



# Brooklyn Bedding CUP24-07

Planning Commission Hearing – September 26, 2024

Amy Schwenner  
Planner





# Request

---

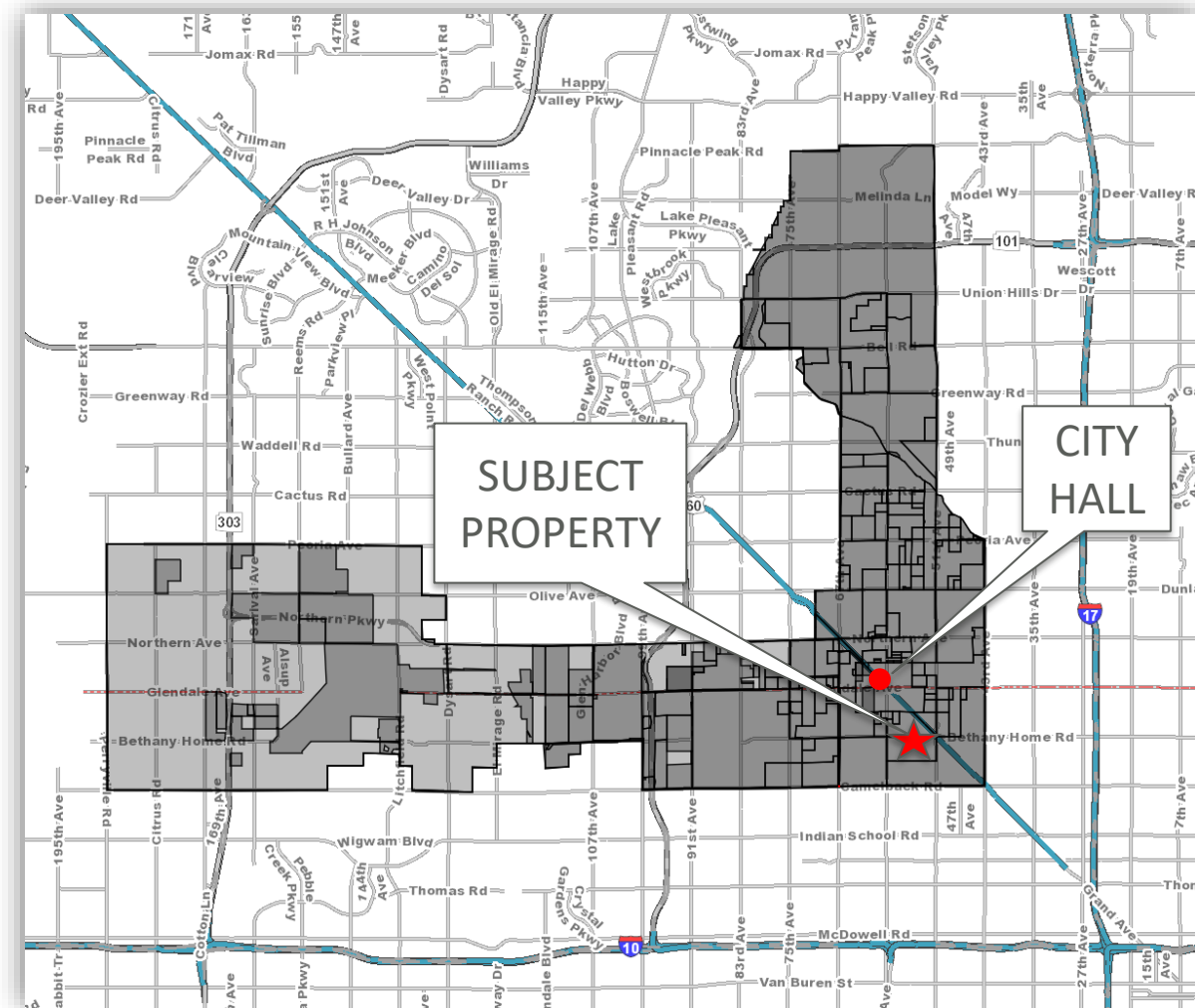
Planning Commission approval of Brooklyn Bedding (CUP24-07) with stipulations.

Applicant: Dustin Chisum

Owner: Bethany Home Industrial LLC

# Vicinity Map

Property Location:  
Near the southwest  
corner of 51<sup>st</sup> Avenue  
and Bethany Home  
Road





# Aerial Map





# Project Details

---

- General Plan: HI (Heavy Industrial)
- Size: 41 acres
- Zoning: M-2 (Heavy Industrial)
- Specific Use: Mattress manufacturer using combination of chemicals to produce foam filler (Legally Non-conforming)
- Expansion of use requires Conditional Use Permit
- No changes in hours of operation
- Minimal reconfiguration of circulation and retention



