

# CONCEPT PLAN 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): 9799047995 & 9799046951 Date: FEB 23, 2016

## Section A: Project Information

Project Name: SANCAR TURKISH CULTURAL & COMMUNITY CENTER  
Property Address: 1609 (1605) E. FRANKLIN ST. Zip Code: 27514  
Existing Zoning District: NC-C  
Project Description: COMMUNITY CENTER AND GUEST HOUSE

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

### Applicant Information (to whom correspondence will be mailed)

Name: AZIZ & GWEN SANCAR FOUNDATION (% GWEN SANCAR)  
Address: 311 WEST UNIVERSITY DR  
City: CHAPEL HILL State: NC Zip Code: 27516  
Phone: 919 619 1135 Email: GSANCAR@AD.UNC.EDU

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: *Gwen Sancar* Date: FEB 23, 2016

### Owner/Contract Purchaser Information:

Owner  Contract Purchaser

Name: AZIZ & GWEN SANCAR FOUNDATION (% GWEN SANCAR)  
Address: 311 WEST UNIVERSITY DR  
City: CHAPEL HILL State: NC Zip Code: 27516  
Phone: 919 619 1135 Email: GSANCAR@AD.UNC.EDU

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: *Gwen Sancar* Date: FEB 23, 2016



**CONCEPT PLAN APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning Department**

**Section C: Project Information**

Project Size (acres)	1.728	Square feet	75,271
Floor Area (permitted)	90,325	Proposal	11,950
Proposed number of dwelling units	2	Units per Acre	.86
Existing Impervious Surface	12,806	Proposed Impervious Surface	33,064 sq. ft.

Please indicate which organization should receive this application for review

- Community Design Commission     Historic District Commission     Town Council

**Section D: Submittal Requirements**

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)968-2728 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org). For detailed information, please refer to the Description of Detailed Information handout.

- Application fee (refer to fee schedule) Amount Paid \$ 360
- Pre-Application meeting – with appropriate staff
- Digital Files - provide digital files of all plans and documents
- Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)
- Mailing fee for above mailing list (121 x .80) Amount Paid \$ 96.80
- Application Cover Sheet (8 copies) (on top of application)
- Statement of Compliance with Design Guidelines (8 copies)
- Statement of Compliance with Comprehensive Plan (8 copies)
- Digital Photographs of site and surrounding properties (8 copies)
- Developer's Program:  
A brief written statement of the development program, including developer's goals and objectives. The development program should be based on the constraints of the site as identified by the site analysis and include marketing objective of the developer. This preliminary development program will help evaluate the conceptual plan for the site, while also determining traffic impact and demand on community facilities and infrastructure.
- Reduced Site Plan Set (reduced to 8.5"x11")



**CONCEPT PLAN APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning Department**

**Plan Sets (10 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
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetland Boundaries, where applicable

**Area Map**

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, and 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, vehicle parking areas, bicycle parking, handicapped parking, street names
- f) 1,000 foot 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) Existing topography at minimum 2-foot intervals and finished grade
- f) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

**Proposed Plan**

- a) General location of proposed structures
- b) Parking areas
- c) Open spaces and landscaped areas
- d) Conceptual recreation areas
- e) Conceptual building masses
- f) Conceptual utility locations (optional)
- g) Conceptual grading plan (optional)

- Located to the northern part of the site (adjacent to residence)
- From Town input, best to have one building that contains the 6 desired bedrooms
- That, if ever sold, could be combined into 4 bedrooms (2 which would have studies)
- Best to recombine land so northern part would be rezoned (may not have to occur now) to R-3,
  - o Allowing separate living units could be sold separate from main community center component
  - o Would want to implement parking (6 spaces) with entry from Velma Road
  - o Used to be residential entry to house on our site from Velma Road (steep)
  - o Highly preferred to have parking for guest quarter to be close to quarters

Six bedroom-bathroom-shower combinations (1,350 sq ft)

