

ZONING ATLAS AMENDMENT APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9870 99 7083

Date: 27 July 2020

Section A: Project Information

Project Name: Putt-Putt Fun Center
Property Address: Chapel Point Road frontage Zip Code: 27516
Use Groups (A, B, and/or C): C Existing Zoning District: MU-R-1
Project Description: Indoor amusement center with outdoor mini-golf and go-kart spaces. Separate self-storage building.

Section B: Applicant, Owner, and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Coulter Jewell Thames PA, Attn: Wendi Ramsden
Address: 111 West Main Street
City: Durham State: NC Zip Code: 27701
Phone: 919-682-0368 Email: wramsdencjtpa.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied within this application is true and accurate.

Signature:

Date:

7.27.2020

Owner/Contract Purchaser Information:

☐

Owner

☒

Contract Purchaser

Name: Optimal Ventures LLC Attn: John Morris
Address: 194 Finley Golf Course Road, Suite 102
City: Chapel Hill State: NC Zip Code: 27517
Phone: 919-942-1141 Email: jmorris@morriscommercial.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied within this application is true and accurate.

Signature:

Date:

7/27/2020



**ZONING ATLAS AMENDMENT APPLICATION
SUBMITTAL REQUIREMENTS**
TOWN OF CHAPEL HILL
Planning Department

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 969-5066 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

X	Application fee (refer to fee schedule)	Amount Paid \$	
6/4/20	Pre-Application Meeting – with appropriate staff		
X	Digital Files – provide digital files of all plans and documents		
X	Mailing list of owners of property within 1,000 foot perimeter of subject property (see GIS notification tool)		
X	Mailing fee for above mailing list	Amount Paid \$	
X	Written Narrative describing the proposal		
X	Statement of Justification		
X	Digital photos of site and surrounding properties		
X	Legal description of property to be rezoned		
X	Phasing Plan (if applicable) indicating phasing boundaries and phasing notes		
digital	Reduced Site Plan Set (reduced to 8.5" x 11")		

Plan Sets (10 copies to be submitted no larger than 24" x 36")

Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable

Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) 1,000 foot notification boundary



Coulter Jewell Thames, PA

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Planning for the Future

July 27, 2020

Mr Jake Lowman
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Blvd
Chapel Hill, NC 27514

RE: ZONING ATLAS AMENDMENT APPLICATION – PROJECT NARRATIVE
PUTT-PUTT FUN CENTER, Chapel Point Road

Mr. Lowman:

Enclosed is the submittal for the Zoning Atlas Amendment application for the Putt-Putt Fun Center multi-use project. The application is for a rezoning of the project parcel from MU-R-1 to OI-2 with PD-MU overlay. The OI-2 zone is needed to allow for the self-storage use, and the PD-MU overlay is needed to allow for outdoor recreation. The mixed uses on the site would then include outdoor commercial recreation, and self-storage. There would not be any residential associated with this project, but it is in the middle of a new development with substantial residential space and is certainly located in a way that encourages pedestrian, bicycle, and public transit use.

The project site is located north of the Carraway Village development west of I-40 at the end of a newly built street, Chapel Point Road. The site is currently wooded / vacant with a jurisdictional stream buffer running southeast to northwest leaving approximately 11.2 acres south of the stream. The only vehicular access to the site is via the new Chapel Point Road right of way, which ends at the parcel property line. There is a 10' wide sidewalk on that street, which dead ends at the parcel and will be extended in a 5' wide configuration to connect to the site facilities

The proposed development will include a 1.5 story building near the entry drive at the west end which will house amusements and public spaces for the Putt-Putt Fun Center. That area will also include outdoor facilities, specifically a mini-golf facility and a go-kart track. Further east on the site will be a 4-story self-storage building.

Total square footage for the buildings will not exceed 114,900 square feet broken down as approximately 28,500 sf for the amusement buildings, and 86,400 sf for the self-storage building. There will be sufficient parking on site distributed between both facilities. All parking will be in surface lots broken up by

landscaped areas. The site has a high point near the southeast point, and falls at a fairly even 5% slope toward the northwest. For this reason, all the new impervious on site will be treated in a single pond at the low point to the northwest of the built spaces.