# Public Involvement

---

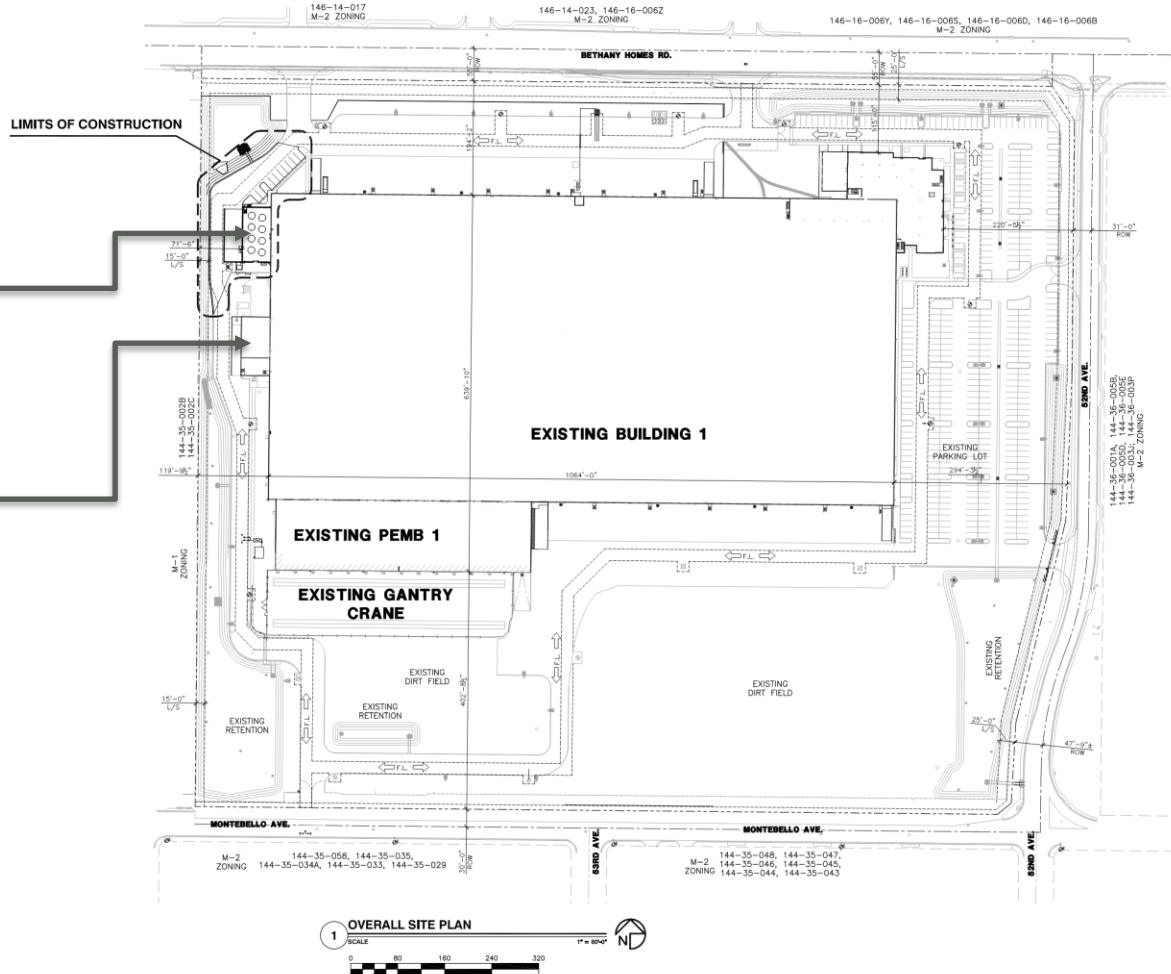
- Notices mailed July 31, 2024
- Neighborhood meeting was NOT required
- Hearing postcards sent August 30, 2024
- Hearing notice published September 4, 2024
- Property posted September 5, 2024



