage** ~3,300 **S.F.** **Number of Stories** 2 **Lot Dimensions** \_\_\_\_\_

**Age of any Existing Structures** 128 years

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

**Is your property in a Flood Plain?** ☐ Yes ☒ No If yes, then at what risk is it? \_\_\_\_\_

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

**Increase in Impervious Area** Less than 1,000 s.f. **S.F.**  
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

**Suggested items for the Sketch Plan:**

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

## 212 W. Laurel St. Minor Amendment

### Conceptual Review Narrative

January 6<sup>th</sup>, 2022

The owners of 212 W. Laurel St. and Rainbow Restaurant would like to add a covered patio to the east side of the existing main building. The covered patio option will allow extended outdoor dining season, and an enhanced guest experience. To integrate the new covered patio addition, improvements to the outdoor patio site design are also being proposed.

#### SITE DESIGN

Outdoor dining area updates will include a freshened-up planting plan, foundation plantings, and improved circulation. The objective of the outdoor space is to balance the impervious and pervious surfacing so that the net impervious area does not exceed 1,000 s.f. No changes are proposed to the overall drainage patterns.

#### COVERED PATIO

The proposed covered patio is anticipated to be a single-story, wood-framed structure with majority of walls consisting of operable windows which can protect the covered patio from adverse weather or provide an open interface during fair weather. The construction type will match the existing building to provide a sheltered dining area.

#### HISTORIC PRESERVATION

212 W. Laurel has been deemed Eligible as a Fort Collins Landmark (*issued October 29<sup>th</sup>, 2021*). The consultant team has engaged in early, positive, discussions with Historic Preservation Staff about the covered patio design to ensure compatibility.

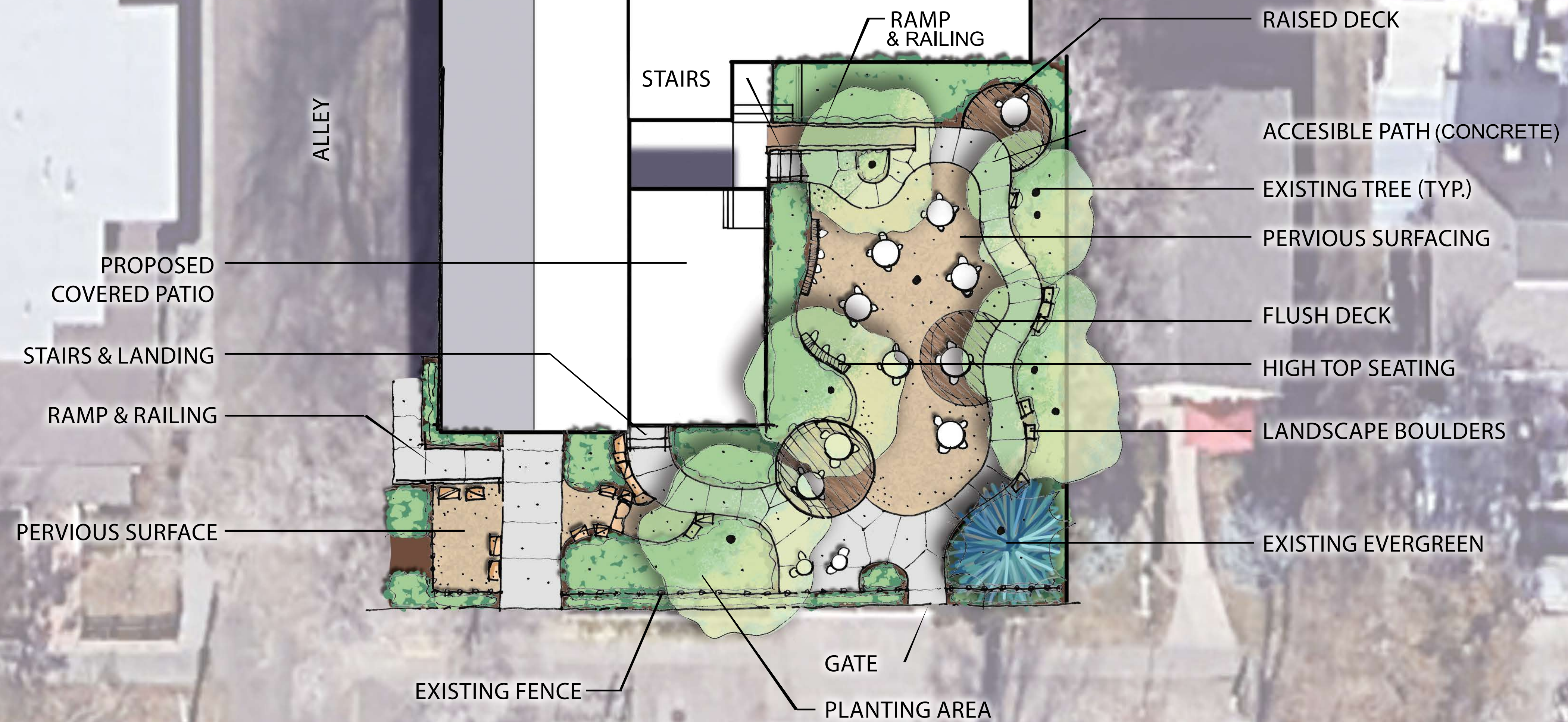


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RIPLEY DESIGN, INC. | 419 Canyon Avenue, Suite 200 | Fort Collins, CO 80521

EXISTING IMPERVIOUS AREA: ~ 2,300 S.F.  
PROPOSED IMPERVIOUS AREA: ~2,000 S.F.





