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**Autobox – Helm**  
**Garage Condos & Clubhouse**  
14805 N. 73<sup>rd</sup> Street  
Scottsdale, AZ 85260  
RBA Project N<sup>o</sup> 25022

**Project Narrative**  
November 7, 2025

Purpose of Request:

The purpose of this application is to request Development Review Board approval for the development of a new garage condominium complex with attached clubhouse on a 1.59-acre site located at 14805 N. 73<sup>rd</sup> Street.

This Property is classified by the Zoning Ordinance as I-1 (Light Industrial) use and is located directly adjacent to the Scottsdale Airport. This proposed use is allowed by right in the I-1 zoning district. Development within the general area consists of office park, airport-related commerce and retail uses. Currently, the Property is developed with a vacant single-story office building and parking lot. These will be demolished as part of this proposal. The proposed facility is compatible with adjacent development and will provide a high-quality amenity to the business owners and residents within the neighborhood while also revitalizing an inactive property. This narrative, along with the attached design documents and exhibits, represents our proposed development and demonstrates our compliance with the Development Standards as outlined in the Zoning Ordinance including the Design Standards and Policies Manual and General Plan.

Proposed Site Design:

The new development of this Property will include two single-level buildings totaling approximately 30,000 square feet of gross floor area. With the exception of the common clubhouse area, this project will consist entirely of individually-owned garage storage spaces. These spaces are designed with the intention of being used for storage and non-mechanical maintenance (refurbishing, cleaning, wear & tear replacement) of small to mid-sized recreational vehicles, automotive collectibles and associated gear. Each individual garage storage space will have direct access from the exterior only and be finished and outfitted to the extent typically found in private residential garages. Each space is also designed to accommodate future owner-built small mezzanine areas for additional gear storage or a lounge environment. The maximum comfortable occupancy of these mezzanine areas would be around 4 people - not capable of any type of group activity. Typically, the garage spaces are accessed to add or remove items with extended periods of inactivity.

A clubhouse space of approximately 1,400 square feet will also be provided for common use by all garage owners. The clubhouse will provide a lounge area, catering kitchen, restrooms and a conference room. Additionally, the clubhouse area will open to a large covered outdoor patio with room for typical picnicking activities. The clubhouse building will be the common area for patron activity within the development. This building was specifically oriented with this main activity area



facing the street front and main open space area to promote connection with the surrounding neighborhood and use of the outdoor environment as part of the facility activities.

The Property is located at the corner of N. 73<sup>rd</sup> Street and Helm Drive, which is a dead-end drive with a cul-de-sac. Access to the site will be provided at two locations – one new driveway directly off Helm Drive near the clubhouse and the second off an existing shared driveway along the east edge of the site. Both entries feature secure rolling gates with keypad access for entry by condo owners and guests. This type of facility has very minimal traffic generation. The proposed site plan does account for minimum required parking based on clubhouse and storage area – 6 spaces are required with 6 spaces being provided. For added convenience, a pedestrian sidewalk is proposed between the new parking spaces, front clubhouse entry, and the existing public sidewalk along Helm Drive.

Open space will be provided mainly within the 20'-0" deep street front buffer running continuously along N. 73<sup>rd</sup> Street and Helm Drive, ending at the cul-de-sac. Additional open space will be provided at interior landscape and patio areas adjacent to the clubhouse. Overall landscape design focuses heavily on native and drought-resistant species that provide pops of color while limiting water consumption.

Storm drainage will consist of both surface runoff to interior underground retention with discharge through a drywell and surface landscape area retention.

#### Proposed Building Design:

This property is surrounded by a range of existing uses – the retail corridor along Scottsdale Road one block to the west, office/warehouse properties within the airpark vicinity and the mixed-use Scottsdale Quarter development just to the north. This range of adjacent uses is reflected in the range of architectural styles and creates a context that from a use perspective is more suited toward the warehouse product, but from an architectural style and pedestrian interaction perspective should exhibit more character reflective of the individual ownership model proposed. This mix of use is a perfect reflection of our proposed development – one that operates as a storage/garage but reflects that pride of ownership character.

Aesthetically, the overall language strives for clean lines and contemporary forms. This is the second Autobox facility, so a strong focus was placed on brand identity while avoiding overt duplication of the original location. While the aesthetic of the original facility leaned more towards the folksy character of old-time filling stations, this project proposes a bridge between the traditional and the contemporary. Functionally, the two Autobox locations are the same, so similar materials were used in matching components. The primary garage buildings include a combination of painted concrete block with split- and smooth-face concrete block accents. The overhead doors are punctuated by large painted steel beams, mimicking the metal banding at the original location. Each owner entry door is also accented by a painted steel beam and inset from the primary façade. These entry door insets are adorned with a tumbled brick, incorporated to address human scale and create a more pedestrian-oriented environment at the ground level. Along the street side, the garage spaces feature clerestory windows to provide natural lighting and a rhythmic breakup of the long façades.



Transitioning to the clubhouse, human-scale materials like brick and metal paneling become the focus. As with the original location, this project uses texture and color more prominently at the clubhouse, given its scale and pedestrian connection. A large volume with a black standing-seam shed roof creates the primary space of the clubhouse. This volume is clad in the same tumbled brick as the entry door insets and is joined by a rustic metal panel system. The main entry alcove is framed in black metal paneling with a wood-look soffit, enhancing the clean lines of the primary shed roof and bringing its materiality down to human scale. Along the sidewalk, a unique ground-face concrete block texture is introduced to emphasize the difference in scale at the clubhouse while maintaining the banding pattern of the larger garage spaces. The primary shed roof opens towards the airport, providing guests with large windows in exposed steel structure to view airplanes taking off and landing. These views are also possible from the covered patio area, which features a screen fence with slats specifically angled to provide both airport views to the southeast and privacy from approaching vehicles. Overall, the combination of expressive steel structure, human-scale materials and clean geometry connect this project to its predecessor while allowing it to maintain an identity of its own.

We recognize our need to relate to the unique climatic and environmental factors associated with this proposed development. In response to these climatic conditions, several specific building elements will be chosen to specifically reduce the environmental impact of this project. Examples include the implementation of LED interior and exterior lighting, high-efficiency air conditioning units, enhanced wall and roof insulation, and high performing glazing systems. These elements will greatly reduce our energy use and allow this facility to operate with superior efficiency – an example of development reflecting environmentally sensitive design principles.

Exterior mounted security cameras with 24-hour activation will be provided throughout the site. Each garage unit will be individually alarmed. This system will provide a record of all access activity in and around the building and site. The building and secured access gates will also feature electronic keypads to limit access to current owners, guests and emergency personnel only.

HVAC equipment for the garage condos will be roof-mounted and fully screened by the building parapets. Each building has a common rooftop access room allowing for RTU maintenance. Condensers for the clubhouse air conditioning are ground-mounted and fully screened by a concrete block wall matching the site wall in height.