



City of Glendale  
Development Services Department  
Planning Division

- Failed
- Conditionally Approved
- Approved

Received 8/26/24

aschwenner  
BY

8/27/2024  
DATE

# Citizen Participation Final Report

**Brooklyn Bedding  
5301 W Bethany Home Rd  
Glendale, AZ 85301**

**CUP24-07(SR24-0539)  
September 26, 2024**

## **Project Description**

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 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 people. Due to their rapid growth, they need to build another Tank Farm. 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.

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

## **Notification**

Per the requirements of a Conditional Use Permit, public notification in the form of a letter was sent to all homes, businesses and Home Owners Associations located within a 600-foot radius of the property. A copy of this letter can be found as Appendix A, the Notification Map in Appendix B, and List of Property Owners in Appendix C. The letter included contact information for both the parcel Owner as well as the City Planner who documented all correspondence regarding the project.

## **Affected Residents and/or Businesses**

Brooklyn Bedding is currently operating Tank Farm #1 as a legally non-conforming use as it was constructed under the 1993 Zoning Ordinance which did not require a Conditional Use Permit. Tank Farm #1 uses the same chemicals as proposed for Tank Farm #2. No businesses within the 600-foot radius will be affected by the proposed expansion of use. There are no residential properties within the 600-foot radius.

## **Notification of Project Changes**

Concurrently with this application for a Conditional Use Permit, site changes are under Design Review. Proposed site design may be amended prior to submittal of construction documents, but the proposed chemical storage location is not expected to change. Should an amendment to the proposed development occur after notification letters have been mailed, a modified letter shall be drafted for Planner review and approval prior to mailing.

## **Project Status**

Two hundred twelve (212) notification letters were mailed on July 31, 2024. Twenty of these letters were returned as undeliverable, and the returns have been marked in the List of Property Owners in Appendix C. The Affidavit of Mailing is included as Appendix D.

Notice of Public Hearing postcards were mailed August 30, 2024.

A Notice of Public Hearing announcement was published in the Arizona Republic on September 4, 2024.

Three signs were posted on the site on September 5, 2024. One sign was posted per frontage of Bethany Home Road, 52<sup>nd</sup> Avenue and Montebello Avenues. The Affidavit of Sign Posting is included as Appendix E.

No public responses were received as a result of the notification process, and no changes to the site design have been proposed.

# **Appendix A**

## **Notification Letter**



4600 East Indian School Road, Phoenix, AZ 85018 | 602.840.2929 | [www.2929.com](http://www.2929.com)

Deutsch Architecture Group  
4600 East Indian School Rd.  
Phoenix, AZ 85018  
602-840-2929  
[dchisum@2929.com](mailto:dchisum@2929.com)

July 31, 2024

Subject: Brooklyn Bedding  
CUP24-07(SR24-0539)

Dear Neighbor:

This letter is to inform you that Brooklyn Bedding is applying for a Conditional Use Permit to allow for additional chemical processing in the M-2 zoning district. The property is located at 5301 West Bethany Home Road in Glendale, Arizona in the Ocotillo District.

Brooklyn Bedding currently operates an existing 629,256 SF +/- mattress manufacturer located at this location. The property is 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.

The proposed site upgrades allow 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. 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.