- 2 at 150 sq ft each plus 50 sq ft bathroom for mainly women = 400 sq ft
- 2 at 150 sq ft each plus 50 sq ft bathroom for mainly men = 400 sq ft
- 2 at 200 sq ft plus 75 sq ft bathroom for couple = 550 sq ft
- Men/Women individual rooms separated but close to common space

Kitchen and TV/lounge room (400-500 sq ft total)

- Shared by men and women

Laundry room/janitor space (50 sq ft)

- one washer now (space for 2) and 2 dryers

Circulation and Mechanical (250-600 sq ft)

### New Spaces to Consider

Chapel Room (250 sq ft)

Kids' game room (150 sq ft)

### Preliminary Budget Estimate on Current Scope

Gathering place for largish community events (+ VIP)	4,700 to 4,800 Square Feet
Classrooms and Meeting Rooms	3,300 to 3,550 Square Feet
Offices for Various Foundations	1,950 to 2,150 Square Feet
Living Area for Turkish Visiting Scholars	2,050 to 2,500 Square Feet
<b>Total Preliminary Scope Square Footage</b>	<b>12,000 to 13,000 Square Feet</b>

### Current Option 1

Guest House:	3,098 square feet (6 parking spaces)
Community Center:	3,098 square feet (33 parking spaces)
<b>Total</b>	<b>11,850 square feet (39 parking spaces)</b>

### Current Option 2

Community Center:	<b>12,442 square feet (41 parking spaces)</b>
-------------------	---

# Sancar Turkish Cultural and Community Center

Concept Plan Application

Date: February 23, 2016

## Key Project Information

### Contract Purchaser

Aziz and Gwen Sancar Foundation

311 West University Drive

Chapel Hill, NC 27516

Phone: 919 619 1135

Email: [gsancar@ad.unc.edu](mailto:gsancar@ad.unc.edu)

### Architect

Innovative Design

Mike Nicklas, FAIA

850 West Morgan Street

Raleigh, NC, 27603

Phone: 919 832 6303

Email: [nicklas@innovativedesign.net](mailto:nicklas@innovativedesign.net)

### Civil Engineer

B+F Consulting

2805 Tombermory Ln

Raleigh, NC 28606

Phone: 919 618 0180

Email: [rbriggs@nc.rr.com](mailto:rbriggs@nc.rr.com)

## Project Statistics

Current Property Owner:

HPW Properties, LLC

Property Address:

1609 and 1605 East Franklin Street

Chapel Hill, NC

Parcel Identifier Numbers (PIN)

9799047995 and 9799046951

Current Zoning:

NC-C

Existing Use:

Vacant Residential

Proposed Use:

Club (Community Center)

Existing Site Acreage:

1.728 acres (75,271 square feet)

Existing Buildings to be demolished:

3916 square feet

# Option 1

Future Subdivision Option: By separating the community center from the Guest House (see potential property lines and setback), we are providing a future owner the option of sub-dividing the residential component from the center.

Proposed Gross Building Areas:

Community Center	8,752 square feet
Guest House	3,098 square feet
Total	<b>11,850</b> square feet (conditioned)

Guest House Outdoor

147 square feet patios
159 square feet deck

Parking Requirement/Provided: Community Center  
Parking requirement was based upon the highest use which will be in the dining hall that has a square footage of 1956 square feet.

Parking spaces required: 33 spaces

Parking spaces provided: 33 spaces  
(two handicap spaces are provided)

Guest House  
There are 6 bedrooms that are included.