Service for the amusement center will be located north of the amusement building. Trash for all site uses will be located at the south end of the project and not visible from the road. It will be located below a tall retaining wall built on the adjacent property, and therefore will not be visible from most of that development unless viewed from the top of the wall at the property line. The vehicular layout allows service and emergency vehicle access to all facilities. Bicycle parking will be accommodated at both building locations on site. A traffic impact study has been completed for this project which will be submitted separately.

The applicant is requesting two modifications: for a landscape buffer reduction along the southern property line, and for construction of a portion of the storm pond in the managed and upland RCD zones.

The project has gone through the Town's Concept review process. It was presented to the Community Design Commission in August 2019 and by Town Council in October 2019. Changes to the plan based on comments at that time include rearrangement of the elements within the site so that the parking is broken into smaller areas and the amusement building is prominent in the site with the self-storage set further back.

Sincerely,
Coulter Jewell Thames, PA
Wendi Ramsden RLA



cc. Scott Morris, Optimal Ventures LLC



Coulter Jewell Thames, P A

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Planning for the Future

PUTT-PUTT FUN CENTER

Chapel Point Road

ZONING ATLAS AMENDMENT APPLICATION - **STATEMENT OF JUSTIFICATION**

27 July 2020

The project site is located in a triangular area north of the new Carraway Village development on the west side of I-40. The site is zoned MU-R-1 which permits a mixed used commercial-residential development. This parcel is not visible from major public streets in the area and fronts the highway making it less than ideal for residential use. The area to the west has been zoned by the Town for light industrial flex space. The developer is asking for a rezoning to the OI-2 district with a PD-MU overlay, which would allow for the outdoor recreation use as well as the self-storage use on site.

We believe the proposed development meets many of the goals outlined in the 2020 Plan.

JUSTIFICATION FOR REZONING REQUEST

Article 4.4 of the Town's Land Use Management Plan (LUMO) allows a zoning map and zoning text amendment for any of the three following reasons:

- a) To correct a manifest error in the appendix, or
- b) Because of changed or changing conditions in a particular area or in the jurisdiction generally,
or
- c) To achieve the purposes of the comprehensive plan.

The applicant believes that both criterion b and c are applicable to this rezoning request. They are addressed individually below.

Rezoning Justification Statement : Changed or Changing Conditions

The site is within the North MLK Focus Area 2 as described in the Chapel Hill 2020 Plan. One of the motivations for rezoning this area was to provide areas for new uses where walkable development could enhance the area. This project does is a new use as it is not a facility offered in other parts of Chapel Hill.

And though conditions in the area are changing – increases vehicular and pedestrian routes, increased utility servicing, increased residential uses – the request to rezone works with these changing conditions and the intent is to provide services to nearby residents as well as to the Town as a whole. The increase in utility service and public transit to the site makes the development of this parcel possible and allows it to be one of many uses in the area that complement each other. The self-storage use is set well back into the site, so not visible from major streets. It will be very useful to the many residents in the area, as well as to small businesses.

Rezoning Justification Statement : Achieve the Purposes of the Comprehensive Plan

The Chapel Hill 2020 Comprehensive Plan lists this area as a focus of future development for new uses where walkable development could enhance the area. That is being fulfilled by the proposed Putt-Putt Fun Center project. It is a new use which is not located elsewhere in town, and does provide services to nearby residents and small businesses, as well as to the Town as a whole.

The Chapel Hill 2020 Comprehensive Plan was adopted in June 2012 and lists 5 “big ideas” to “serve as beacons to guide the efforts of the Town and the community as Chapel Hill’s future is created”. The proposed project supports two of these ideas.

The first of these “big ideas” is to implement a bikeable, walkable, green communities plan by 2020. The proposed project is in a location and is being built in a way that supports this philosophy. The location of the project near a park & ride and near established transit service with a developing bike and sidewalk network will encourage the use of alternate transportation methods. The project retains more than half the trees on the site, and will be developed with sustainable practices as the basis for much of the design, from erosion control and stormwater management through to efficient building systems.

The project increases facility types in the area, and adds to the existing land uses to help provide a mixed-use community.

The second and third big ideas are to promote economic development, and to increase the Town’s strength as a destination for entertainment. The Putt-Putt Fun Center provides a wholesome recreation facility which is family friendly, inclusive, and accessible. It provides opportunity for outdoor recreation and indoor entertainment. It supports local education systems with classroom resources such as education incentives, holiday gifts and field trip opportunities. It also provides employment opportunities, and offers internships in areas such as PR/Marketing, Hospitality Management, and HR Training.