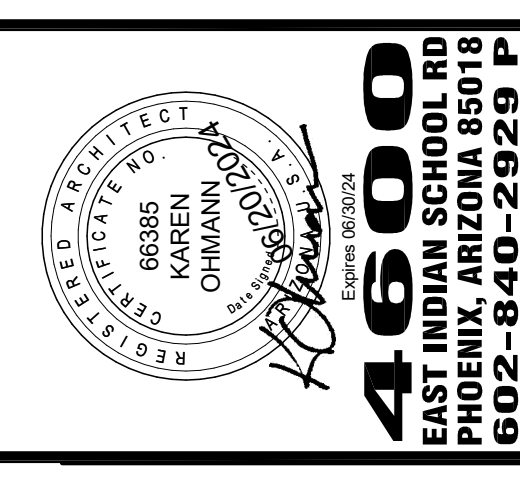
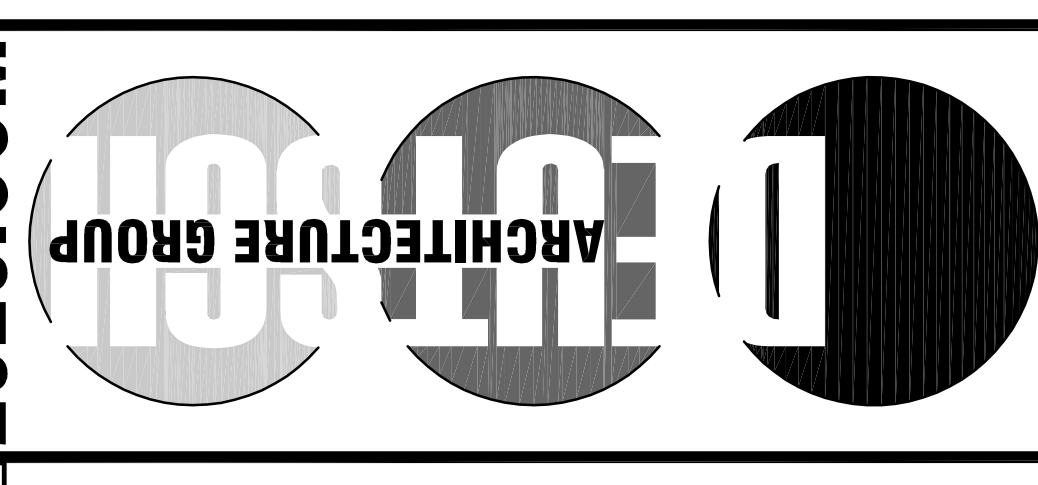
I have included a site plan with this letter for your review. You may write, email, or call using the contact information above or by contacting Amy Schwenner, [ASchwenner@glendaleaz.com](mailto:ASchwenner@glendaleaz.com), for the City of Glendale at (623) 930-2805.

Comments must be received by August 14, 2024.

For additional details about this project or to be added to the Interested Parties mailing list, scan the QR code:



Sincerely,  
Dustin Chisum, Sr. Project Manager – Deutsch Architecture Group  
Encl: Site Plan



**46600**  
 EAST INDIAN SCHOOL RD  
 PHOENIX, ARIZONA 85018  
 602-840-2929 P

# BROOKLYN BEDDING - TANK FARM II

5301 WEST BETHANY HOME ROAD  
 GLENDALE, AZ 85301

FIRST ISSUED: 6-14-24  
 REVISIONS

PROJECT NO.: 22163.01  
 DRAWN BY: DTC  
 CHECKED BY: KO  
 COPYRIGHT 2024: DEUTSCH ARCHITECTURE GROUP

OVERALL SITE PLAN

## SITE/PROJECT DATA

**PROJECT:** BROOKLYN BEDDING PHASE 2  
**ADDRESS:** MAIN BUILDING  
 5301 WEST BETHANY HOMES RD  
 GLENDALE, AZ 85301  
**APPLICABLE CODES:**  
 2018 INTERNATIONAL BUILDING CODES  
 2018 INTERNATIONAL MECHANICAL CODE  
 2018 INTERNATIONAL PLUMBING CODE  
 2018 INTERNATIONAL FIRE CODE  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE  
 CITY OF GLENDALE AMENDMENTS & TECH BULLETINS  
**GOVERNING MUNICIPALITY:** CITY OF GLENDALE  
**ZONING:** M-2  
**USE RESTRICTIONS:** NONE

**SITE AREA:**  
 GROSS SITE = 1,275,841 SF (45.37 ACRES)  
 NET SITE = 1,202,108 SF (41.37 ACRES)  
**MAXIMUM LOT COVERAGE:** ALLOWED: 50%, PROVIDED: 34%

**PARKING CALCULATIONS:** PER GLENDALE ZONING CODE:  
 \*\*PARKING CALCULATIONS BASED ON GROSS FLOOR AREA\*\*

BLDG	S.F.	FACTOR	REQD.	PROV.
EXIST.	553,280 SF	1 SP/ 600 SF	1048	8
NEW	4,575 SF	1 SP/ 600 SF	8	402
<b>TOTAL SPACES REQUIRED</b>			<b>1056</b>	<b>410</b>

TOTAL NUMBER OF SPACES	REQD.	PROV.
STANDARD PARKING SPACES:	1045	390
ACCESSIBLE PARKING REQUIRED:	11	11
<b>TOTAL SPACES PROVIDED:</b>	<b>1056</b>	<b>402</b>

\* BROOKLYN BEDDING HAS A PREVIOUS ANTENNA SITE PLAN ON FILE WITH THE CITY TO PARK THE SITE BASES ON AN EMPLOYEE COUNT. IT ALSO INDICATES FUTURE PARKING ON SITE FOR FUTURE TENANT IF NEEDED ADDITIONAL PARKING.  
 \*\* EXISTING LOADING SPACES PROVIDED: 110  
 \*\*\* BIKE PARKING: EXISTING 24 SPOTS

NOTE: 10 PARKING SPACES SHALL BE REMOVED AND RELOCATED AS PART OF THIS PROJECT.

