



CONSIDER AN APPLICATION FOR CONDITIONAL ZONING DISTRICT, PUTT PUTT FUN CENTER, 2200 EUBANKS DRIVE (PROJECT # 20-062)

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING
Colleen Willger, Director
Jake Lowman, Senior Planner

PROPERTY ADDRESS 2200 Eubanks Road	MEETING DATE Environmental Stewardship- April 13, 2021 Transportation and Connectivity- April 27, 2021 Community Design Commission- April 27, 2021 Planning Commission- May 4, 2021	APPLICANT Wendi Ramsden, Coulter Jewell Thames on behalf of Optimal Ventures, LLC, Contract Purchase
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RECOMMENDATION

That the Environmental Stewardship Advisory Board, Community Design Commission, Transportation and Connectivity Advisory Board, and Planning Commission review and make comments and recommendations on the application to the Town Council.

PROCESS

Conditional Zoning is a legislative process that allows Town Council to review the rezoning application for consistency with the Land Use Plan in the Comprehensive Plan and establish standards that address any impacts on surrounding properties. No accompanying Land Use Plan Amendment is proposed with this application, as commercial uses are proposed within Sub Area B of the North MLK Boulevard Focus Area.

ZONING

Current: Mixed – Use Residential – 1 (MU-R-1) (Approximately 19.35 acres)

Proposed: Community Commercial – Conditional Zoning District (CC-CZD) (Approximately 15.1 acres)

Office Institutional - 2 – Conditional Zoning District (OI-2-CZD) (Approximately 4.2 acres)

DECISION POINTS

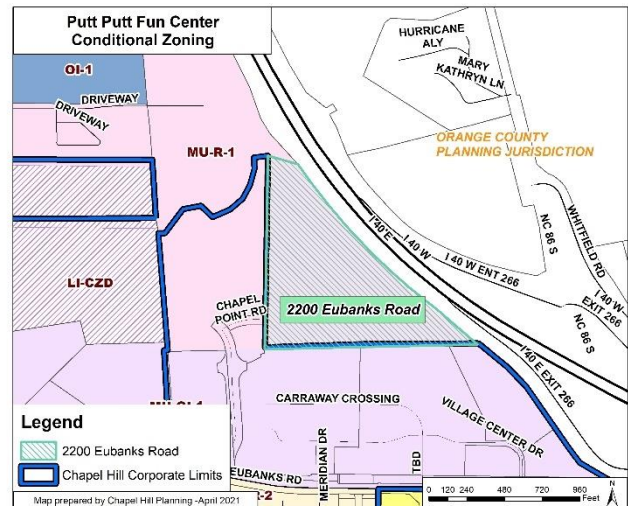
The applicant has requested the following modifications through the Conditional Zoning process:

1. Reduction of the southern landscape buffer width by 10', as a portion of the buffer is being provided by the adjacent development.
2. Construction of a portion of the stormwater pond in the managed and upland RCD zones. An RCD Encroachment application has been submitted concurrent with this CZ submittal.
3. Higher FAR on the OI-2 portion of the site.
4. Reduction of large loading spaces for the self-storage building.

PROJECT OVERVIEW

The Putt Putt Fun Center project is sited north of Carraway Village and west of Interstate 40. The parcel has access to Eubanks Road from Chapel Point Rd. The development proposes both indoor and outdoor commercial recreation facilities, including electric go-karts and mini-golf. The site proposes 84,000 sq ft of floor area for a three-story conditioned self-storage facility on the southwest corner of the site.

PROJECT LOCATION



ATTACHMENTS	<ol style="list-style-type: none">1. ZAA Technical Report2. Draft Staff Presentation3. Resolution A (Resolution of Consistency)4. Ordinance A (Approving the Application)5. Resolution B (Denying the Application)6. Applicant Materials
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