



Development Review (Minor) Staff Approval

269-SA-2019

Best Buy Sonora Village
HVAC Screening

APPLICATION INFORMATION	
LOCATION: 15449 N Hayden Rd	APPLICANT: Kerry Burr
PARCEL: 215-51-019	COMPANY: NextRev
Q.S.: 35-48	ADDRESS: 601 Development Dr Plano, TX 75074
ZONING: C-3	PHONE: 972-303-8546
<u>Request:</u> Request to replace all the existing A/C units on the roof top of Best Buy at Sonora Village (18 units total), along with the installation of additional rooftop screening to screen the units that will be visible.	

STIPULATIONS

1. All rooftop screening, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the roof plan and manufacturer specifications, submitted by NextRev, with a City Staff approval date of 9/25/2019.
2. All screening shall incorporate an architectural trim.
3. All screening shall be securely attached to the roof, and the method of attachment shall be demonstrated with sealed architectural plans or engineered drawings.
4. All screening shall be painted Sherwin Williams 'Perfect Greige' SW6073 or similar color, to match the new paint colors of the Sonora Village development (repaint approval under Case# 235-SA-2019).

Related Cases: 235-SA-2019

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Provide a completed Permit Application, along with the following plan sets and documents to the City of Scottsdale One Stop Shop (or optional digital submittal) for plan review and permits:

PERMIT APPLICATION:	<input checked="" type="checkbox"/>	Completed Permit Application The permit application may be obtained or filled-out online at the following weblink: http://www.scottsdaleaz.gov/assets/ScottsdaleAZ/Building/APP_Permit_Commercial.pdf <i>(Please complete the permit application prior to arriving at the City to submit plans)</i>
ARCHITECTURAL:	<input checked="" type="checkbox"/>	4 full sets of plans (roof plan, sealed architectural plans or engineered drawings) & 4 copies of this Staff Approval Letter
DIGITAL (OPTIONAL):	<input checked="" type="checkbox"/>	1 set of plans (roof plan, sealed architectural plans or engineered drawings) & this Staff Approval Letter (PDF): https://eservices.scottsdaleaz.gov/bldgresources/plans

Expiration of Development Review (Minor) Approval

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff Signature: _____

Andrew Chi, Planner

Date: _____

9/25/2019

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 ♦ www.ScottsdaleAZ.gov



BEST BUY # 870
15449 N. Hayden RD.
Scottsdale, AZ

We are replacing the following equipment at this Best Buy location listed above.

Total number of units replacing is 18

We are removing the existing Trane units and replacing with Lennox High efficiency units.
The existing air conditioners are over 15 years old and are not cooling the store properly.

UNIT#	New RTU Model #	Tonnage	Screening Required	Parapet Height
1.	LCH150H4M	12.5	NO	CENTER OF STORE
2.	LCH150H4M	12.5	NO	CENTER OF STORE
3.	LCH150H4M	12.5	NO	CENTER OF STORE
4.	LCH120H4M	10	NO	CENTER OF STORE
5.	LCH120H4M	10	NO	CENTER OF STORE
6.	LCH120H4M	10	NO	CENTER OF STORE
7.	LCH120H4M	10	NO	CENTER OF STORE
8.	LCH120H4M	10	NO	CENTER OF STORE
9.	LCH120H4M	10	NO	CENTER OF STORE
10.	LCH120H4M	10	NO	CENTER OF STORE
11.	LCH120H4M	10	NO	CENTER OF STORE
12.	LCH060H4E	5	NO	BEHIND WALL OF MARQUIE
13.	LCH120H4M	10	NO	CENTER OF STORE
14.	LCH036H4E	3	YES	FRONT LEFT CORNER OF BUILDING
15.	LCH036H4E	3	YES	FRONT LEFT CORNER OF BUILDING
16.	LCH036H4E	3	NO	CENTER OF BUILDING
17.	LCH060H4E	5	NO	CENTER OF BUILDING
18.	LCH036H4E	3	YES	FRONT RIGHT SIDE OF BUILDING

Chi, Andrew

From: Kerry Burr <kerryburr@nexrev.com>
Sent: Monday, August 26, 2019 10:18 AM
To: Chi, Andrew
Subject: 431-PA-2019 - Best Buy Sonora Village HVAC Replacement
Attachments: YAM Properties - Best Buy Approval 8.22.19.pdf; NuVue Screen System (Updated 1-17-18).pdf; BEST BUY #870 Scottsdale AZ side view.jpg; BEST BUY SCOTTSDALE PERMIT.jpg; Best Buy #870 Scope of Work.doc