**BUILDING SETBACK**

DIRECTION	REQD.	EXIST.
NORTH	15'-0"	22'-0"-5'-1/2"
EAST	60'	402'-8'-1/2"
SOUTH	60'	71'-6"
WEST	60'	71'-6"

**LANDSCAPE SETBACK**

DIRECTION	REQD.	EXIST.
NORTH	25'	25'
EAST	25'	25'
SOUTH	15'	15'
WEST	15'	15'

**EXISTING BUILDING OCCUPANCY(IES):**  
 B, F-1 AND S-1  
**BUILDING OCCUPANCY(IES):**  
 B, AND S-1  
**BUILDING HEIGHT:** ACTUAL - ALLOWABLE:  
 633,637 SF - 75'-0" MAX  
 25,128 SF

**CONSTRUCTION TYPES:**  
 TYPE III-B W/ FIRE SPRINKLER (PER IBC AND NFPA 13)  
**AREA MODIFICATIONS:**  
 UNLIMITED AREA BUILDING - PER 507.5

## CITY NOTES

- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF GLENDALE.
- PURSUANT TO CHAPTER 15.02, THE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR ADJACENT TO THIS SITE SHALL BE PLACED CONTIGUOUS TO THIS SITE.
- ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCOURING FROM THE VIEW BY WASHINGTON WATER AND SEWER UTILITIES DEPARTMENT SHALL BE TO MATCH THE ADJACENT WALL.
- ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL (M-2 ZONING).
- MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE PROJECT AND ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT. THE PROJECT IS A SEPARATE SUBMITTAL.

## LEGEND

- EXISTING FIRE LANE DIRECTION
- EXISTING FIRE HYDRANT

## ABBREVIATIONS

- ROW - RIGHT OF WAY
- L/S - LANDSCAPE SETBACK
- F.U.E - PUBLIC UTILITY EASEMENT
- V/E - VEHICLE NO ACCESS EASEMENT
- S/E - SIDEWALK EASEMENT
- L/E - FIRE LANE EASEMENT

## CITY NOTES

## VICINITY MAP

## PROJECT TEAM

**DEVELOPER:**  
 BRYDANT REAL ESTATE  
 144-36-0028, 144-36-0029  
 PHOENIX, AZ 85018  
 PHONE: 602-875-5662  
 E-MAIL: ROSE.ARC@BRYDANT.COM  
 CONTACT: ROSE ARK

**ARCHITECT:**  
 BROOKLYN ARCHITECT  
 4607 E. MAIN AVENUE, RD.  
 PHOENIX, AZ 85018  
 PHONE: 602-840-2929 #116  
 E-MAIL: JUSTIN@BROOKLYNARCHITECT.COM  
 CONTACT: JUSTIN MEYER

**LANDSCAPE ARCHITECT:**  
 LANDSCAPE ARCHITECT  
 4635 NORTH 40TH STREET  
 PHOENIX, AZ 85018  
 PHONE: 602-972-9691  
 E-MAIL: JUSTIN@LANDSCAPEARCHITECT.COM  
 CONTACT: JUSTIN MEYER

