



## PLANNING COMMISSION REPORT

CASE: GPA25-03 & ZON25-05 - GLEN VILLAGE ON 62ND  
SOUTH OF ORANGEWOOD AVENUE AND 62ND AVENUE  
CASE #: GPA25-03 & ZON25-05  
MEETING DATE: 01/22/2026  
FROM: Joseline Castaneda, Planner, Planning,  
JCastaneda@glendaleaz.com, 623-930-2823

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### **SUBJECT**

GPA25-03 & ZON25-05, a request by Yaron Hochdorf, YMH HOLDINGS 62ND LLC, for General Plan Amendment from General Commercial (GC) to High Density Residential 12 – 20 du/ac (HDR 20) and rezone from Multiple Residence (R-3) to Planned Area Development (PAD) approximately one acre, for residential development. The site is located south of Orangewood Avenue along 62<sup>nd</sup> Avenue and is in the Ocotillo District.

Presented By: Joseline Castaneda, Planner

### **REQUEST**

Planning Commission recommendation to amend the General Plan Land Use Designation and Rezone classification for Glen Village on 62nd (GPA25-03 and ZON25-05).

### **APPLICANT/OWNER**

Yaron Hochdorf (602) 299-0187 / YMH HOLDINGS 62ND LLC

### **REQUIRED ACTION**

The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of the neighborhood and consistent with the General Plan.

### **SUMMARY**

The site comprises three parcels totaling about one acre and is a developed residential rental property. To allow additional development, the applicant proposes to rezone to modify development standards and a general plan amendment to support the existing residential use and proposed density.

### **BACKGROUND INFORMATION**

**General Plan Designation:**

The property is designated as General Commercial (GC).

**Property Location and Size:**

The one-acre property is located South of Orangewood Avenue and 62<sup>nd</sup> Avenue and is in the Ocotillo District.

**History:**

The property was annexed May 1, 1910 (Annexation Number 0). The units on Parcel B (143-38-017A) were built in 1945. The units on Parcel A (143-38-018A) and Parcel C (143-38-028F) were built in 1950.

**Project Details:**

- The property size and current zoning development standards do not permit additional units to be built in the vacant area.
- Three mobile homes existed in this vacant area but were removed in 2024.
- For development in the vacant area and future new development, the property owner is proposing a general plan amendment and rezoning to PAD.
- The property owner remodeled the existing 9 units across all three parcels and is proposing to add additional units, open space, and amenities in the vacant area of Parcel A (143-38-018A).

**CITIZEN PARTICIPATION TO DATE:****Applicant's Citizen Participation Process:**

On October 6, 2025, the applicant mailed notification letters to adjacent property owners and interested parties. The applicant and staff received three calls, with questions about the proposal and whether it would affect their property. The applicant followed up to clarify and answer questions. A neighborhood meeting was held via ZOOM on October 20, 2025. Three neighbors attended, and they had questions about the proposal. The applicant or staff did not receive any further correspondence after the meeting, and the notification period ended. The applicant's Citizen Participation Final Report is attached.

**Planning Commission Public Hearing:**

A Notice of Public Hearing was published in *The Arizona Republic* on January 1, 2026. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on December 26, 2025. The property was posted on January 5, 2026.

**STAFF FINDINGS AND ANALYSIS****Required General Plan Amendment Findings:****Section 35.6.206(G) of the Unified Development Code required the following General Plan Amendment Findings:**

1a. The amendment is consistent with the policies and objectives of the rest of the General Plan; and

**Staff Analysis:**

Goal CRR-2: Infill development is a top priority.

Policy CRR-2.2: The City shall identify neighborhoods and areas that have availability for residential infill development.

Developing the vacant portion of the site that would remain underutilized by the current land use designation meets the City's goal of infill development.

Redeveloping the vacant area with new units would replace the housing availability that was provided by the mobile homes that were removed. This would enable the expansion of rental units and align with the General Plan's priority for infill development.

Goal NPR-1: Glendale retains a sense of community through preserving and enhancing the character, identity and quality of its diverse neighborhoods.

Policy NPR-1.8 The City shall require new housing infill and additions to existing residential structures that are visible from adjoining properties or the street, to be sited and designed to be compatible with the character of the existing neighborhood.

The proposed land use designation will enhance the character of the neighborhood by preserving the existing development and permitting future development. This area is highly visible as it is located along a street corner and enhancing with new development will increase the quality of the area.

1b. The proposed amendment furthers the public health, safety, and general welfare of the citizens of Glendale.