Parking spaces provided: 6 spaces  
(one handicap space is provided)

Bicycle Parking: Bike racks will be provided at the Community Center as well as the Guest House

Floor Area Ratio:

Total Site Area:	75,271 square feet
Allowable FAR:	1.2
Allowable Building Area:	90,325 square feet
Total Building Area:	11,850 square feet
Actual FAR:	.13

Impervious Calculation:

Total Site Area:	75,271 square feet
Existing Impervious:	12,806 square feet
Allowable Impervious:	56,531 square feet (70% (75,271 – 12,806)) + 12,806
Proposed Impervious:	33,064 square feet (10,533 Buildings + 22,531 Driveways and Walkways)

## Option 2

Proposed Gross Building Areas:  
Community Center                    **12,442** square feet

Parking Requirement/Provided:                    Community Center and Guest Quarters  
Parking requirement was based upon the  
highest use which will be in the dining hall  
that has a square footage of 1978 square feet.

Guest quarters required:                    6 spaces  
Parking spaces required:                    33 spaces  
Total required:                                39 spaces  
(two handicap spaces are provided)

Total spaces provided:                    41 spaces

# **Sancar Turkish Cultural and Community Center**

Concept Plan Application

Date: February 23, 2016

## **Reduced Site Plan Set**



**LEGEND**

1/4" = 1' SCALE
1/8" = 1' SCALE
1/16" = 1' SCALE
1/32" = 1' SCALE
1/64" = 1' SCALE
1/128" = 1' SCALE
1/256" = 1' SCALE
1/512" = 1' SCALE
1/1024" = 1' SCALE
1/2048" = 1' SCALE
1/4096" = 1' SCALE
1/8192" = 1' SCALE
1/16384" = 1' SCALE
1/32768" = 1' SCALE
1/65536" = 1' SCALE
1/131072" = 1' SCALE
1/262144" = 1' SCALE
1/524288" = 1' SCALE
1/1048576" = 1' SCALE
1/2097152" = 1' SCALE
1/4194304" = 1' SCALE
1/8388608" = 1' SCALE
1/16777216" = 1' SCALE
1/33554432" = 1' SCALE
1/67108864" = 1' SCALE
1/134217728" = 1' SCALE
1/268435456" = 1' SCALE
1/536870912" = 1' SCALE
1/1073741824" = 1' SCALE
1/2147483648" = 1' SCALE
1/4294967296" = 1' SCALE
1/8589934592" = 1' SCALE
1/17179869184" = 1' SCALE
1/34359738368" = 1' SCALE
1/68719476736" = 1' SCALE
1/137438953472" = 1' SCALE
1/274877906944" = 1' SCALE
1/549755813888" = 1' SCALE
1/1099511627776" = 1' SCALE
1/2199023255552" = 1' SCALE
1/4398046511104" = 1' SCALE
1/8796093022208" = 1' SCALE
1/17592186044416" = 1' SCALE
1/35184372088832" = 1' SCALE
1/70368744177664" = 1' SCALE
1/140737488355328" = 1' SCALE
1/281474976710656" = 1' SCALE
1/562949953421312" = 1' SCALE
1/1125899906842624" = 1' SCALE
1/2251799813685248" = 1' SCALE
1/4503599627370496" = 1' SCALE
1/9007199254740992" = 1' SCALE
1/18014398509481984" = 1' SCALE
1/36028797018963968" = 1' SCALE
1/72057594037927936" = 1' SCALE
1/144115188075855872" = 1' SCALE
1/288230376151711744" = 1' SCALE
1/576460752303423488" = 1' SCALE
1/1152921504606846976" = 1' SCALE
1/2305843009213693952" = 1' SCALE
1/4611686018427387904" = 1' SCALE
1/9223372036854775808" = 1' SCALE
1/18446744073709551616" = 1' SCALE
1/36893488147419103232" = 1' SCALE
1/73786976294838206464" = 1' SCALE
1/147573952589676412928" = 1' SCALE
1/295147905179352825856" = 1' SCALE
1/590295810358705651712" = 1' SCALE
1/1180591620717411303424" = 1' SCALE
1/2361183241434822606848" = 1' SCALE
1/4722366482869645213696" = 1' SCALE