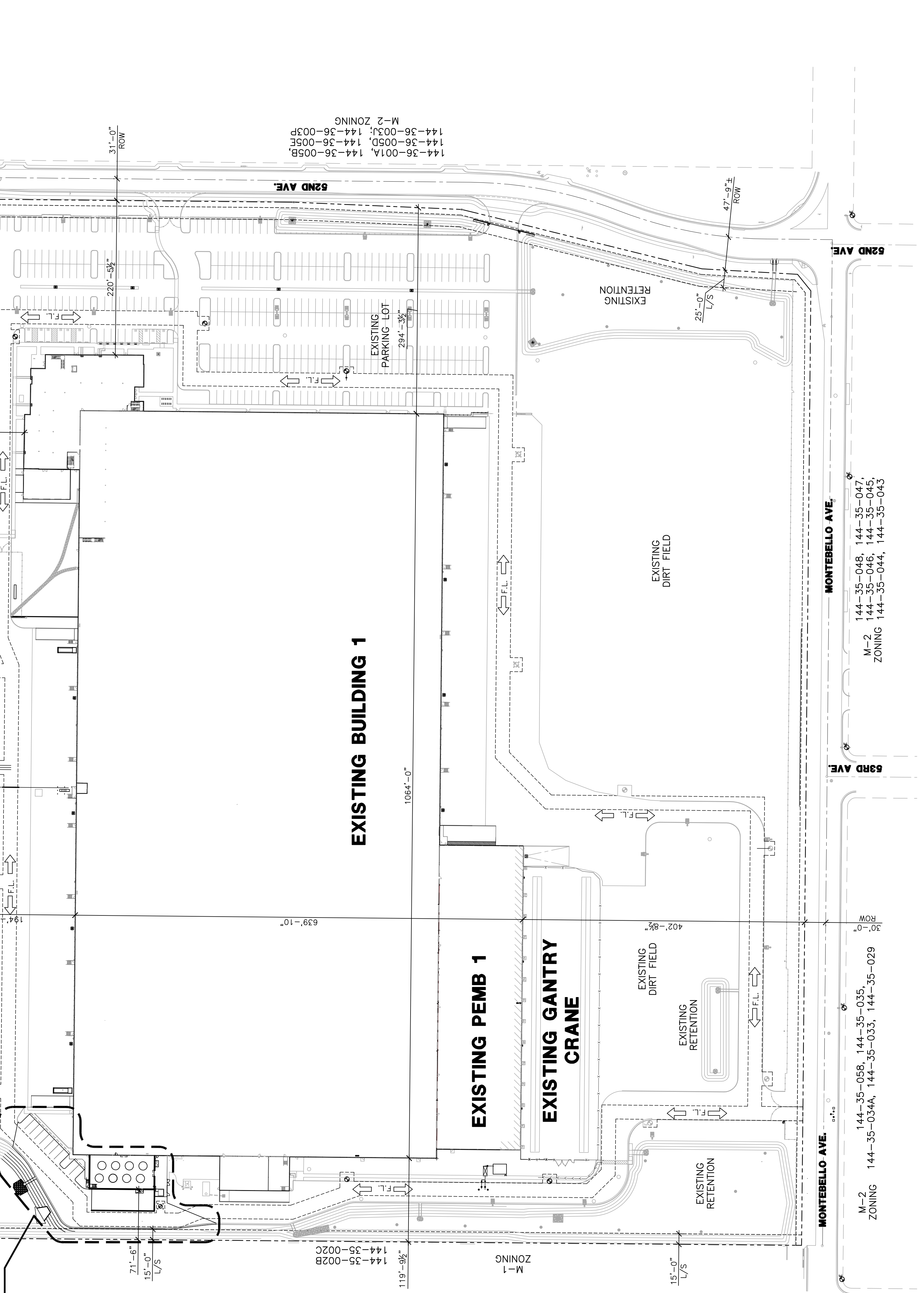
**CIVIL ENGINEER:**  
 WARE MALCOLM  
 27777 EAST CAMELBACK RD. #1936  
 PHOENIX, AZ 85016  
 PHONE: 602-951-1001 #1036  
 E-MAIL: mware@waremalcolm.com  
 CONTACT: MICHAEL FECK

**TENANT:**  
 BROOKLYN BEDDING  
 5301 WEST BETHANY HOMES RD.  
 GLENDALE, AZ 85301  
 PHONE: 602-840-2929  
 E-MAIL: rose.arch@brydant.com  
 CONTACT: ROSE ARK

**ARCHITECT:**  
 BROOKLYN ARCHITECT  
 4607 E. MAIN AVENUE, RD.  
 PHOENIX, AZ 85018  
 PHONE: 602-840-2929 #116  
 E-MAIL: JUSTIN@BROOKLYNARCHITECT.COM  
 CONTACT: JUSTIN MEYER

