

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

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Signature: *Gwen Sancar* Date: FEB 23, 2016

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	11,850 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
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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 Hall.
- 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

This Land Property is Off-Market.

1605-1609 E Franklin Street
Chapel Hill, NC 27514 · 1.73 AC · Land For Sale

N/A



1605-1609 E Franklin Street

Price	Link	Property Sub-type	Commercial/Other (land)
Lot Size	1.73 AC	Property Use Type	Vacant/Owner-User
Property Type	Land	Total Lot Size	1.73 AC
Listing ID: "642241"	Date Created: 10/06/2009	Last Updated: 09/02/2011	

*Site plan & permit
for 18,000 SF
office*

1 Lot

Lot 1

Lot Size

1.73 AC

Lot Type

Commercial/Other (land)

Description

Site plan & permits in place for 18,000 + sf office building.

225 ft or road frontage on Franklin Street