1/9444732965739290427392" = 1' SCALE
1/18889465931478580854784" = 1' SCALE
1/37778931862957161709568" = 1' SCALE
1/75557863725914323419136" = 1' SCALE
1/151115727451828646838272" = 1' SCALE
1/302231454903657293676544" = 1' SCALE
1/604462909807314587353088" = 1' SCALE
1/1208925819614629174706176" = 1' SCALE
1/2417851639229258349412352" = 1' SCALE
1/4835703278458516698824704" = 1' SCALE
1/9671406556917033397649408" = 1' SCALE
1/19342813113834066795298816" = 1' SCALE
1/38685626227668133590597632" = 1' SCALE
1/77371252455336267181195264" = 1' SCALE
1/154742504910672534362390528" = 1' SCALE
1/309485009821345068724781056" = 1' SCALE
1/618970019642690137449562112" = 1' SCALE
1/1237940039285380274899124224" = 1' SCALE
1/2475880078570760549798248448" = 1' SCALE
1/4951760157141521099596496896" = 1' SCALE
1/9903520314283042199192993792" = 1' SCALE
1/19807040628566084398385987584" = 1' SCALE
1/39614081257132168796771975168" = 1' SCALE
1/79228162514264337593543950336" = 1' SCALE
1/158456325028528675187087900672" = 1' SCALE
1/316912650057057350374175801344" = 1' SCALE
1/633825300114114700748351602688" = 1' SCALE
1/1267650600228229401496703205376" = 1' SCALE
1/2535301200456458802993406410752" = 1' SCALE
1/5070602400912917605986812821504" = 1' SCALE
1/10141204801825835211973625643008" = 1' SCALE
1/20282409603651670423947251286016" = 1' SCALE
1/40564819207303340847894502572032" = 1' SCALE
1/81129638414606681695789005144064" = 1' SCALE
1/162259276832213363391578010288128" = 1' SCALE
1/324518553664426726783156020576256" = 1' SCALE
1/649037107328853453566312041152512" = 1' SCALE
1/1298074214657706907132624082305024" = 1' SCALE
1/2596148429315413814265248164610048" = 1' SCALE
1/5192296858630827628530496329220096" = 1' SCALE
1/10384593717261655257060992658440192" = 1' SCALE
1/20769187434523310514121985316880384" = 1' SCALE
1/41538374869046621028243970633760768" = 1' SCALE
1/83076749738093242056487941267521536" = 1' SCALE
1/16615349947618648411297588253504272" = 1' SCALE
1/33230699895237296822595176507008544" = 1' SCALE
1/66461399790474593645190353014017088" = 1' SCALE
1/132922799580949187290380706028034176" = 1' SCALE
1/265845599161898374580761412056068352" = 1' SCALE
1/531691198323796749161522824112136704" = 1' SCALE
1/1063382396647593498323045648224273408" = 1' SCALE
1/2126764793295186996646091296448546816" = 1' SCALE
1/4253529586590373993292182592897093632" = 1' SCALE
1/8507059173180747986584365185794187264" = 1' SCALE
1/17014118346361495973168730371588374528" = 1' SCALE
1/34028236692722991946337460743176749056" = 1' SCALE
1/68056473385445983892674921486353498112" = 1' SCALE
1/136112946770891967785349842972706996224" = 1' SCALE
1/272225893541783935570699685945413992448" = 1' SCALE
1/544451787083567871141399371890827984896" = 1' SCALE
1/1088903574167135742282798743781655969792" = 1' SCALE
1/2177807148334271484565597487563311939584" = 1' SCALE
1/4355614296668542969131194975126623879168" = 1' SCALE
1/8711228593337085938262389950253247758336" = 1' SCALE
1/1742245718667417187652477990050649551672" = 1' SCALE
1/3484491437334834375304955980101299103344" = 1' SCALE
1/6968982874669668750609911960202598206688" = 1' SCALE
1/13937965749339337501219823920405196413376" = 1' SCALE
1/27875931498678675002439647840810392826752" = 1' SCALE