The proposed project will support many of the 2020 Plan goals including:

- Conserving and protecting existing neighborhoods
- Conserving and protecting natural areas in Chapel Hill
- Identifying areas of development opportunity, and
- Providing quality facilities and services.

The 2020 Comprehensive Plan is organized around 6 themes which help to structure community discussion and Town goals. The themes and goals outlined in the 2020 plan are:

1. A place for everyone
2. Community prosperity and engagement
3. Getting around
4. Good places, new spaces
5. Nurturing our community
6. Town and gown collaboration.

The development of a residential / commercial mixed-use project in this location strongly supports all 6 of the themes/goals.

Theme 1: A Place For Everyone – Putt-Putt Fun Center will provide in Town for a unique and inclusive indoor and outdoor recreational and participatory experience for all age ranges of individuals, groups, organizations, schools (public, charter, and private)/faith-based centers, and families including such activities as go-karts, mini-golf, laser tag, other recreational activities, an arcade and redemption/prize area, as well as accessory uses such as dining and event spaces in a tobacco-free wholesome environment.(PFE.1) .

Theme 2: Community Prosperity and Engagement – Putt-Putt Fun Center will provide recreation and entertainment facilities which are generally not offered elsewhere in town. Currently Chapel Hill residents travel to Durham, RTP and beyond for the proposed combination of activities. The project is located outside Town limits and will apply for annexation into the Town and will be served by utilities from Eubanks Road and from the west (CPE.1).

The project will provide wholesome and positive employment opportunities for teens and adults in the community, as well as provide access for local organizations to increase their fundraising and awareness efforts and outreach.

Theme 3: Getting Around – Putt-Putt Fun Center will be located near the new Carraway Village development. There will be sidewalks on site which connect to the new pedestrian systems recently constructed here. The site is a few minutes' walk / less than 1000' to the Town Park & Ride lot providing public transit access throughout Town and also to adjacent cities via the regional bus system. (GA.1, GA.2)

Some greenway trails currently exist nearby, and the project site will be designed to connect to planned greenways nearby and to the trails and pedestrian system within Carraway Village. The project will provide a 20' wide easement to the Town for future trail construction.

Theme 4: Good Places, New Spaces - The proposed development is proposed in an area recently serviced and near a good bus network, which helps minimize sprawl. (GPNS.1) By concentrating development on the south side of the site, the project is protecting the stream and buffer area and is able to leave a large

forested area protected in the norther half of the site, thereby utilizing the site while protecting environmental elements. (GPNS.8)

Theme 5: Nurturing Our Community – The project will implement sustainable design measures in an effort to lower the construction impact and maximize the long-term life cycle benefits to the Owner. These will include, but not be limited to the building materials, HVAC systems, lighting, and preservation of at least half of the existing forest. The project will install stormwater mitigation facility to treat runoff from impervious surfaces and will also protect the buffer adjacent to the jurisdictional stream on site (NOC.2). The project will retain more than the required amount of tree coverage as well as installing additional plantings. (NOC.3) In addition to the sustainable building and development efforts, the project will incorporate charging stations for electric vehicles and eco-friendly amusement attractions including battery-powered go-kart equipment.

Theme 6: Town and Gown Collaboration - The project does not involve the university, but does not contradict this goal.

IN SUMMARY

The ZAA request is based on two of the three justifications for zoning amendment as defined in the Town's Land Use Management Plan. The area is changing and growing and the uses support the other uses in the area.

The ZAA request and proposed uses support all of the applicable themes and goals as listed in the 2020 Comprehensive Plan.



Coulter Jewell Thames, P.A.

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Planning for the Future

PUTT-PUTT FUN CENTER

Chapel Point Road

ZONING ATLAS AMENDMENT APPLICATION – **PROPERTY DESCRIPTION** based on a boundary survey by The John McAdams Company, Inc dated 01-23-18.
7-27-2020

Beginning at the southwest corner of the parcel at a point near the Chapel Point Road right of way;
Thence S 00°57'33" W a distance of 1228.95' to a point;
Thence S 74°14'06" E a distance of 197.87' to a point on the western right of way of Interstate 40;
Thence with a curve running with the right of way of Interstate 40 with an arc length of 985.70', with a radius of 3954.82', with a chord bearing of S 41°34'12" E with a chord length of 981.16' to a point;
Thence with a curve running with the right of way of Interstate 40 with an arc length of 309.18', with a radius of 3954.82', with a chord bearing of S 50°47'19" E with a chord length of 309.11' to a point;
Thence along the Interstate 40 right of way S 49°15'01" E a distance of 329.50' to a point;
Thence leaving the right of way of Interstate 40 S 55°42'30" W a distance of 184.61' to a point;
Thence S 86°42'30" W a distance of 507.77' to a point;
Thence S 88°42'30" W a distance of 659.12' to a point; which is the point of beginning, having an area of 19.35 acres.