EXISTING SOUTHEAST PERSPECTIVE

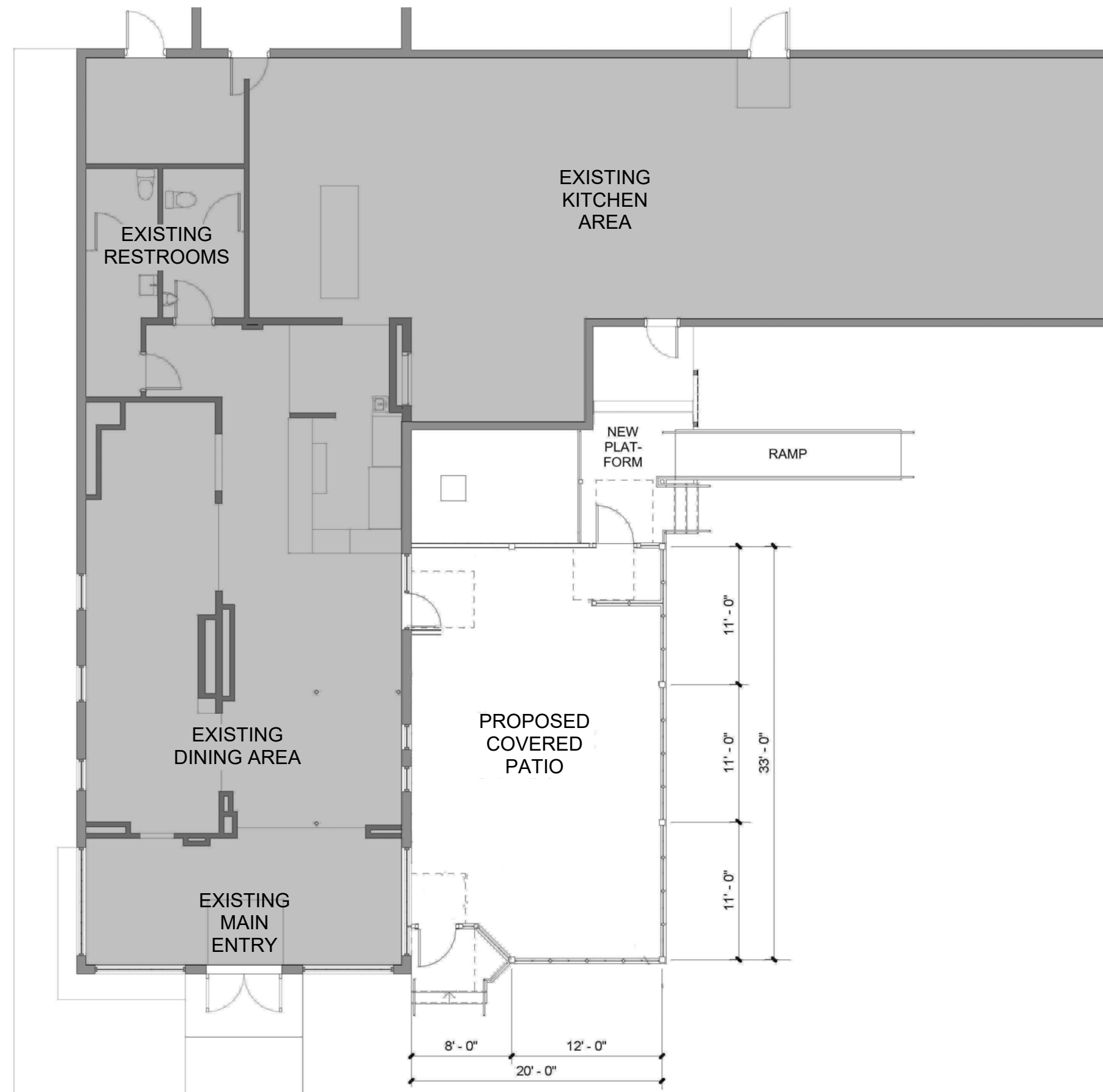


SOUTHEAST PERSPECTIVE

RAINBOW CAFE - COVERED PATIO

2022-01-06





COVERED PATIO ADDITION PLAN

RAINBOW CAFE - COVERED PATIO

2022-01-06