# Conceptual Site Plan

Proposed  
Tank Farm #2

Existing Tank  
Farm #1





# Existing Elevations



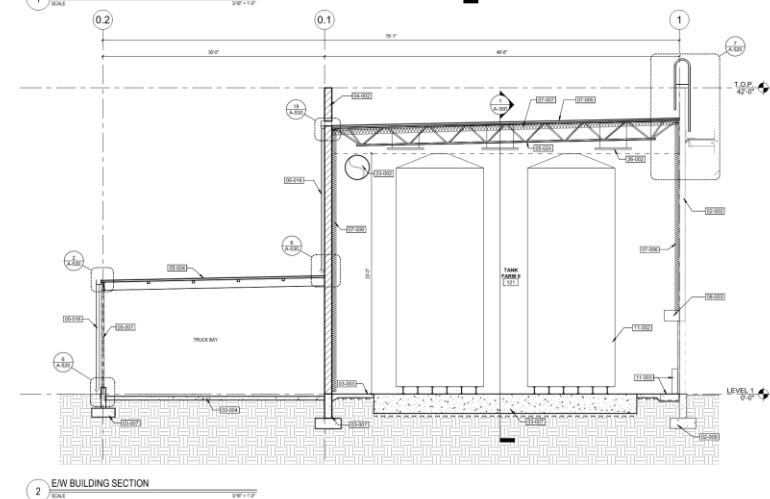
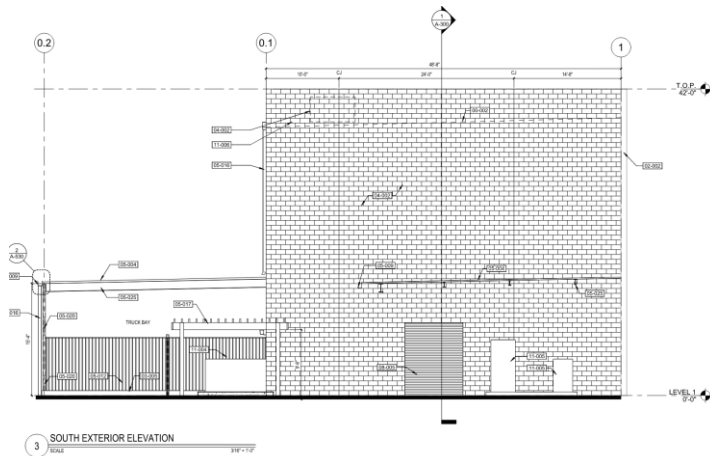
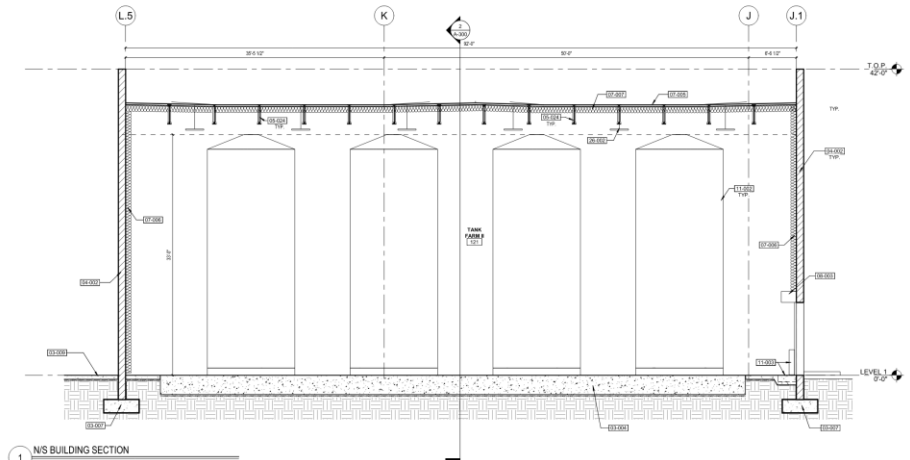
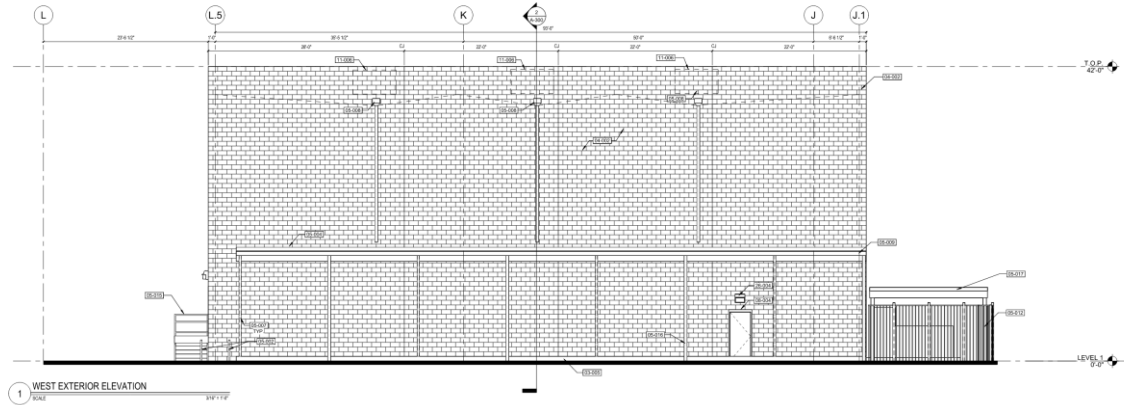
Image 1 (top): Bethany Home Road looking south at the northwest corner of the building (Google Street View, June 2024)

Image 2 (bottom): Bethany Home Road looking southeast at the northwest corner of the building (Google Street View, June 2024)





# Conceptual Elevations





# Findings & Analysis

---

- Consistent with General Plan
- Not detrimental to health, safety, or general welfare; no adverse effects on the property, adjacent uses, nor surrounding neighborhood when consideration is given to the character and size of the use and hours of operation



# Findings & Analysis

---

- Adequate size and shape, zoning district requirements are met
- Adequate access to public streets, safe and efficient on-site circulation
- Stipulations to mitigate anticipated detrimental effects



# Recommendation

---

Staff recommends approval of CUP24-07 subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan, dated July 31, 2024, and the project narrative, dated July 16, 2024, subject to design review approval by the Development Services Department, Planning Division.
2. Addition of a minimum 6-foot height masonry wall extending from the northwest corner of the site south for 310 linear feet to conceal the relocated parking from public view. The new wall shall be complimentary to the existing wall along Bethany Home Road.



# Brooklyn Bedding CUP24-07

Planning Commission Hearing – September 26, 2024

Amy Schwenner  
Planner