Categories: Pre-App & Case

Andrew,

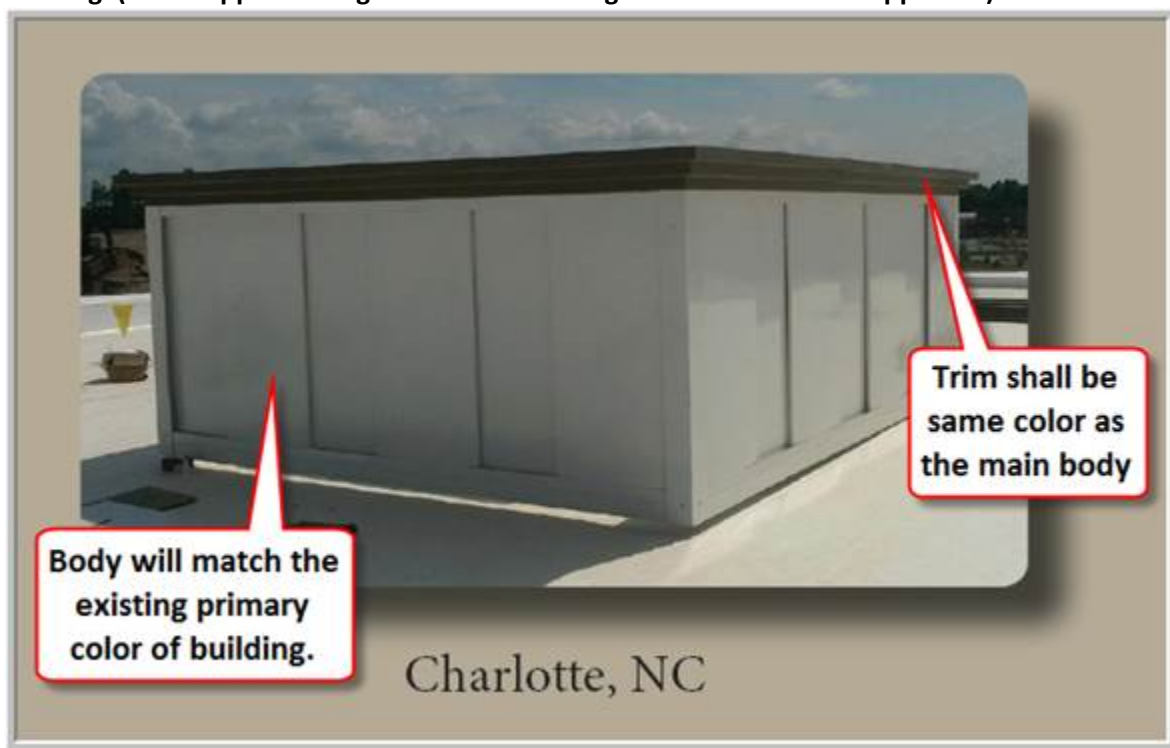
Just following up on this permit.

I have included the following documents.

SEE BELOW

Your next step is to email me the following:

- **Written narrative (PDF or Word) outlining the scope of work (number of units that need to be screened, the height of the parapets, why the units need to be replaced, etc.) ATTACHED**
- **Property Owner written approval (PDF) ATTACHED**
- **Aerial or Roof Plan with exact dimensions of the screening for all 4 sides ATTACHED**
- **Screen system product choice (PDF), with specifications on the paint color, or a note stating which color will be used. ATTACHED**
- **We will be using the NUVUE Screen system. The Land Lord is actually getting ready to change the color of the building. (It is in approval stages. We are matching this color when it is approved)**



Once you email me the items above, I will process the Staff Approval within 1-2 weeks. I will then email you a Staff Approval Letter and that's when you can begin installation. I'll need to double-check if a permit will be required.

Kerry Burr

Program Manager

C. 214.585.6798

O. 972.578.0505

D. 972.303.8546

601 Development Drive, Plano, TX 75074



From: Chi, Andrew <AChi@Scottsdaleaz.gov>
Sent: Tuesday, June 18, 2019 2:22 PM
To: Kerry Burr <kerryburr@nexrev.com>
Subject: Best Buy Sonora Village HVAC Replacement (431-PA-2019)

Hi Kerry,

If you are wondering who to reach out to at YAM Properties (the landlord), here is a contact that you can email to obtain a written landlord approval letter to allow the installation of the new HVAC units and screening:

Sarah Stephens

sstephens@yamproperties.com

I look forward to your resubmittal (see my checklist below).

Thank you Kerry.