1/55751862997357350004879295681620785653504" = 1' SCALE
1/111503725994714700009758591362415511307008" = 1' SCALE
1/223007451989429400019517182724831022614112" = 1' SCALE
1/446014903978858800039034365449662045228224" = 1' SCALE
1/892029807957717600078068730899324090456448" = 1' SCALE
1/1784059615915435200156137461798648180912896" = 1' SCALE
1/3568119231830870400312274923597296361825792" = 1' SCALE
1/7136238463661740800624549847194592723651584" = 1' SCALE
1/14272476927323481601249099694389185467303168" = 1' SCALE
1/28544953854646963202498199388778370934606336" = 1' SCALE
1/57089907709293926404997398777556741869212704" = 1' SCALE
1/114179815418587852809994797555113483738425408" = 1' SCALE
1/228359630837175705619989595110226967476850816" = 1' SCALE
1/456719261674351411239979190220453934953701632" = 1' SCALE
1/913438523348702822479958380440907869907403264" = 1' SCALE
1/1826877046697405644959916760881815739814806528" = 1' SCALE
1/36537540933948112899198335217636314796296131536" = 1' SCALE
1/73075081867896225798396670435272629592592263072" = 1' SCALE
1/146150163735792451596793340870545259185184526144" = 1' SCALE
1/292300327471584903193586681741090518370369052288" = 1' SCALE
1/584600654943169806387173363482181036740738104576" = 1' SCALE
1/1169201309886339612774346726964362073481476209152" = 1' SCALE
1/2338402619772679225548693453928724146962952418304" = 1' SCALE
1/4676805239545358451097386907857448293925904836608" = 1' SCALE
1/9353610479090716902194773815714896587851809673216" = 1' SCALE
1/18707220958181433804389547631429793175703619366432" = 1' SCALE
1/37414441916362867608779095262859586351407238732864" = 1' SCALE
1/74828883832725735217558190525719172702814477465728" = 1' SCALE
1/149657767665451470435116381051438345405628954931456" = 1' SCALE
1/299315535330902940870232762102876690811257909862912" = 1' SCALE
1/598631070661805881740465524205753381622558197725824" = 1' SCALE
1/1197262141323611763480931048411506763245116395451648" = 1' SCALE
1/239452428264722352696186209682301346489022781090304" = 1' SCALE
1/478904856529444705392372419364602692978045562180608" = 1' SCALE
1/957809713058889410784744838729205385956091124361216" = 1' SCALE
1/1915619426117778821569489677458410771912182248722432" = 1' SCALE
1/3831238852235557643138979354916821543824364497444864" = 1' SCALE
1/766247770447111528627795870983364308764872899488928" = 1' SCALE
1/1532495540894223057255591741966728617529745798977856" = 1' SCALE
1/3064991081788446114511183483933457235059491597955712" = 1' SCALE
1/6129982163576892229022366967866914701118983959911424" = 1' SCALE
1/1225996432715378445804473393573382940223796791982288" = 1' SCALE
1/2451992865430756891608946787146765880447593583964576" = 1' SCALE
1/4903985730861513783217893574293531760895187167929152" = 1' SCALE
1/9807971461723027566435787148587063521790374335858304" = 1' SCALE
1/19615942923446055132871574297174127043580748717166608" = 1' SCALE
1/3923188584689211026574314859434825408716154743433312" = 1' SCALE
1/7846377169378422053148629718869650817432309486866624" = 1' SCALE
1/15692754338756844106297259437739301634864619773733248" = 1' SCALE
1/31385508677513688212594518875478603269729239547466496" = 1' SCALE
1/62771017355027376425189037750957206539458479094932992" = 1' SCALE
