



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9870997083

Date: 23 July 2019

Section A: Project Information

Project Name: Putt-Putt Fun Center

Property Address: none assigned Zip Code: 27516

Use Groups (A, B, and/or C): B & C Existing Zoning District: MU-R-1

Project Description: Development of a recreation center including mini golf, batting cages, go-kart area, and similar. Also a stand alone conditioned self storage facility

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

Applicant Information (to whom correspondence will be mailed)

Name: Wendi Ramsden, Coulter Jewell Thames PA

Address: 111 W Main Street

City: Durham State: NC Zip Code: 27701

Phone: 919-682-0368 Email: wramsden@cjtpe.com

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

Signature: *Wendi Ramsden* Date: 7.23.2019

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: Optimal Ventures LLC, Attn Scott Morris

Address: 194 Finley Golf Course Road, Suite 102

City: Chapel Hill State: NC Zip Code: 27517

Phone: 919-942-1141 Email: smorris@morriscommercial.com

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

Signature: *Scott Morris* Date: 7/22/19



Concept Plan Project Fact Sheet

Site Description	
Project Name	Putt-Putt Fun Center
Address	undesignated
Property Description	Triangular parcel fronting I-40 north of new Carraway Village development
Existing Land Use	Vacant, forested
Proposed Land Use	Indoor and outdoor recreation, and conditioned self-storage facility
Orange County Parcel Identifier Numbers	9870997083
Existing Zoning	MU-R-1
Proposed Zoning	OI-2 with PD-MU overlay
Application Process	Concept Plan
Comprehensive Plan Elements	
Overlay Districts	

Topic	Requirement	Proposal	Status
Use/Density (Sec. 3.7)	Both uses allowed with the overlay	Rezone to OI-2 (to allow self storage) with PD-MU to allow recreation	
Dimensional Standards (Sec. 3.8)	OI-2 standards Street min 22' setback Interior min 8' setback Solar min 9' setback Height max 34', secondary 60'	Layout will meet OI-2 LUMO standards	
Floor area (Sec. 3.8)	OI-2 allows .264, or approximately 174,275 sf	100,000 sf building space shown	
Modifications to Regulations (Sec. 4.5.6)	As requested	No modifications expected at this time	Not required
Adequate Public Schools (Sec. 5.16)	N/A	No residential uses proposed	N/A
Inclusionary Zoning (Sec. 3.10)	N/A	No residential uses proposed	N/A
Landscape Sec. 5.6.2			
Buffer – North	20'	20'	
Buffer – East	100'	100'	
Buffer – South	10'-20'	10'-20'	
Buffer - West (Sec. 5.6.2)	20'	20'	



Tree Canopy (Sec. 5.7)	40%	Minimum 40% retained coverage	
Landscape Standards (Sec. 5.9.6)	Required	Landscaping will meet LUMO standards	
Environment			
Resource Conservation District (Sec. 3.6)	Present	Shown on plans. The stream determination will be updated at SUP phase, RCD zones will be provided	
Erosion Control (Sec. 5.3.1)	Required	Permit will be obtained	
Steep Slopes (Sec. 5.3.2)	Present	Expect <25% disturbance of steep slopes. Shown on plans.	
Stormwater Management (Sec. 5.4)	Required	Will be provided	
Land Disturbance		Will exceed 1 acre. Permit will be obtained	
Impervious Surface (Sec. 3.8)	.5/.7	Impervious surface will be less than .5	
Solid Waste & Recycling	Required	Will meet Town standards	
Jordan Riparian Buffer (Sec. 5.18)			
Access and Circulation			
Road Improvements	unknown	unknown	unknown
Vehicular Access (Sec. 5.8)	Required	Will be provided	
Bicycle Improvements (Sec. 5.8)	Required	Will be provided to meet the ordinance minimum requirements	
Pedestrian Improvements (Sec. 5.8)	Unknown	Unknown	
Traffic Impact Analysis (Sec. 5.9)	Unknown	Will be arranged at SUP phase as necessary	Will be done at SUP phase
Vehicular Parking (Sec. 5.9)	Undetermined	180-200 spaces	To be finalized at SUP phase
Transit (Sec. 5.8)	Distance from bus stop	1000' to park & ride	N/A
Bicycle Parking (Sec. 5.9)	Required	Will be provided to meet ordinance	
Parking Lot Standards (Sec. 5.9)	Yes	Parking design will meet Town standards	
Technical			



Fire	Required	Will be provided.	
Site Improvements			
Schools Adequate Public Facilities (Sec. 5.16)	N/A	N/A	N/A
Recreation Area (Sec. 5.5)	N/A	N/A	N/A
Lighting Plan (Sec. 5.11)	Required	Will be provided at SUP phase	UNK
Homeowners Association (Sec. 4.6)	N/A	N/A	N/A

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

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 and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

<input checked="" type="checkbox"/>	Application fee (refer to fee schedule)	Amount Paid \$	380.00
<input checked="" type="checkbox"/>	Pre-application meeting – with appropriate staff		
<input checked="" type="checkbox"/>	Digital Files - provide digital files of all plans and documents		
<input checked="" type="checkbox"/>	Concept Project Fact Sheet		
<input checked="" type="checkbox"/>	Statement of Compliance with Design Guidelines (1 copies)		
<input checked="" type="checkbox"/>	Statement of Compliance with Comprehensive Plan (1 copies)		
<input type="checkbox"/> N/A	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
<input checked="" type="checkbox"/>	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
<input checked="" type="checkbox"/>	Mailing fee for above mailing list	Amount Paid \$	23.00
<input checked="" type="checkbox"/>	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 		
<input checked="" type="checkbox"/>	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
<input checked="" type="checkbox"/>	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets 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 and buffers
- 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) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location