



July 16, 2024

City of Glendale Planning Department
5754 West Glenn Drive
Glendale, AZ 85301

Re: SR24-0539
Brookly Bedding – Tank Farm 2 Expansion
5301 West Bethany Home Road
Glendale, AZ 85301

Parcel numbers: 144-36-973

Project Narrative

Brooklyn Bedding currently operates an existing 629,256 SF +- mattress manufacturer located at 5301 West Bethany Home Road in Glendale, Arizona. The property is located within the City of Glendale and zoned M-2 (Heavy Industrial). The property is surrounded by zoning M-2 to the North, East and South and M-1 to the West. The site is located on the South side of Bethany Home Road and along US-60 and Union Pacific Railroad.

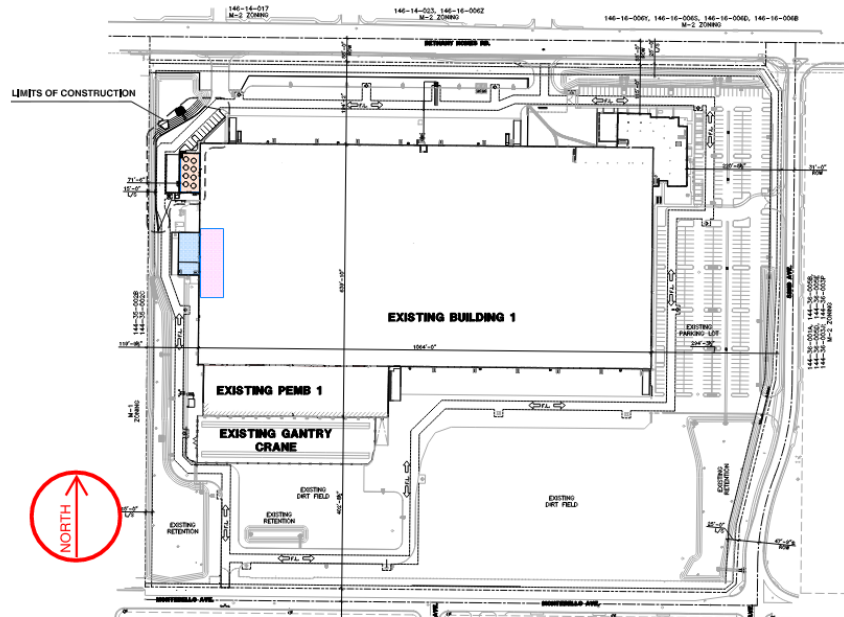
This new facility allowed Brooklyn Bedding to become nearly 100% vertically integrated, manufacturing their own springs, building/assembling their own mattresses and manufacturing their own foam. They currently employ approximately 300. Due to their rapid growth, they need to build another Tank Farm. Please see attached Exhibit #1. Currently the “Tank Farm #1” that holds raw product is located in blue. The manufacturing area highlighted in pink is for the foam production. With this submittal, we are adding “Tank Farm #2” highlighted in orange. To keep up with demand, Tank Farm #2 will supply additional raw products to their foam production not only for current operations but for the future Phase 2 building illustrated on Exhibit #1. The Phase 2 building plans are in development and estimated groundbreaking is December 2024 and will create approximately 100 new jobs. The Tank Farm 2 project is estimated to break ground in the 4th quarter of 2024.

Our Team met with various City of Glendale department representatives earlier this year to introduce the Tank Farm 2 project. During this meeting the Planning Department representative stated that she would be able to review the plans and felt that only Administrative Review would be required, and she stated their was some type of a waiver regarding DR Review.

This is a very large manufacturing facility, creating hundreds of jobs. This new Tank Farm 2 will allow Brooklyn Bedding to continue to grow.

		City of Glendale Development Services Department Planning Division	
<input type="checkbox"/> Failed <input type="checkbox"/> Conditionally Approved <input checked="" type="checkbox"/> Approved			
Received 7/16/24			
aschwenner		8/27/2024	
BY		DATE	

Exhibit #1



Site Plan

Site modifications will be at the Northwest corner of the building, the same side where Tank Farm #1 is located. This building addition will require a fire line and power utility to be relocated. The building addition avoids all setback requirements and is coordinated with the original building code data design. We will maintain fire access lanes around the structure. Tank Farm #2 is located behind an existing 8' high screen wall and access gate.

Landscaping

The landscape will be updated to meet current planting requirements of trees and shrubs.

Building Design Concept

The proposed building additional will match the existing design in color and height. All roof and ground mounted equipment will be screened from the public right of way. The proposed addition will have a truck bay delivery canopy to match the existing design from Tank Farm #1.