1/125542034710054752850378075501914413078916958189865984" = 1' SCALE
1/251084069420109505700756151003828826157833916379731968" = 1' SCALE
1/502168138840219011401512302007657523115667832759463936" = 1' SCALE
1/1004336277680438022803024604015315462313337665518927872" = 1' SCALE
1/200867255536087604560604920803063092462667533103785544" = 1' SCALE
1/401734511072175209121209841606126184925335066207571088" = 1' SCALE
1/803469022144350418242419683212252369850670132415142176" = 1' SCALE
1/1606938044288700836484839366424504739701340264830282304" = 1' SCALE
1/3213876088577401672969678732849009479402680529660564608" = 1' SCALE
1/6427752177154803345939357465698018988045371059321129216" = 1' SCALE
1/12855504354309606691878714931396037976091072118764242304" = 1' SCALE
1/25711008708619213383757429862792075952182144237528484608" = 1' SCALE
1/51422017417238426767514859725584151904364288475056969216" = 1' SCALE
1/102844034834476853535029719451168303808728577500113938304" = 1' SCALE
1/205688069668953707070059438902336607617457155000227876608" = 1' SCALE
1/411376139337907414140118877804673215234914310000455753216" = 1' SCALE
1/82275227867581482828023775560934643046982862000091110432" = 1' SCALE
1/164550455735162965656047551121869286093965724000182220864" = 1' SCALE
1/3291009114703259313120951022437385721879314480003644413248" = 1' SCALE
1/658201822940651862624190204487477143755862896000728882696" = 1' SCALE
1/1316403645881303725248380408974954287511725792001457753952" = 1' SCALE
1/2632807291762607450496760817949908575023451584002915519904" = 1' SCALE
1/526561458352521490099352163589981715004690316800583119808" = 1' SCALE
1/1053122916705042981198704327179963430009380633601166239616" = 1' SCALE
1/2106245833410085962397408654359926860018671267202332479232" = 1' SCALE
1/4212491666820171924794817308719853720037342534404664948464" = 1' SCALE
1/8424983333640343849589634617439707440074685068809329896928" = 1' SCALE
1/16849966673280687699179673234879414800149370137769599793856" = 1' SCALE
1/33699933346561375398359346469758829600298740275539199587712" = 1' SCALE
1/67399866693122750796718692939517659200597680551078399175424" = 1' SCALE
1/134799733386245501593437385879235318401195611102157983548448" = 1' SCALE
1/269599466772491003186874771758470636802391222204315967096896" = 1' SCALE
1/539198933544982006373749543516941273604782444408631934193792" = 1' SCALE
1/1078397867089964012747499087033882547209564888817263868387584" = 1' SCALE
1/2156795734179928025494998174067765094419129777634527736775168" = 1' SCALE
1/4313591468359856050989996348135530188838259555269055473550336" = 1' SCALE
1/8627182936719712101979992696271060377676519110538110950600672" = 1' SCALE
1/17254365873439424203959985392542120755353038221076221911201344" = 1' SCALE
1/34508731746878848407919970785084241510706076442152443822402688" = 1' SCALE
1/69017463493757696815839941570168483021412152884304887645125376" = 1' SCALE
1/13803492698751539363167988314033696604282430576860977529025072" = 1' SCALE
1/27606985397503078726335976628067393208564861153721955058050144" = 1' SCALE
1/55213970795006157452671953256134786417129722307443910116000288" = 1' SCALE
1/110427941590012314905343906512269572834259444614887820232000576" = 1' SCALE
1/220855883180024629810



