

Putt-Putt Fun Center

Concept Plan Application

23 July 2019

Developer's Program

The proposed Putt-Putt Fun Center project seeks to provide a variety of recreational uses including mini-golf, laser tag, bumper cars, an arcade/redemption prize area, a go-kart track and related facilities, batting cages, and other indoor and outdoor participatory facilities and activities in a tobacco-, smoke-, and alcohol-free atmosphere. It will also include dining space and event rooms. We are confident this location, until recently without public utilities or physical road access, is a very suitable and desirable geographic location within Chapel Hill to provide family-friendly amusement and entertainment activities which are not offered elsewhere locally.

The site will also provide a conditioned self-storage building, a use which is in demand by residents and business owners alike.

The parcel fronts the highway (I-40) and is easily accessible to Chapel Hill residents, as well as visitors from nearby centers via the new roads being built in Carraway Village. The site is a few minutes' walk to the existing Town Park & Ride facility and therefore accessible to town residents by public transit as well as other transportation options.

The property is a triangular parcel almost 19 acres in size with a stream and related buffer in the northern third. It has not historically had vehicular access as it fronts the I-40 but no other streets. With the construction of the Carraway Village project and construction of new public streets and right of way dedications, this parcel is now accessible and suitable for development.

The current concept includes plans for the development of the approximately 8 acres south of the stream and related buffer zones. It is intended that the outdoor facilities such as the go-kart area will be located adjacent to the non-residential buildings in Carraway Village. The uses adjacent to the residential parts of Carraway will be parking and indoor facilities. There will also be a conditioned self-storage building located along the western property line, currently adjacent to vacant land.

There are no current plans to develop the 4.5 acres of buildable area north of the stream but that may be developed in the future in a compatible use. As part of the current development plan, bike and walking trails may be incorporated into the outdoor recreation offerings and would be field located to minimize large tree removal, and tree clearing in general.

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Statement of Compliance with Comprehensive Plan

The proposed Putt-Putt Fun Center project is being designed to comply with the Town's 2020 Comprehensive Plan. We believe the development will meet 5 of the 6 goals identified and will not contradict the 6th.

- **A Place for Everyone**

Putt-Putt Fun Center will provide in Town 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, batting cages, laser tag, bumper cars, an arcade and redemption/prize area, as well as accessory uses such as dining and event spaces in a wholesome environment free of tobacco, smoke and alcohol.(PFE.1) .

- **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 will apply for annexation into the Town and will be served by utilities from Eubanks Road and from the west. The project parcel is located outside Town limits but within the Urban Services boundary. The project will apply for annexation (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. area.

- **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 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)

No greenway trails currently exist, but the project site would be designed to connect to planned greenways nearby and to the trails and pedestrian system within Carraway Village. There is also a possibility of bike and walking trails within the site.

- **Good Places, New Spaces**

This property has until recently lacked access to public utilities and was considered a rural (although not in the rural buffer) part of Chapel Hill. With the fairly recent construction of the CHCT Maintenance and CH Public Works operations center northwest of the site, and construction of Carraway Village to the south, the property now provides an opportunity to create an entertainment accessory use for the other developments and a destination use for the rest of the Town population. (GPNS.6 and GPNS.8)

- **Nurturing Our Community**

The project will implement sustainable design measures in an effort to lower the negative 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 eco-friendly amusement attractions as the majority of these small-scale attractions are electric and battery-powered. The preferred go-kart attraction equipment utilizes a gas-powered Honda engine with reduced engine noise and is CARB and EPA certified. This gas-powered engine was the test subject for a sound study completed in 2013 (which remains relevant to the current engine technology) that presented the findings that estimated overall daytime noise levels should be 15 dB(A) or more below the maximum allowable levels, while the estimated overall nighttime noise levels should be 10 dB(A) or more below the maximum allowable levels. The study tested the worst-case scenario (maximum number of karts operational for the maximum amount of time, which was 10 karts operational for 45 minutes per hour). The acceptable sound levels applicable for this study were defined as noise shall not exceed in any one hour between the hours of 7:00 a.m. and 10:00 p.m.: L₅₀ - 55 dB(A), L₁₀ - 60 dB(A), and L₀₁ - 75 dB(A). The acceptable sound levels applicable for this study were defined as noise shall not exceed in any one hour between the hours of 10:00 p.m. and 7:00 a.m.: L₅₀ - 50 dB(A), L₁₀ - 55 dB(A), and L₀₁ - 60 dB(A).

- **Town and Gown Collaboration**

The sixth goal does not apply to the proposed project. It is neither located near nor affiliated with the University. However, we anticipate and encourage a level of participation as applicable with UNC Chapel Hill in the form of employment opportunities, educational and organizational-related events/meetings, as well as other opportunities to promote collaboration and activity and leisure opportunities amongst the university's students, faculty, and staff.

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Statement of Compliance with Design Guidelines

The project site is a triangular parcel located on I-40 frontage just outside the Town limits in the northwest extents of Chapel Hill's jurisdiction. With the development of Carraway Village nearly complete, the parcel now has vehicular access from a new street known as Myrica Street and a short connector right of way still to be dedicated.

The Town has a Design Manual which regulates site design as it relates to services, utilities and landscaping.

Stormwater Treatment - The project will meet stormwater quantity and quality controls at the time of final plan development and approval. At the least it is expected that a surface pond will be required and this facility has been accommodated on the proposed layout plan.

Landscaping and tree protection - The project will meet all parts of this guideline including but not limited to: total tree coverage, parking lot screening, perimeter landscape buffers, landscaping around the building, street tree installation where needed, and storm pond plantings. It is expected that the retained tree coverage on site will be about 50%, exceeding the minimum requirement. Possible proposed uses for the RCD area and land to the north of the stream currently include trail uses which would be field located to avoid tree removal and grading. That area may be developed in compatible uses in the future, but tree coverage would be maintained to meet ordinance requirements.

Access and circulation - The project will be designed to comply with Town standards for circulation, parking, emergency access, and access for services such as utility maintenance and trash collection.

Parking and loading - The LUMO does not specify parking requirements for indoor and outdoor recreation uses. The owners expect the Putt-Putt Fun Center to function with 150-180 parking spaces, and the self-storage building to function with 10-20 parking spaces. The concept plan shows 195 parking spaces total.

Street lights, signs and markings - It is not anticipated that public street improvements will be required.

Utilities and easements - There is a major electric service corridor running diagonally through the northwest corner of the site. Development is not expected to intrude into that existing easement except for pedestrian and bike trails as allowed by Duke Energy and Piedmont Energy. New easements will be recorded as necessary for utility mains and stormwater mitigation facilities on site.

Solid waste management - Trash and recycling collection facilities will be provided on site and the facility and access to the facility will meet Town and County access and collection requirements. It is expected that the self-storage building will share trash and recycling facilities located on the Putt-Putt Fun Center portion of the site.

Surface Stormwater Management Facilities will be constructed to handle runoff from the Development and will meet the current storm management requirements.

The majority of the RCD zones will remain forested and the minimum requirement of 40% tree coverage will be exceeded by existing forest to remain. It is expected that at least half the site will remain forested. Required buffers would be 10'-20' wide and the project design includes constructed buffers to meet those requirements. The buffer along the I-40 frontage would be 100' wide and is expected to remain in forest.

We look forward to working with the town in obtaining approvals of this new recreational facility to serve the Chapel Hill community.