### **Staff Analysis:**

Goal LU-2: There are transition and buffer areas between unrelated land uses.

Policy LU-2.3: The City should use spatial transitions, design buffers or similar techniques between incompatible land uses.

The proposed designation of HDR 20 will continue to provide a buffer between the properties adjacent properties; General Commercial to the west, and Medium Density Residential 3.5 – 5 du/ac to the east. The current designation of General Commercial does not allow the existing residential use to continue. This rental community serves as a transitional land use between the commercial land uses fronting Grand Avenue to the west and the single family housing to the east.

Goal CRR-1: Deteriorating neighborhoods are revitalized, and blight is removed.

Policy CRR-1.11: The City should ensure that new development in revitalization areas is appropriate in form and scale.

The removal of undeveloped areas with the addition of new residences, open space, and amenities on this site contributes to the revitalization of the existing

neighborhood. With frontage along Orangewood Avenue, the new additions will enhance the streetscape and continue the property owner's intent for improving the residential community. The new open spaces contribute to the general welfare of the community, as they will also provide an additional amenity for the residents who reside in the existing units.

The proposed amendment allows for an underutilized site to contribute to the growth of the existing residential neighborhood, where the current designation of General Commercial does not.

2. If the amendment is to the Land Use Map, an additional finding must be made that the proposed change will be compatible with other land uses, existing or planned, in the vicinity.

**Staff Analysis:**

The proposed land use is consistent with the mixed residential character of the area. There are single-family residences, multifamily complexes, and a mobile home park in the area. This site was a mixed residential community that included mobile homes in addition to the existing detached rental units. Mobile homes were removed in 2024.

**Required PAD Purpose:**

The Unified Development Code requires the following the purpose of this district is to encourage new and imaginative concepts in urban design and land development to promote and improve the health, safety, and general welfare of the residents of the city and to create distinct developments with unique urban design, single or mixed uses, and/or substantial additional benefit to the City that would not otherwise be required by this Code.

**Section 35.2.901(A) of the Unified Development Code states that the purpose of the PAD (Planned Area Development) district is to:**

1. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.

**Staff Analysis:**

The site for this PAD has existing circulation systems that would allow the effective application of land development technologies. All the parcels have direct access to 62<sup>nd</sup> Avenue, which would prevent any future accessibility issues.

2. Encourage residential development to provide a mixture of housing types and designs.

**Staff Analysis:**

The proposed development standards for this PAD would allow for the further development of new units within the existing residential community, but also for new development. Currently, all existing units are detached, single-story, and the

current proposal is for two attached two-story units to provide the mixture of housing types that is desired.

3. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.

**Staff Analysis:**

The PAD would allow for a mixture of different residential uses. The PAD provides flexibility to allow different housing types.

4. Provide a process which relates the urban design and scale of the project to the unique characteristics of the site.

**Staff Analysis:**

The PAD is designed to the unique characteristics and history of the property. The site does not conform to the current R-3 zoning of the property, and does not allow for the redevelopment of new units of this scale or density. The parcels are narrow, and this limits property from meeting requirements.

5. Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize impact on existing or future adjacent development. The design requirements applicable to the new units required compatibility with the existing rental units in the community, that were recently remodeled, to ensure cohesiveness and for high quality design.

**Staff Analysis:**

This site is an existing residential community that is currently supported by adequate utilities, transportation, and drainage. The PAD is addressing additional requirements as well to enhance the development. Open space is proposed to enhance the site and transform an underutilized area.

6. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

**Staff Analysis:**

The proposed development is consistent with the goals and policies of the General Plan as they relate to land use, housing, and urban design. The proposal meets the goal of preserving existing neighborhoods by prioritizing revitalization efforts for properties that would otherwise remain underutilized. The new units provide additional housing options in the area and contribute to the community's growth. The development will contribute to the urban design goal of enhancing the streetscape, building design, and overall site layout.

**RECOMMENDATION**

Should the Planning Commission recommend approval of GPA25-03, it should be as written in the staff report.

Should the Planning Commission recommend approval of ZON25-05, it should be subject to the stipulation in the staff report.

**PROPOSED MOTION**

Move to recommend approval of GPA25-03, as written.

Move to recommend approval of ZON25-05, subject to the following stipulation:

Development shall be in conformance with the Glen Village on 62nd PAD Narrative, final dated December 19, 2025.

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**Attachments**

Project Narrative  
Citizen Participation without labels  
Prop 207 Waiver  
Certificate of Adequate Schools  
General Plan Map  
Vicinity Zoning Map  
Aerial Photograph  
PowerPoint Presentation