### Town of Chapel Hill Interactive Map

Find Address Find Parcels (Orange County) Find Parcels (Durham County) Print

Results

Map Contents

- Map Layers
- Addresses
- Chapel Hill Transit
- Street Classifications
- Street Maintenance
- Durham Streets
- 2 Foot Contours (2004)
- FEMA Floodplain Boundaries
- Hydrology Classifications
- Stream Buffers
- Fire Response
- Structures
- Downtown Fire District
- Parcel Information
- Jordan Lake Watershed Protection District
- Overlay Zoning Districts
- Chapel Hill Corporate Limits
- Chapel Hill Jurisdictional Limits
- Neighborhoods
- Chapel Hill Urban Service Area
- Zoning Districts
- Corbero Corporate Limits
- Corbero Zoning Jurisdiction
- Orange County Boundary
- 2010 Aerial Photos (1/2 foot resolution)
- 2008 Aerial Photos (1/2 foot resolution)
- 2006 Aerial Photos (1/2 meter resolution)
- 2003 Aerial Photos (1/2 foot resolution)
- 1998 B/W Aerial Photos (1/2 foot resolution)
- USGS 1:24,000 Topo Maps

**NC-C =**  
**Neighborhood**  
**Commercial -**  
**Conditional**

Orange County, NC Interactive Zoning Application

Print Buffer Export Results

Scale 1 1 inch = 50 feet



Search Results Map Layers

- No Results Found  
You must enter a Street Address
  - Search Results (1)
    - Parcel Search - [PIN = 9799047995] - 1 parcels found
      - 9799047995 (HPW PROPERTIES)
        - [Select this Parcel Only](#)
        - [Link to Zoning Report](#)
        - [Link to Zoning Desk Website](#)
- |                                       |     |
|---------------------------------------|-----|
| PIN                                   | 979 |
| OWNER1                                | HP  |
| OWNER2                                | NW  |
| LEGAL_DESC                            |     |
| ZONING                                | Ch  |
| ZONING ADMIN                          | N/A |
| WATERSHEDS                            | N/A |
| SPECIAL FLOOD HAZARD OVERLAY DISTRICT | N/A |
| FLOOD ZONE 500 YEAR                   | N/A |
| EFLAND-CHEEKS OVERLAY DISTRICT        | N/A |
| MAJOR TRANSPORTATION CORRIDOR ZONE    | N/A |
| STONEY CREEK OVERLAY                  | N/A |
- [Link to Documents and Prior Owners](#)
  - [Link to Building Info](#)
  - [Link to High GIS Map](#)