Andrew Chi, Planner

City of Scottsdale | Planning & Development Department
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251

[Direct] 480.312.7828

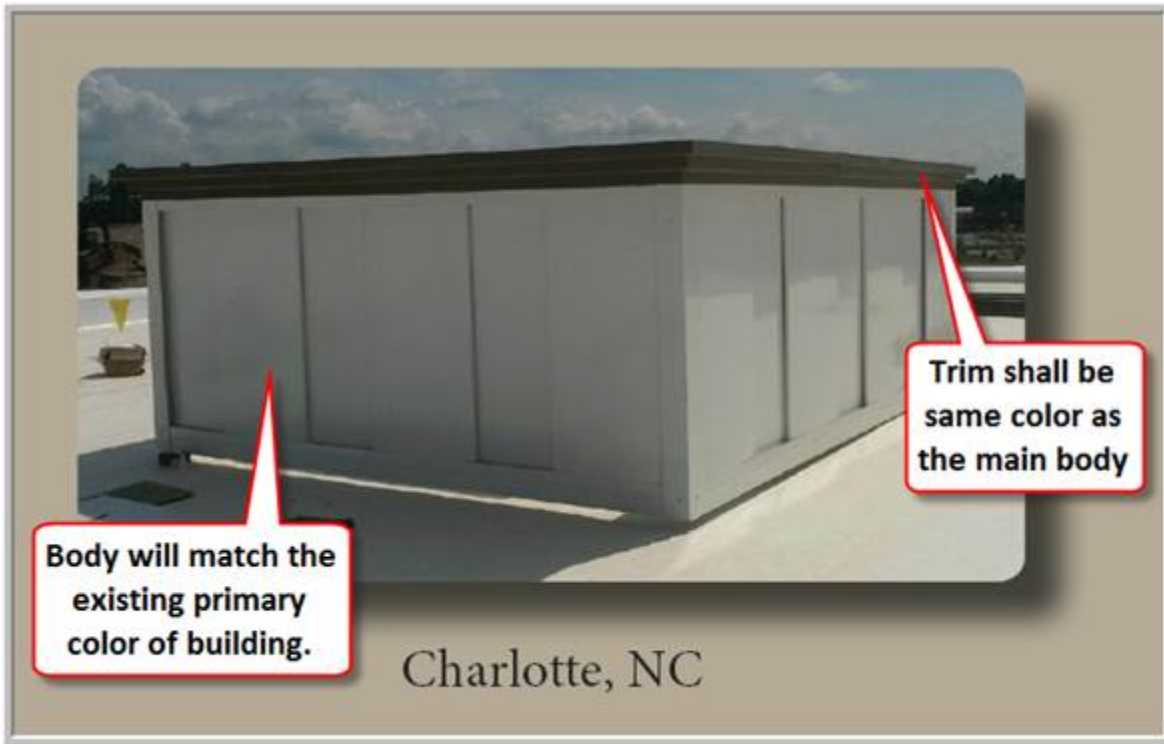
[Email] achi@scottsdaleaz.gov

[Web] www.scottsdaleaz.gov/planning-development

From: Chi, Andrew
Sent: Tuesday, June 18, 2019 10:07 AM
To: Kerry Burr <kerryburr@nexrev.com>
Subject: RE: Best Buy Sonora Village HVAC Replacement (431-PA-2019)

Hi Kerry,

Looking over the screening product that you provided, here is the one that I believe would complement the architecture of the building:



The color of the main body of the screening along with the trim shall be painted to match the primary color of the main building:



All 4 sides of the units should be screened.

Are you sure there is no other unit that you can search for that would be shorter than 3 feet (just wondering)?

Your next step is to email me the following:

- **Written narrative (PDF or Word) outlining the scope of work (number of units that need to be screened, the height of the parapets, why the units need to be replaced, etc.)**
- **Property Owner written approval (PDF)**
- **Aerial or Roof Plan with exact dimensions of the screening for all 4 sides**
- **Screen system product choice (PDF), with specifications on the paint color, or a note stating which color will be used.**

Once you email me the items above, I will process the Staff Approval within 1-2 weeks. I will then email you a Staff Approval Letter and that's when you can begin installation. I'll need to double-check if a permit will be required.

Thanks Kerry and let me know if you have any questions.

Regards,

Andrew Chi, Planner

City of Scottsdale | Planning & Development Department
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.7828
[Email] achi@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov/planning-development

From: Kerry Burr <kerryburr@nexrev.com>
Sent: Tuesday, June 18, 2019 7:24 AM
To: Chi, Andrew <AChi@Scottsdaleaz.gov>
Subject: Best Buy Sonora Village HVAC Replacement (431-PA-2019)

Andrew,

I will have two units in the front section of the store that will require screening.

I have attached the Screening proposal from our curb vendor.

Can you please review and confirm these screen types will be sufficient, I will move forward with our quote for screening and provide any additional details you would need.