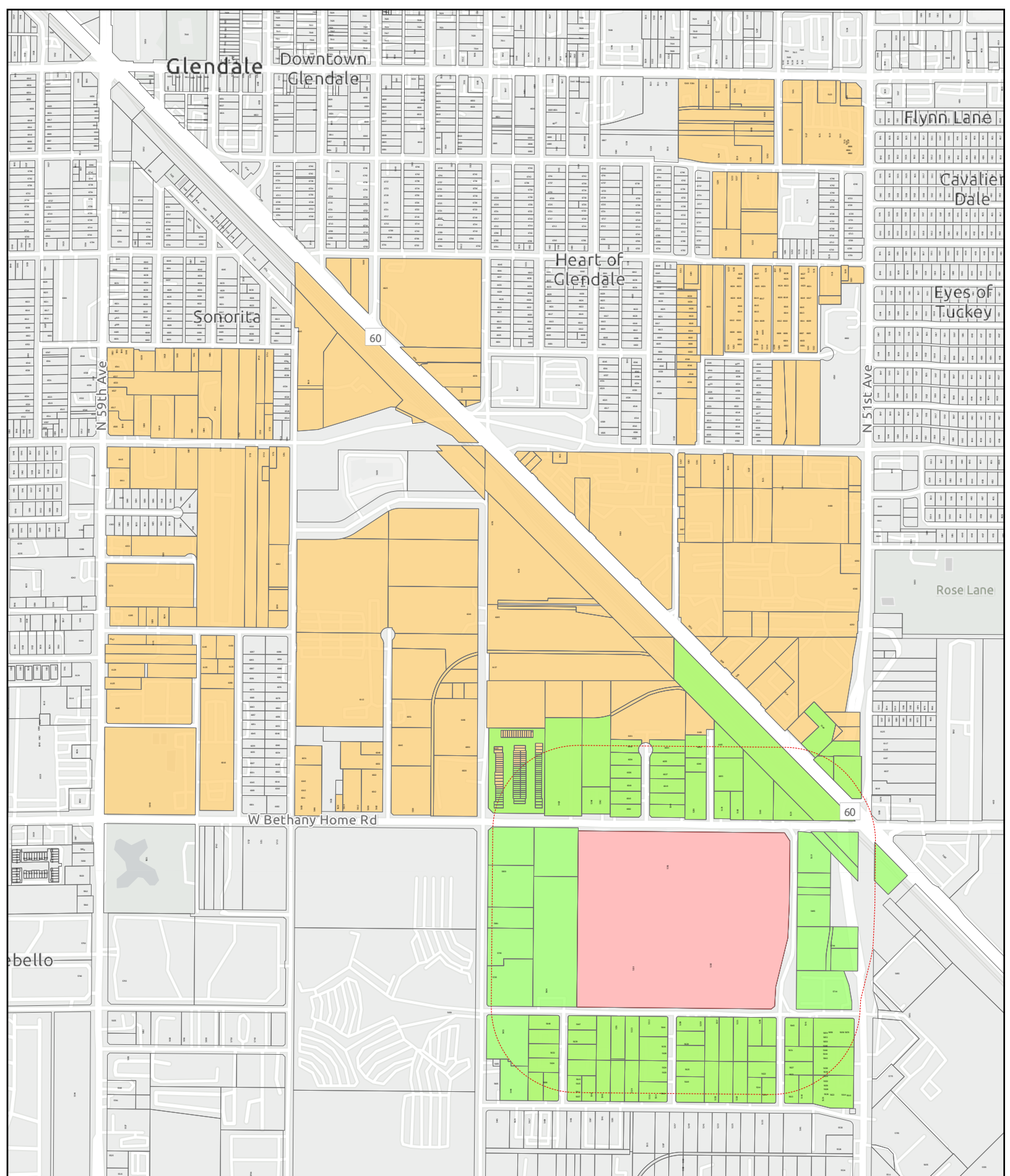
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## LIMITS OF CONSTRUCTION







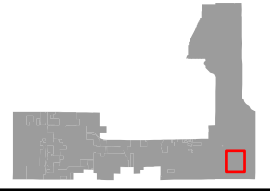
# **Appendix B**

## **Notification Map**



Project Number: **CUP24-07**  
 Buffer: 600 ft

-  Buffer
-  Project Location
-  Standard Area
-  Expanded Area



# **Appendix C**

## **List of Property Owners**

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# **Appendix D**

## **Affidavit of Mailing**



# Planning Division

## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No. (if available) CUP24-07(SR24-0539)

Project Name: Brooklyn Bedding

I, Dustin Chisum certify that I am the authorized applicant /

representative to the City of Glendale for the above application and do hereby affirm that notice, as required for the case noted above, has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: 

STATE OF ARIZONA

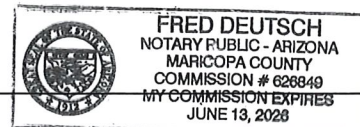
SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July, 2024.

  
Notary Public

My Commission Expires: 6/13/26



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