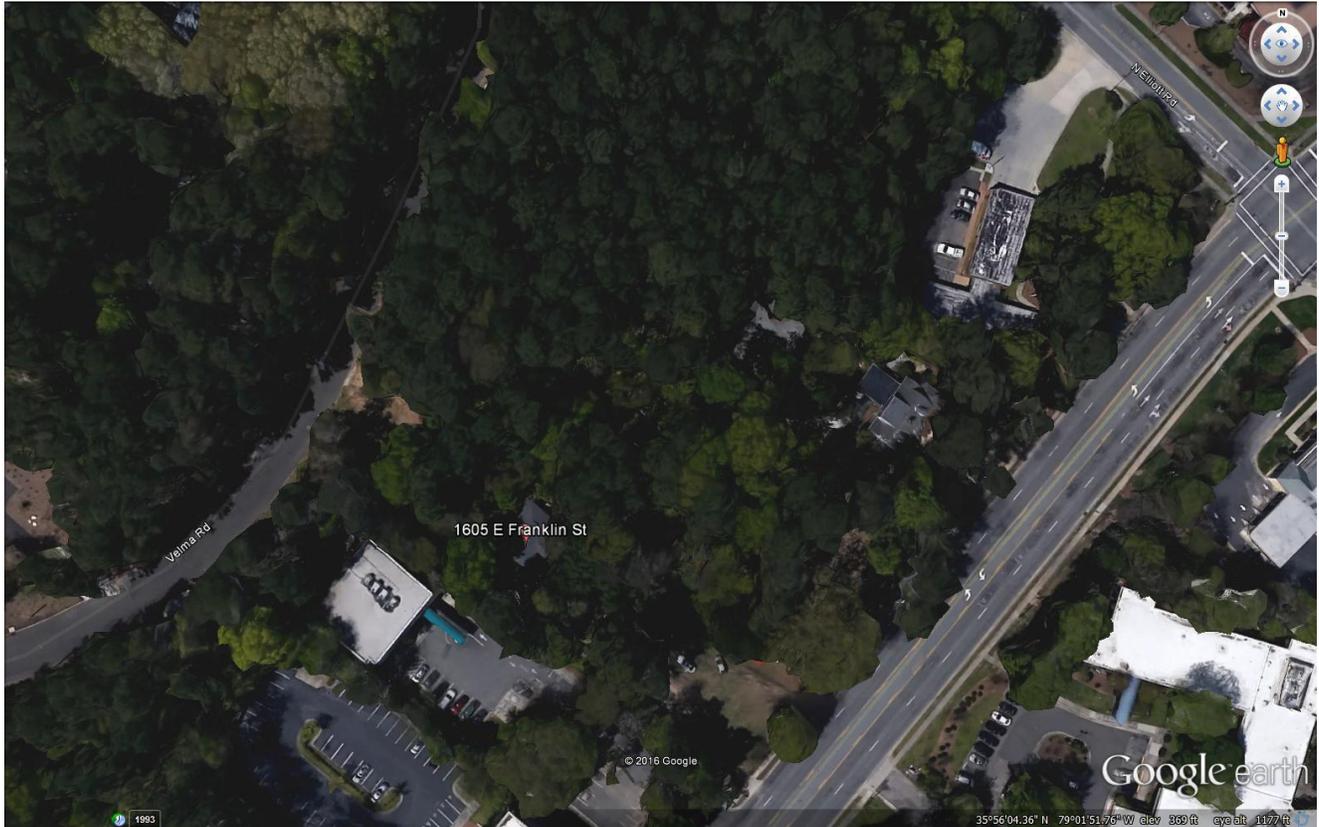
1 inch = 50 feet Map Copyright 2014

# Sancar Turkish Cultural and Community Center

Concept Plan Application

Date: February 23, 2016

## Digital Photograph of Site and Surroundings





# Sancar Turkish Cultural and Community Center

Concept Plan Application

Date: February 23, 2016

## Developer's Program

### Gathering place for community events (4,700 to 4,800 Square Feet)

Community Hall (2000 – 2100 sq ft)

- 2100 square feet if possible
- Used to celebrate major Turkish holidays and other community events; ideally opens onto
- Seating capacity for dinners at:
  - 2000 sf = 133 max capacity (1/4 parking = 33 spaces)
  - 2100 = 140 max capacity (1/4 parking = 35 spaces)

Kitchen (500 sq ft)

- Large enough to prepare dinners for the large community events and also to serve as site for Turkish Cooking Classes

Storage area (300 sq ft)

- Tables, chairs, other items used in Community Hal.
- Coat closet for Community Hall

Outdoor storage (150 sq ft)

Laundry area (100 sq ft)

Public Toilets (700 sq ft)

Circulation and Mechanical (600 sq ft)

VIP Guest quarters (350 sq ft)

### Classrooms and Meeting Rooms —(2,650 to 2,900 Square Feet)

Classrooms -(1,300 sq ft)

- Provide two ~650 sq ft rooms that can be subdivided.
- Small meeting rooms (400 sq ft)
- Two at maximum 200 sq ft each

Library (500 sq ft)

- devoted to/honoring Aziz Sancar

Custodial closet (50 sq ft)

Circulation and Mechanical (400-650 sq ft)

### Offices for Various Foundations (1,950 to 2,150 Square Feet)

Four Offices (700 sq ft)

- 150 sq ft each, also closet space for coats and storage
- 100 sq ft common space for shared equipment
- Foundation, Bridge to Turkey, Honorary Turkish Consulate, one unassigned
- 3-4 staff people

Adjacent reception office (150 sq ft)

- One staff person

Circulation and Mechanical (300-500 sf ft)

Impressive entry hall (800 sq ft if one story)

### Guest Quarters for Turkish Visiting Scholars (2,050 to 2,500 Square Feet)

- Isolated from rest of center and possibly soundproofed