

# Putt-Putt Fun Center

Concept Plan Application

23 July 2019

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## 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.

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.