

September 15, 2017

### **Vision 2020 Narrative for Boer Brothers HVAC Conditional Use Permit**

Boer Brothers Heating & Cooling is proposing to re-develop the 2.63-acre Saffelle site (PIN 9769-21-7639 and 9769-21-9629) located at the intersection of NC Hwy 54 and Carrie Road. The redevelopment of this site will consist of the demolition of the existing building pad/foundation and pavement. In its place, three (3) buildings (one (1) office and two (2) warehouse) pavement, enhanced landscaping and stormwater management facilities will be constructed. The proposed site improvements will reduce impervious area by approximately 3,400 sf. As it pertains to the Town of Carrboro's Vision 2020 Document, the proposed development addresses this policy document as follows:

**1.0 – Programming, Services and Amenities** – Not applicable to this project

**2.0 – Development** – As previously identified, this project is a re-development project which is reducing impervious area that presently exists and will provide stormwater management facilities for these impervious areas which are within the University Lake Watershed (2.12). The Town has also targeted this area for commercial development which this project addresses.

The project proposes to maintain the existing perimeter buffer to the north of the property as encouraged in 2.21. Additionally, the project proposes to install trees along the on-site pavement to reduce the heat island effect as encouraged in 2.43.

**3.0 – Economic Development** – This project is located in the westerly (peripheral) portion of the town in an area which has just been extended into the Town's ETJ. The re-development of this commercial property will help reduce the tax burden on single-family owners.

This is a re-development project; the environmental impacts will be minimized. The environment impacts will be lessened by the reduction of impervious area, improved stormwater management and increased landscaping to reduce heat island effects. Additionally, this project will not compromise the integrity of established neighborhoods (3.1).

**4.0 – Transportation** – Not applicable to this project

**5.0 – Environmental Protection and Promotion** – The Boer Brothers currently recycle HVAC equipment/components as well as from their office operations; they plan to continue both at this location. The building/facility that they will be constructing will implement low-flow fixtures, energy efficient HVAC equipment and other green technologies which they presently utilize in their business.

**6.0 – Housing** – Not applicable to this project