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IMAGES OF SITE AND SURROUNDING AREA

PUTT-PUTT FUN CENTER – REZONING APPLICATION

Chapel Point Road

July 27, 2020

SITE PHOTOS



Project site relative to Carraway Village (2019 conditions).



Project site, view from Chapel Point Road



Existing forested conditions of site.



Existing stream on site.

NORTHWEST



View of undeveloped land and power easement northwest of the project parcel.

EAST



East boundary of property is I-40 frontage (looking southwest).

SOUTH



South property line, adjacent to parking and garages of adjacent Caraway Village apartments.



Site below the retaining wall at the southwest corner of the parcel.

Putt-Putt Fun Center

ZONING ATLAS AMENDMENT CHAPEL HILL, NORTH CAROLINA

OWNER:

ERBER, LLC
3055 BIG RIDGE ROAD
BAKER, WV 26801

CONTRACT PURCHASER / DEVELOPER:

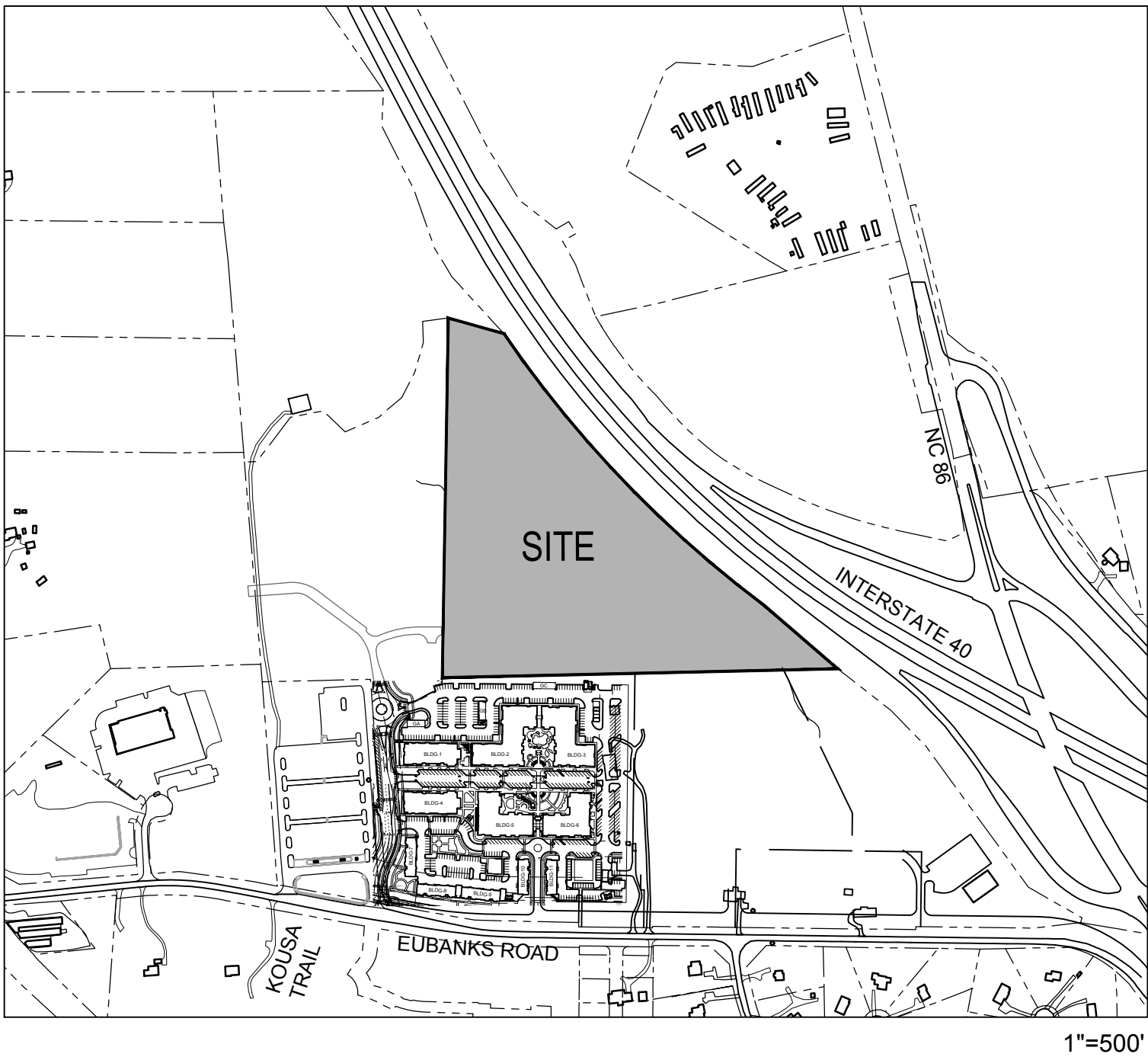
OPTIMAL VENTURES, LLC
194 FINLEY GOLF COURSE ROAD, SUITE 102
CHAPEL HILL, NC 27517
CONTACT: SCOTT MORRIS
SMORRIS@MORRISCOMMERCIAL.COM
919-942-1141