I also attached a Google roof image of the two units that would be affected.

The two units "Circled in Red" in the front will require screening. The others in the red Square will not be visible.

The front Parapet wall is 3 foot high. The back wall is 6ft high.

Our tallest RTU is 4 ft high.

Let me know what I need to do to move forward with this permit.

Kerry Burr

Program Manager

C. 214.585.6798
O. 972.578.0505
D. 972.303.8546
601 Development Drive, Plano, TX 75074



From: Chi, Andrew <AChi@Scottsdaleaz.gov>
Sent: Thursday, May 30, 2019 1:59 PM
To: Kerry Burr <kerryburr@nexrev.com>
Subject: Best Buy Sonora Village HVAC Replacement (431-PA-2019)

Hi Kerry,

Thank you very much for speaking with me over the phone. Based on our conversation, can you please find out the following:

1. **The height of the new HVAC units proposed for the Best Buy rooftop.**
2. **The height of the existing parapet walls on the Best Buy rooftop (measured from the interior).**

The Zoning Ordinance requires all rooftop mechanical units to be screened by a parapet. If the new HVAC units do not exceed the height of the existing parapet, then you don't need to advance to any design review approval – you can come into the One Stop Shop to obtain an electrical permit. If the new units exceeds the height of the existing parapet, you will have to propose screening devices that will wrap around the units (and be architecturally compatible), to the satisfaction of Planning Staff.

The rooftop of Best Buy has a primary roof line and portions that have architectural towers that are higher. Make sure the new units do not exceed the height of the primary roof line, as indicated by red arrows below:



In the meantime, I will leave the pre-application submittal on 'pending' until you provide me with the answers.

I look forward to hearing back from you. Thank you Kerry and have a great day.

Andrew Chi, Planner

City of Scottsdale | Planning & Development Department
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.7828
[Email] achi@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov/planning-development

From: Projectinput <Projectinput@Scottsdaleaz.gov>
Sent: Thursday, May 30, 2019 7:59 AM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: Online Pre-Application Submitted (431-PA-2019)



Pre-Application Number: **431-PA-2019**

Project Name: **HVAC REPLACEMENTS**
Location: **15449 N HAYDEN RD**

Contact Name: **Kerry Burr**
Contact Phone: **(214) 585-6798**
Contact Email: kerryburr@nexrev.com

<http://www.scottsdaleaz.gov/> target="" _blank" style='position:absolute;margin-left:0;margin-top:0;width:60pt;height:60pt;z-index:251658240;mso-wrap-distance-left:0;mso-wrap-distance-top:0;mso-wrap-distance-right:0;mso-wrap-distance-bottom:0;mso-position-horizontal:left;mso-position-horizontal-relative:text;mso-position-vertical-relative:line' o:allowoverlap="f" o:button="t">
<http://www.scottsdaleaz.gov/asset59337.aspx> />

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August 22, 2019

**RE: Sonora Village– Best Buy #870
Installation of AC Units**

Sonora Village, LLC, property owner of Sonora Village located at 15449 N. Hayden Road Scottsdale, AZ authorizes Best Buy to install eighteen (18) new air conditioning units including screens on those required. This approval is contingent upon the approval by the City of Scottsdale.

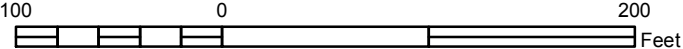
Best Buy shall maintain responsibility for all road closure plans for lifts, required insurance, damages/hole punctures to roof and any cleanup required. Any questions, please feel free to contact me at 480-798-2000 or via email at sstephens@yamproperties.com.