APPLICANT / CONSULTANTS:

LANDSCAPE ARCHITECT / LAND PLANNER:
COULTER JEWELL THAMES, PA
111 WEST MAIN STREET
DURHAM, NC 27701
CONTACT: WENDI RAMSDEN
WRAMSDEN@CJTPA.COM
919-682-0368

ENGINEER:
COULTER JEWELL THAMES, PA
111 WEST MAIN STREET
DURHAM, NC 27701
CONTACT: PRESTON ROYSTER
PROYSTER@CJTPA.COM
919-682-0368

VICINITY MAP



PROJECT DATA:

PARCEL:	I-40 FRONTAGE NORTH OF EUBANKS ROAD	
ADDRESS	CHAPEL POINT ROAD	
PIN	9870997083	
NET SITE SIZE:	842,609.43 SF / 19.344 AC	
GROSS SITE SIZE:	926,870 SF / 21.278 AC	
LAND USE:	VACANT, WOODED	
EXISTING	INDOOR / OUTDOOR RECREATION SPACE	
PROPOSED	CONDITIONED SELF-STORAGE	
ZONING:	MU-R-1	
EXISTING	OI-2 WITH PD-MU OVERLAY	
PROPOSED		
EXISTING BUILDINGS:	N/A	
PROPOSED BUILDINGS:		
INDOOR RECREATION	28,500 SF (1 STORY + MEZZANINE MAIN BUILDING, 16,500 SF FOOTPRINT + 4,500 SF 1 STORY CART SHOP)	
SELF STORAGE	86,400 SF (4 STORY / 21,000 SF FOOTPRINT)	
TOTAL SQUARE FOOTAGE	114,900 SF	
TOTAL SITE AREA :	NET LAND AREA	GROSS LAND AREA
NON-RCD AREA	446,129 SF	490,741 SF
AREA IN STREAMSIDE RCD ZONE	173,620 SF	190,982 SF
AREA IN MANAGED RCD ZONE	122,851 SF	135,136 SF
AREA IN UPLAND RCD ZONE	100,010 SF	110,011 SF
ALLOWABLE BUILDING SF FOR:	FAR	SQUARE FOOTAGE
PROPOSED ZONE:	.264	129,556 SF
STREAMSIDE RCD:	.010	1,910 SF
MANAGED RCD:	.019	2,568 SF
UPLAND RCD:	.264	29,043 SF
TOTAL MAXIMUM BUILT SQUARE FOOTAGE:		163,077 SF

LIST OF SHEETS:

DP-0	COVER SHEET
DP-1	AREA MAP
DP-2	EXISTING CONDITIONS PLAN

RESOURCE CONSERVATION NOTES

STREAM BUFFERS:
THERE IS A MAPPED STREAM AND ASSOCIATED STREAM BUFFER
LOCATED ON SITE. A DETERMINATION WAS COMPLETED BY
CHAPEL HILL PUBLIC WORKS TO VERIFY THAT THE STREAM
SHOWING UP ON THE ORANGE COUNTY SOIL SURVEY EXISTS.

FLOODPLAIN PROTECTION:
THE SITE IS NOT AN AREA AFFECTED BY A MAPPED FLOODPLAIN
ACCORDING TO FIRM MAPS 3710978900 J (FEB. 2 2007).

STEEP SLOPE PROTECTION:
THERE ARE STEEP SLOPES ON SITE LOCATED PRIMARILY WITHIN
THE RCD. STEEP SLOPES NOTED ON THE EXISTING CONDITIONS
PLAN. STEEP SLOPES NOTED ON THE EXISTING CONDITIONS PLAN.

WETLANDS:
THERE ARE NO MAPPED WETLANDS ONSITE.

TREE PROTECTION:
REFER TO SHEET C101 AND C700.

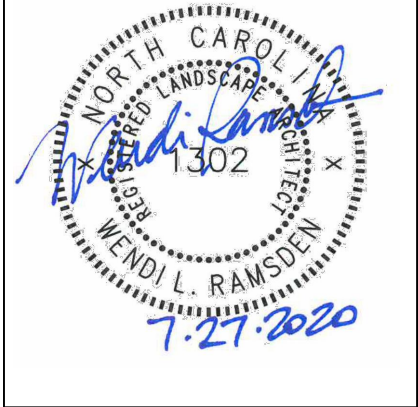
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE



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ENGINEERS AND SURVEYORS
LIC# C-1209
NC BOARD OF LANDSCAPE
ARCHITECTS LIC#C-104



Project

Putt-Putt
Fun Center

I-40 Frontage north of
Eubanks Road
Chapel Hill, NC

PIN 9870997083

Job Number 1952

Drawn WLR, MTC
Checked WLR
Date 7/27/2020
Revisions

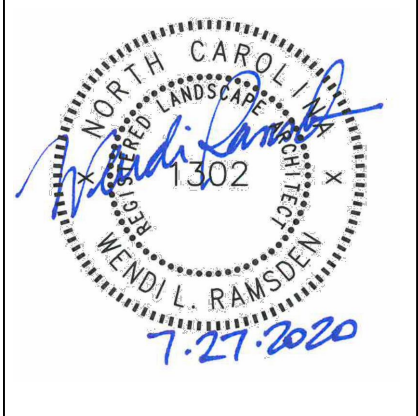
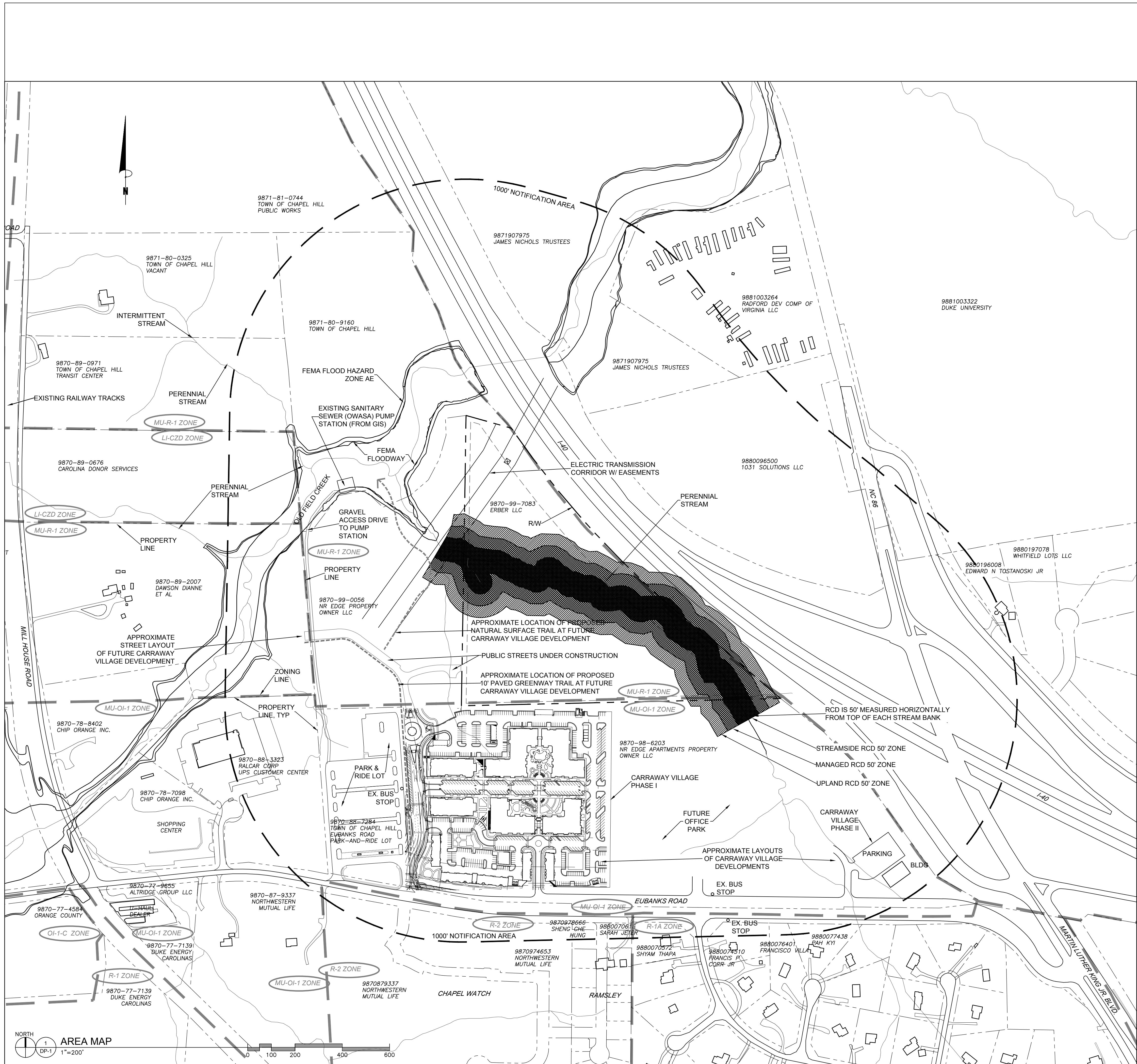
ZONING ATLAS AMENDMENT
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Sheet Title