Sincerely,

Sarah Stephens

Sarah Stephens
Property Manager for:
Sonora Village, LLC
c/o YAM Properties, LLC

BEST BUY SONORA VILLAGE

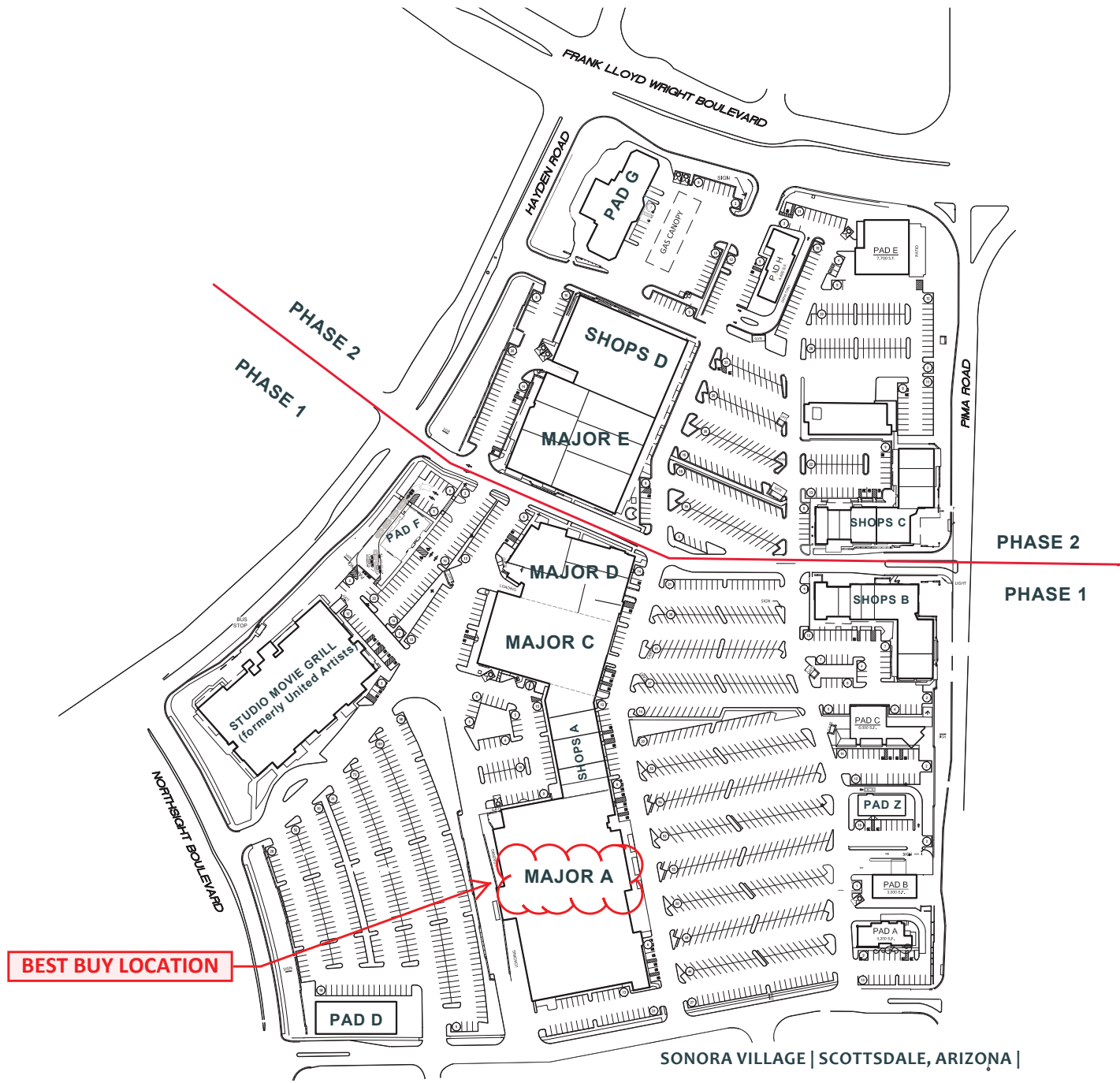


achi
9/25/2019 4:43:26 PM

Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.



SITE PLAN



Untitled Map
Write a description for your map.

Parapit wall 3 ft to 6ft front to back.

- Legend**
- 📍 15449 North Hayden Road
 - 🏠 Golfsmith - Phoenix Scottsdale
 - 🏘️ Great Clips Sonora Village

RTU #12

RTU #1

RTU #2

RTU #3

RTU #13

RTU #4

RTU #5

RTU #6

RTU #7

RTU #8

RTU #9

RTU #10

RTU #11

RTU #17

RTU #16

Rtu screening for #14 & #15. 8ft X 12ft x 5ft high

CASE# 269-SA-2019
APPROVED

STIPULATION SET
RETAIN FOR RECORDS

09/25/19
DATE

Andrew Chi
APPROVED BY

RTU #14, #15

PARAPIT WALL HEIGHT 12FT

RTU #18

RTU Screening #18
4 x 6 ft x 5ft high

15449 North Hayden Road

CURBS PLUS, INC.