COVER
SHEET

Sheet Number

DP-0



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**Putt-Putt
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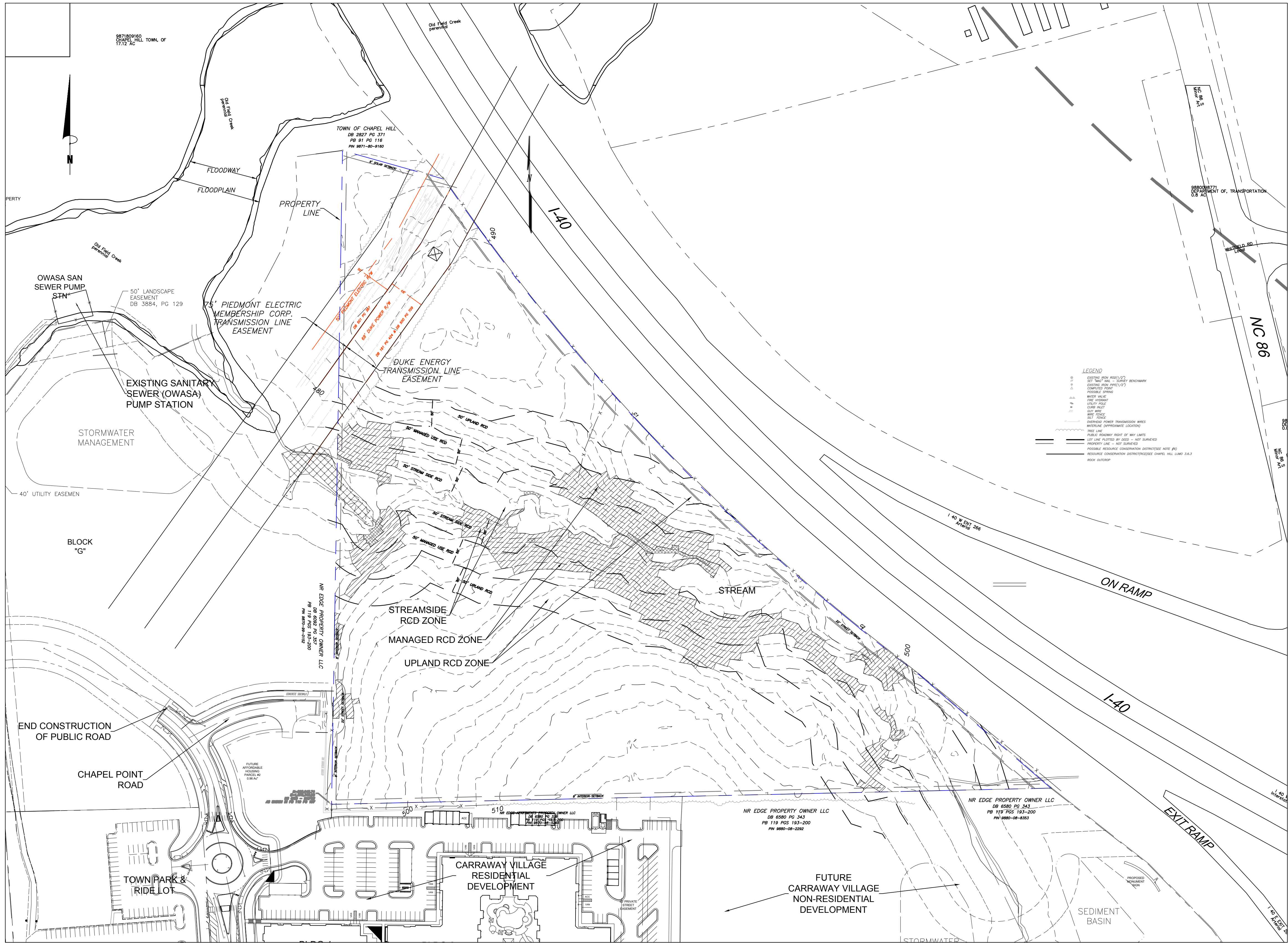
**AREA
MAP**

Sheet Number

DP-1

LEGEND

- PROPERTY LINE
----- BUILDING ENVELOPE
- . - PERENNIAL STREAM
----- FEMA FLOODWAY OR FLOOD HAZARD AREA
----- RESOURCE CONSERVATION DISTRICT



NORTH
1 DP-2
EXISTING CONDITIONS PLAN
1"=100'

0 50 100 200 300

PIN 9870997083
ENVIRONMENTAL CONSTRAINTS JORDAN BUFFER RESOURCE CONSERVATION DISTRICT
NET LAND AREA 844,031 SF / 19.376 AC
EXISTING ZONING: MU-R-1
PROPOSED ZONING: OI-2 WITH PD-MU OVERLAY

2 DP-2 PARCEL DATA

- POTABLE WATER IS AVAILABLE TO THE PARCEL WITH A WATER MAIN EXTENSION.
- SANITARY SEWER IS AVAILABLE TO THE PARCEL WITH A SEWER MAIN EXTENSION.
- NATURAL GAS IS AVAILABLE TO THE SITE.
- ELECTRIC SERVICE IS AVAILABLE TO THE SITE.

3 DP-2 EXISTING SERVICES

The parcel is bisected by a perennial stream with floodplain and an RCD zone, 150' wide horizontally from the top of each stream bank. The developable land includes approximately 7 acres between the stream and the south property line, with a smaller buildable area approximately 2.5 acres north of the stream buffer.

Slopes: The steepest slopes are in the stream buffer and RCD zones. The south developable area has slopes of 5-15% with the steepest area located where the new public street meets the property. The area north of the stream buffer has slopes of 5-10%.

Vegetation: Site is entirely wooded except for the electric transmission corridor. The majority of trees are hardwood.

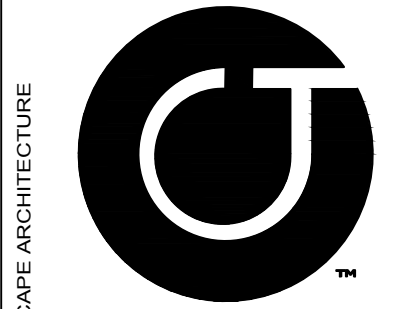
4 DP-2 SITE ANALYSIS

LEGEND

- SLOPES > 25%
2,729 SF
NO PROPOSED DISTURBANCE OF SLOPES >25%
- SLOPES 15%-25%
107,192 SF
PROPOSED 8,890 SF ESTIMATED DISTURBANCE (8.3%) OF SLOPES 15%-25%
- AREA NOT HATCHED REPRESENTS SLOPES <15%

5 DP-2 SLOPE SUMMARY

BASE INFORMATION
TOPOGRAPHIC and PARCEL INFORMATION FROM SITE SURVEY.
SURROUNDING INFORMATION FROM ORANGE COUNTY and CHAPEL HILL GIS and FROM PLANS EITHER APPROVED OR CURRENTLY UNDER REVIEW BY THE TOWN OF CHAPEL HILL.



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