NuVue
Screen Systems

CASE# 269-SA-2019

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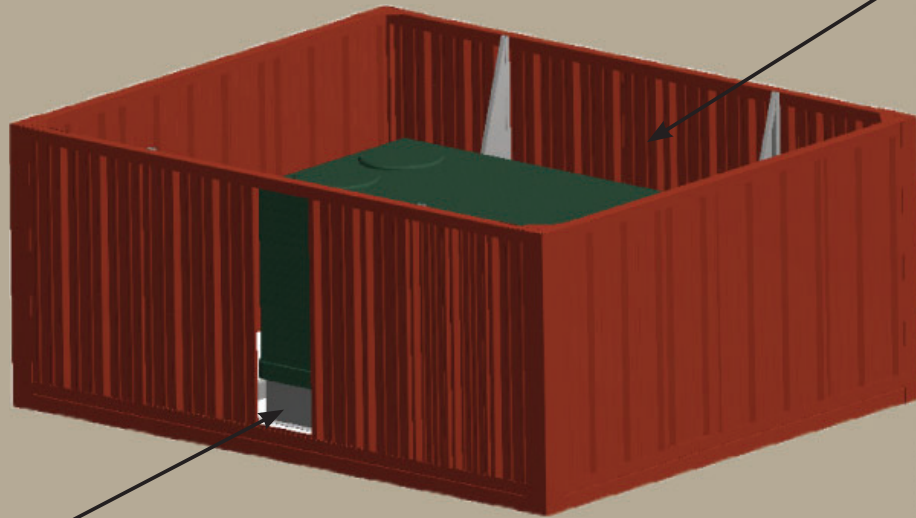
DATE

Andrew Chiu

APPROVED BY

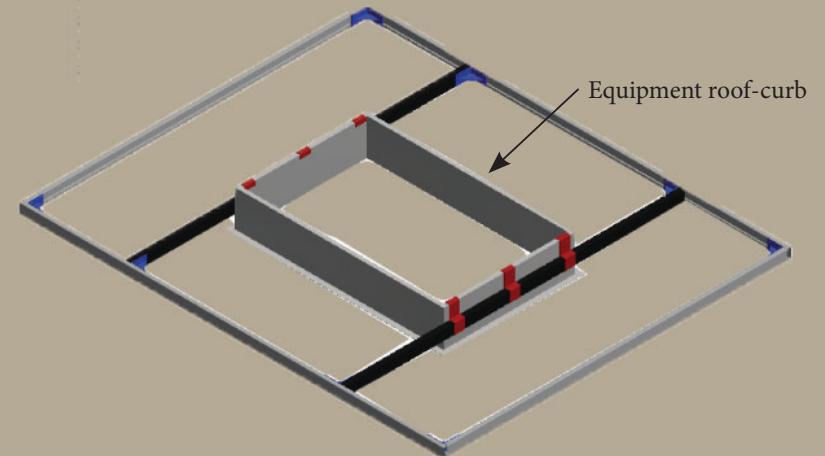
Eliminate unsightly equipment now; with NuVue Equipment Screens by Curbs Plus, Inc.

Entire screen system can be installed in hours (not days like some systems). All parts come pre-manufactured to the needed size. “No field fabricated erector set with our system.”



The NuVue system provides the needed clearance for the operation of rooftop equipment.

The Screen attaches to the equipment's roof curb and not the unit itself in most applications. This minimizes any potential liability the screen installer could have if the rooftop equipment needs repair.



Panels slide open on all sides for easy access and serviceability of rooftop equipment.

NuVue
Screen Systems

www.curbsplus.com/screens



Kansas City, MO



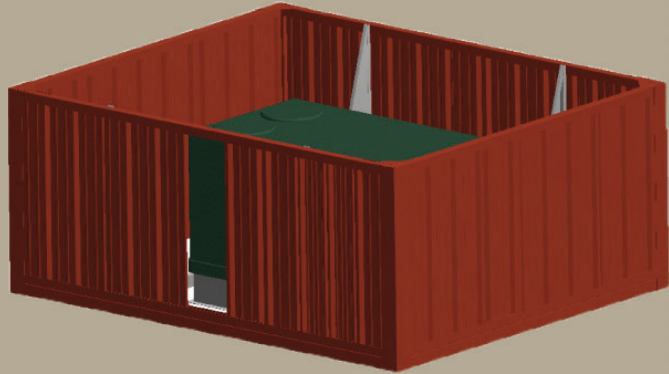
Excelsior Springs, MO



Saint Louis, MO

NuVue
Screen Systems

Screen Configurations



Typical 4 sided screen

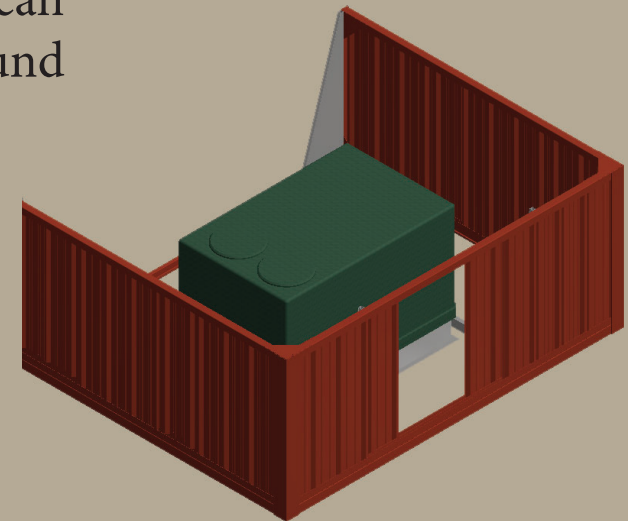


Screen being installed to avoid existing roof piping.

The NuVue Screen System can be configured to work around most field conditions.



Installation of screen around unit with pipe-chase.

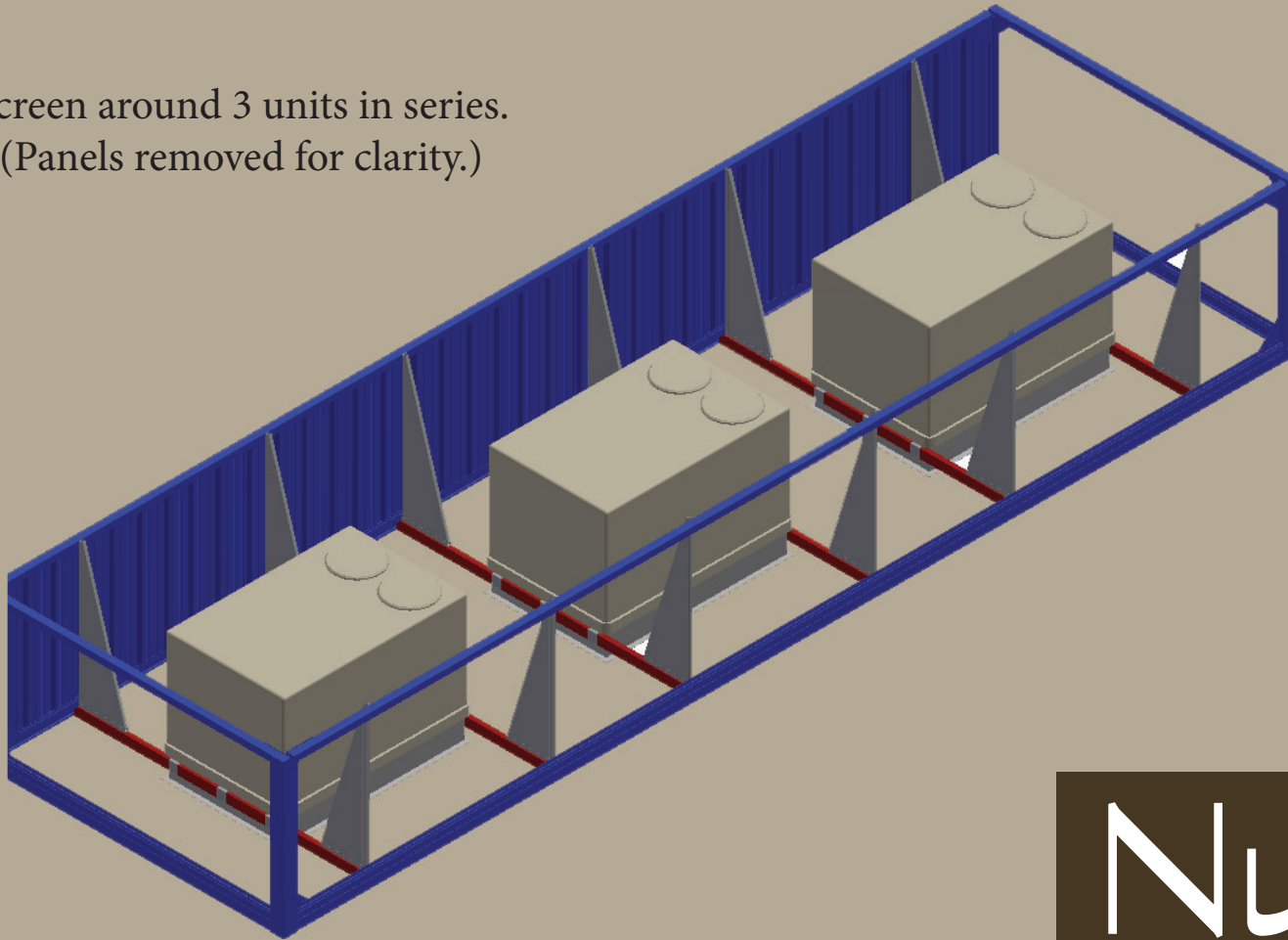


Typical 3 sided screen

Screen Configurations

(Continued)

Screen around 3 units in series.
(Panels removed for clarity.)



NuVue
Screen Systems

www.curbsplus.com/screens



Blacksburg, VA



Richmond, VA



Charlotte, NC

CASE# 269-SA-2019

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09/25/19

DATE

Andrew Chi

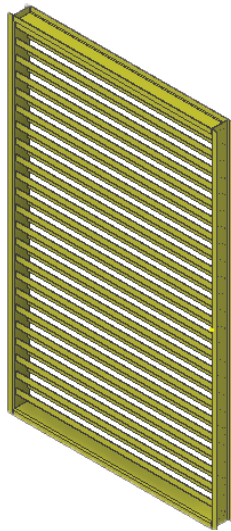
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NuVue
Screen Systems

PANEL PROFILE OPTIONS



Smooth



Louvered
(For Additional Cost)



Shadow



Corrugated
(base)

OPTIONAL TRIM PROFILES (Trim available for additional cost)

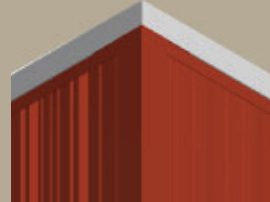
FLAT



STAIRCASE



“V”



STANDARD SCREEN AND TRIM COLORS*

Royal Blue



Evergreen



Terra Cotta



Dark Bronze



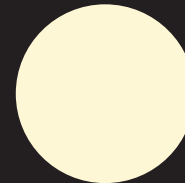
Slate Gray



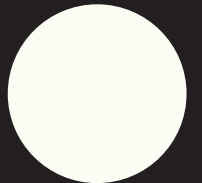
Surrey Beige



Warm White



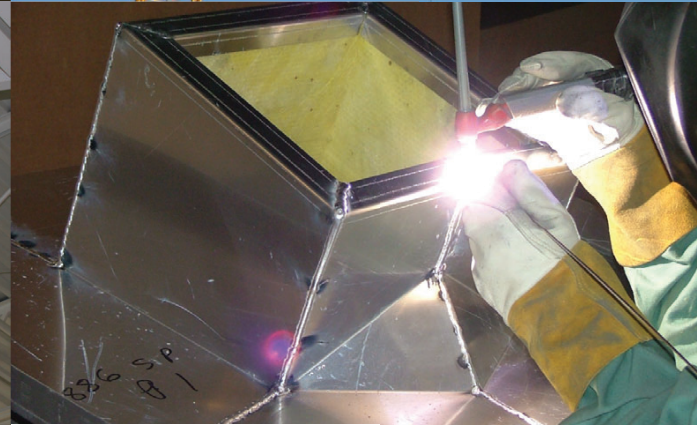
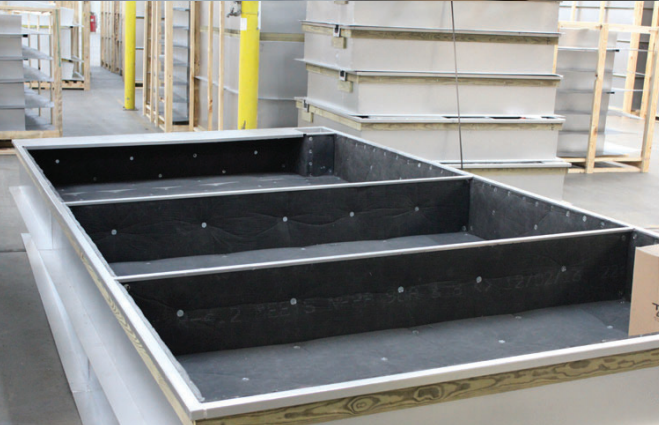
Regal White



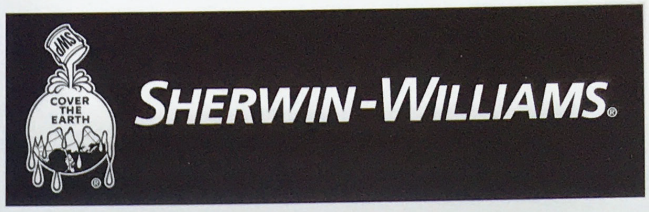
*The NuVue Screen System is available in standard and custom painted finishes.




CURBS PLUS, INC.
www.curbsplus.com
888.639.2872 toll free
706.866.2339 fax



Customer: WHITE PAINTING INC*DANNY
Store: 7613 PHOENIX, AZ
Date Prepared: 04/02/2019 Control Number: 0018788-001
Job: SONORAN VILLAGE
Project Info: STUCCO/MASONRY
Schedule:



Color: SW 6073 PERFECT GREIGE
Product: A-100 E FLAT A06W00151

CASE# 269-SA-2019
APPROVED

STIPULATION SET
RETAIN FOR RECORDS

09/25/19 *Andrew Chri*
DATE APPROVED BY

